

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



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CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019	SERIES 2020	SERIES 2019	SERIES 2020	GENERAL FIXED ASSET FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS								
Cash - Operating Account	\$ 234,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234,154
Cash in Transit	-	(9,071)	9,071	-	-	-	-	-
Accounts Receivable	2,111	-	-	-	-	-	-	2,111
Accounts Receivable - Other	1,200	-	-	-	-	-	-	1,200
Due From Other Funds	-	16,620	-	82	-	-	-	16,702
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Construction Fund	-	-	-	1,019	725	-	-	1,744
Interest Account	-	313,420	18,353	-	-	-	-	331,773
Prepayment Account	-	5,000	-	-	-	-	-	5,000
Reserve Fund	-	449,101	30,591	-	-	-	-	479,692
Revenue Fund	-	596,597	50,415	-	-	-	-	647,012
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	\$ 237,545	\$ 1,371,667	\$ 108,432	\$ 1,102	\$ 725	\$ 13,995,762	\$ 14,487,333	\$ 30,202,566

LIABILITIES

Accounts Payable	\$ 14,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,126
Accrued Expenses	500	-	-	-	-	-	-	500
Loan Payable	125,000	-	-	-	-	-	-	125,000
Bonds Payable	-	-	-	-	-	-	14,487,333	14,487,333
Due To Other Funds	7,632	-	8,487	-	583	-	-	16,702
TOTAL LIABILITIES	147,258	-	8,487	-	583	-	14,487,333	14,643,661

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(In Whole Numbers)

ACCOUNT DESCRIPTION	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
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,371,667	99,945	-	-	-	-	1,471,612
Capital Projects	-	-	-	1,102	142	-	-	1,244
Unassigned:	90,287	-	-	-	-	13,995,762	-	14,086,049
TOTAL FUND BALANCES	90,287	1,371,667	99,945	1,102	142	13,995,762	-	15,558,905
TOTAL LIABILITIES & FUND BALANCES	\$ 237,545	\$ 1,371,667	\$ 108,432	\$ 1,102	\$ 725	\$ 13,995,762	\$ 14,487,333	\$ 30,202,566

