

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2023

Prepared by:



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CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2019	SERIES 2020	SERIES 2019	SERIES 2020	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSET FUND	LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 254,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,149
Accounts Receivable	2,111	-	-	-	-	-	-	2,111
Accounts Receivable - Other	1,200	-	-	-	-	-	-	1,200
Due From Other Funds	-	7,531	473	82	-	-	-	8,086
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Construction Fund	-	-	-	1,019	613	-	-	1,632
Interest Account	-	-	1	-	-	-	-	1
Prepayment Account	-	4,757	-	-	-	-	-	4,757
Reserve Fund	-	449,101	30,591	-	-	-	-	479,692
Revenue Fund	-	896,338	67,905	-	-	-	-	964,243
Sinking fund	-	-	2	-	-	-	-	2
Deposits	80	-	-	-	-	-	-	80
Fixed Assets								
Construction Work In Process	-	-	-	-	-	13,995,762	-	13,995,762
Amount Avail In Debt Services	-	-	-	-	-	-	1,205,921	1,205,921
Amount To Be Provided	-	-	-	-	-	-	13,281,412	13,281,412
TOTAL ASSETS	\$ 257,540	\$ 1,357,727	\$ 98,972	\$ 1,102	\$ 613	\$ 13,995,762	\$ 14,487,333	\$ 30,199,049
LIABILITIES								
Accounts Payable	\$ 6,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,461
Loan Payable	125,000	-	-	-	-	-	-	125,000
Bonds Payable	-	-	-	-	-	-	14,487,333	14,487,333
Due To Other Funds	7,613	-	-	-	473	-	-	8,086
TOTAL LIABILITIES	139,074	-	-	-	473	-	14,487,333	14,626,880
FUND BALANCES								
Restricted for:								
Debt Service	-	1,357,727	98,972	-	-	-	-	1,456,699
Capital Projects	-	-	-	1,102	140	-	-	1,242
Unassigned:	118,466	-	-	-	-	13,995,762	-	14,114,228
TOTAL FUND BALANCES	118,466	1,357,727	98,972	1,102	140	13,995,762	-	15,572,169

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2020 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
TOTAL LIABILITIES & FUND BALANCES	\$ 257,540	\$ 1,357,727	\$ 98,972	\$ 1,102	\$ 613	\$ 13,995,762	\$ 14,487,333	\$ 30,199,049

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 541,948	\$ 537,940	\$ (4,008)	99.26%
Other Miscellaneous Revenues	-	300	300	0.00%
TOTAL REVENUES	541,948	538,240	(3,708)	99.32%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,400	8,600	28.33%
ProfServ-Trustee Fees	8,200	10,573	(2,373)	128.94%
Disclosure Report	7,200	-	7,200	0.00%
District Counsel	4,500	6,061	(1,561)	134.69%
District Engineer	5,000	856	4,144	17.12%
District Manager	30,000	11,500	18,500	38.33%
Auditing Services	6,100	-	6,100	0.00%
Website Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	500	(247)	747	-49.40%
Postage, Phone, Faxes, Copies	250	1,422	(1,172)	568.80%
Public Officials Insurance	2,773	2,629	144	94.81%
Legal Advertising	2,000	2,074	(74)	103.70%
Bank Fees	250	24	226	9.60%
Website Administration	2,000	491	1,509	24.55%
Dues, Licenses, Subscriptions	175	955	(780)	545.71%
Total Administration	82,448	39,738	42,710	48.20%
<u>Electric Utility Services</u>				
Utility - Electric	135,000	54,412	80,588	40.31%
Total Electric Utility Services	135,000	54,412	80,588	40.31%
<u>Water Utility Services</u>				
Utility - Water	3,000	-	3,000	0.00%
Total Water Utility Services	3,000	-	3,000	0.00%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	4,200	-	4,200	0.00%
Total Garbage/Solid Waste Services	4,200	-	4,200	0.00%

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	25,000	9,326	15,674	37.30%
ProfServ - Field Management Onsite Staff	12,000	6,000	6,000	50.00%
Amenity Center Cleaning & Supplies	8,000	2,230	5,770	27.88%
Contracts-Pools	14,500	6,000	8,500	41.38%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Insurance -Property & Casualty	25,000	20,523	4,477	82.09%
R&M-Pools	1,000	141	859	14.10%
R&M-Monument, Entrance & Wall	3,000	-	3,000	0.00%
Waterway Improvements & Repairs	5,000	-	5,000	0.00%
Landscape Maintenance	145,000	65,166	79,834	44.94%
Plant Replacement Program	5,000	4,471	529	89.42%
Security System Monitoring & Maint.	20,000	14,005	5,995	70.03%
R&M - Amenity Center	3,500	3,432	68	98.06%
Mulch & Tree Trimming	15,000	-	15,000	0.00%
Miscellaneous Maintenance	15,000	25,997	(10,997)	173.31%
Irrigation Maintenance	5,000	2,400	2,600	48.00%
Holiday Decoration	8,500	-	8,500	0.00%
Capital Improvements	5,000	575	4,425	11.50%
Total Other Physical Environment	317,300	160,266	157,034	50.51%
TOTAL EXPENDITURES	541,948	254,416	287,532	46.94%
Excess (deficiency) of revenues				
Over (under) expenditures	-	283,824	283,824	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(165,358)		
FUND BALANCE, ENDING		\$ 118,466		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
Series 2019 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,915	\$ 15,915	0.00%
Special Assmnts- Tax Collector	898,028	890,423	(7,605)	99.15%
TOTAL REVENUES	898,028	906,338	8,310	100.93%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	270,000	260,000	10,000	96.30%
Interest Expense	628,028	318,458	309,570	50.71%
Total Debt Service	898,028	578,458	319,570	64.41%
TOTAL EXPENDITURES	898,028	578,458	319,570	64.41%
Excess (deficiency) of revenues Over (under) expenditures	-	327,880	327,880	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(777)	(777)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(777)	(777)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 327,103</u>	<u>\$ 327,103</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,030,624		
FUND BALANCE, ENDING		<u>\$ 1,357,727</u>		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
Series 2020 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,125	\$ 1,125	0.00%
Special Assmnts- Tax Collector	56,706	60,177	3,471	106.12%
TOTAL REVENUES	56,706	61,302	4,596	108.10%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	20,000	20,000	-	100.00%
Interest Expense	36,706	18,616	18,090	50.72%
Total Debt Service	56,706	38,616	18,090	68.10%
TOTAL EXPENDITURES	56,706	38,616	18,090	68.10%
Excess (deficiency) of revenues Over (under) expenditures	-	22,686	22,686	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(53)	(53)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(53)	(53)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 22,633</u>	<u>\$ 22,633</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		76,339		
FUND BALANCE, ENDING		<u>\$ 98,972</u>		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
Series 2019 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 323	\$ 323	0.00%
TOTAL REVENUES	-	323	323	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	323	323	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	777	777	0.00%
TOTAL FINANCING SOURCES (USES)	-	777	777	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,100</u>	<u>\$ 1,100</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		2		
FUND BALANCE, ENDING		<u>\$ 1,102</u>		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
Series 2020 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5	\$ 5	0.00%
TOTAL REVENUES	-	5	5	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	5	5	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	53	53	0.00%
TOTAL FINANCING SOURCES (USES)	-	53	53	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 58</u>	<u>\$ 58</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		82		
FUND BALANCE, ENDING		<u>\$ 140</u>		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
General Fixed Asset Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		13,995,762		
FUND BALANCE, ENDING		<u>\$ 13,995,762</u>		

CREEK PRESERVE CDD

Bank Reconciliation

Bank Account No. 9031 TRUIST - GF Operating
 Statement No. 03-23
 Statement Date 3/31/2023

G/L Balance (LCY)	254,148.58	Statement Balance	274,642.58
G/L Balance	254,148.58	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	274,642.58
Subtotal	254,148.58	Outstanding Checks	20,494.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	254,148.58	Ending Balance	254,148.58
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/30/2022	Payment	DD101	Payment of Invoice 000066	104.58	104.58	0.00
10/30/2022	Payment	DD102	Payment of Invoice 000067	107.95	107.95	0.00
10/30/2022	Payment	DD103	Payment of Invoice 000065	8,170.46	8,170.46	0.00
10/30/2022	Payment	DD104	Payment of Invoice 000076	1,112.07	1,112.07	0.00
10/30/2022	Payment	DD105	Payment of Invoice 000077	1,051.53	1,051.53	0.00
10/30/2022	Payment	DD106	Payment of Invoice 000078	7,698.08	7,698.08	0.00
10/30/2022	Payment	DD107	Payment of Invoice 000080	8,049.72	8,049.72	0.00
10/30/2022	Payment	DD108	Payment of Invoice 000081	7,813.55	7,813.55	0.00
10/30/2022	Payment	DD109	Payment of Invoice 000082	1,036.87	1,036.87	0.00
10/30/2022	Payment	DD110	Payment of Invoice 000084	7,930.75	7,930.75	0.00
10/30/2022	Payment	DD111	Payment of Invoice 000177	872.98	872.98	0.00
2/23/2023	Payment	1352	CHARTER COMMUNICATIONS	97.96	97.96	0.00
3/2/2023	Payment	1356	TECO	10,388.50	10,388.50	0.00
3/2/2023	Payment	1357	ZEBRA CLEANING TEAM	1,315.25	1,315.25	0.00
3/9/2023	Payment	1358	ACTION SECURITY, INC	125.00	125.00	0.00
3/9/2023	Payment	1359	CREEK PRESERVE CDD	3,713.13	3,713.13	0.00
3/9/2023	Payment	1360	CYPRESS CREEK AQUATICS, INC.	1,539.00	1,539.00	0.00
3/9/2023	Payment	1361	JNJ CLEANING SERVICES LLC	520.00	520.00	0.00
3/9/2023	Payment	1362	KELLY ANN EVANS	200.00	200.00	0.00
3/9/2023	Payment	1363	NEPTUNE MULTI SERVICES LLC	75.00	75.00	0.00
3/9/2023	Payment	1366	STRALEY ROBIN VERICKER	1,673.50	1,673.50	0.00
3/9/2023	Payment	1367	TONYA ELLIS	200.00	200.00	0.00
3/9/2023	Payment	1368	YELLOWSTONE LANDSCAPE	10,903.00	10,903.00	0.00
3/17/2023	Payment	1369	CARLOS DE LA OSSA	200.00	200.00	0.00
3/17/2023	Payment	1370	JOCELYN D. CHERRY	200.00	200.00	0.00
3/17/2023	Payment	1371	KELLY ANN EVANS	200.00	200.00	0.00
3/17/2023	Payment	1372	MARCIA POLLARD-HAMPTON	200.00	200.00	0.00
3/17/2023	Payment	1373	TONYA ELLIS	200.00	200.00	0.00
3/23/2023	Payment	1374	CHARTER COMMUNICATIONS	97.96	97.96	0.00
3/23/2023	Payment	1375	LAURA COFFEY	200.00	200.00	0.00
3/23/2023	Payment	1376	ROYCE BRAVO SECURITY AND ACCESS	11,145.00	11,145.00	0.00
3/23/2023	Payment	1377	TECO	8,735.31	8,735.31	0.00
3/31/2023		JE000144	Transfer - Dep In wrong CDD	22,931.55	22,931.55	0.00

CREEK PRESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Checks				118,808.70	118,808.70	0.00	
Deposits							
1/31/2023		JE000129	Correction o/s transaction	G/L	872.98	872.98	0.00
3/2/2023		JE000143	Debt Service / Tax Rev	G/L	5,811.30	5,811.30	0.00
3/31/2023		JE000145	Clearing out DD-101 thru DD-110 dtd	G/L	43,075.56	43,075.56	0.00
Total Deposits				49,759.84	49,759.84	0.00	
Outstanding Checks							
3/2/2023	Payment	1355	CREEK PRESERVE HOMEOWNERS	780.00	0.00	780.00	
3/9/2023	Payment	1364	NICHOLAS J. DISTER	200.00	0.00	200.00	
3/9/2023	Payment	1365	RYAN MOTKO	200.00	0.00	200.00	
3/30/2023	Payment	1378	FIELDS CONSULTING GROUP LLC	575.00	0.00	575.00	
3/30/2023	Payment	1379	NEPTUNE MULTI SERVICES LLC	275.00	0.00	275.00	
3/30/2023	Payment	1380	ROYCE BRAVO SECURITY AND ACCESS	10,820.00	0.00	10,820.00	
3/30/2023	Payment	1381	SPEAREM ENTERPRISES	225.00	0.00	225.00	
3/30/2023	Payment	1382	TIMES PUBLISHING COMPANY	384.50	0.00	384.50	
3/30/2023	Payment	1383	YELLOWSTONE LANDSCAPE	5,834.50	0.00	5,834.50	
3/30/2023	Payment	1384	ZEBRA CLEANING TEAM	1,200.00	0.00	1,200.00	
Total Outstanding Checks.....				20,494.00		20,494.00	