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ 543,425	\$ 1,477	100.27%
Other Miscellaneous Revenues	-	350	350	0.00%
TOTAL REVENUES	541,948	543,775	1,827	100.34%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,600	7,400	38.33%
ProfServ-Trustee Fees	8,200	10,573	(2,373)	128.94%
Disclosure Report	7,200	1,200	6,000	16.67%
District Counsel	4,500	6,061	(1,561)	134.69%
District Engineer	5,000	1,183	3,817	23.66%
District Manager	30,000	16,531	13,469	55.10%
Auditing Services	6,100	-	6,100	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	500	(247)	747	-49.40%
Postage, Phone, Faxes, Copies	250	1,442	(1,192)	576.80%
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	825	1,175	41.25%
Dues, Licenses, Subscriptions	175	955	(780)	545.71%
Total Administration	82,448	49,350	33,098	59.86%
<u>Electric Utility Services</u>				
Utility - Electric	135,000	63,217	71,783	46.83%
Total Electric Utility Services	135,000	63,217	71,783	46.83%
<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 April 30, 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	10,865	14,135	43.46%
ProfServ - Field Management Onsite Staff	12,000	8,000	4,000	66.67%
Amenity Center Cleaning & Supplies	8,000	2,825	5,175	35.31%
Contracts-Pools	14,500	7,200	7,300	49.66%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Insurance -Property & Casualty	25,000	16,015	8,985	64.06%
R&M-Pools	1,000	1,266	(266)	126.60%
R&M-Monument, Entrance & Wall	3,000	-	3,000	0.00%
Waterway Improvements & Repairs	5,000	-	5,000	0.00%
Landscape Maintenance	145,000	76,069	68,931	52.46%
Plant Replacement Program	5,000	4,471	529	89.42%
Security System Monitoring & Maint.	20,000	14,130	5,870	70.65%
R&M - Amenity Center	3,500	3,530	(30)	100.86%
Mulch & Tree Trimming	15,000	-	15,000	0.00%
Miscellaneous Maintenance	15,000	26,547	(11,547)	176.98%
Irrigation Maintenance	5,000	3,570	1,430	71.40%
Holiday Decoration	8,500	-	8,500	0.00%
Capital Improvements	5,000	575	4,425	11.50%
Total Other Physical Environment	317,300	175,063	142,237	55.17%
TOTAL EXPENDITURES	541,948	287,630	254,318	53.07%
Excess (deficiency) of revenues				
Over (under) expenditures	-	256,145	256,145	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(165,858)		
FUND BALANCE, ENDING		\$ 90,287		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 20,766	\$ 20,766	0.00%
Special Assmnts- Tax Collector	898,028	899,512	1,484	100.17%
TOTAL REVENUES	898,028	920,278	22,250	102.48%
EXPENDITURES				
Debt Service				
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	-	341,820	341,820	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(777)	(777)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(777)	(777)	0.00%
Net change in fund balance	\$ -	\$ 341,043	\$ 341,043	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,030,624		
FUND BALANCE, ENDING		\$ 1,371,667		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 1,479	\$ 1,479	0.00%
Special Assmnts- Tax Collector	56,706	60,796	4,090	107.21%
TOTAL REVENUES	56,706	62,275	5,569	109.82%
EXPENDITURES				
Debt Service				
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	-	23,659	23,659	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(53)	(53)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(53)	(53)	0.00%
Net change in fund balance	\$ -	\$ 23,606	\$ 23,606	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		76,339		
FUND BALANCE, ENDING		\$ 99,945		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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 April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 7	\$ 7	0.00%
TOTAL REVENUES	-	7	7	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	7	7	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	53	53	0.00%
TOTAL FINANCING SOURCES (USES)	-	53	53	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 60</u>	<u>\$ 60</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		82		
FUND BALANCE, ENDING		<u>\$ 142</u>		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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		\$ 13,995,762		

CREEK PRESERVE CDD

Bank Reconciliation

Bank Account No. 9031 TRUIST - GF Operating
 Statement No. 4-23
 Statement Date 4/30/2023

G/L Balance (LCY)	234,154.02	Statement Balance	249,850.39
G/L Balance	234,154.02	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	234,154.02	Subtotal	249,850.39
Negative Adjustments	0.00	Outstanding Checks	15,696.37
	<hr/>	Differences	0.00
Ending G/L Balance	234,154.02	Ending Balance	234,154.02
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
3/2/2023	Payment	1355	CREEK PRESERVE HOMEOWNERS	780.00	780.00	0.00	
3/30/2023	Payment	1378	FIELDS CONSULTING GROUP LLC	575.00	575.00	0.00	
3/30/2023	Payment	1379	NEPTUNE MULTI SERVICES LLC	275.00	275.00	0.00	
3/30/2023	Payment	1380	ROYCE BRAVO SECURITY AND ACCESS	10,820.00	10,820.00	0.00	
3/30/2023	Payment	1381	SPEAREM ENTERPRISES	225.00	225.00	0.00	
3/30/2023	Payment	1382	TIMES PUBLISHING COMPANY	384.50	384.50	0.00	
3/30/2023	Payment	1383	YELLOWSTONE LANDSCAPE	5,834.50	5,834.50	0.00	
3/30/2023	Payment	1384	ZEBRA CLEANING TEAM	1,200.00	1,200.00	0.00	
4/13/2023	Payment	1385	ACTION SECURITY, INC	125.00	125.00	0.00	
4/13/2023	Payment	1386	CREEK PRESERVE CDD	9,071.07	9,071.07	0.00	
4/13/2023	Payment	1387	CYPRESS CREEK AQUATICS, INC.	1,539.00	1,539.00	0.00	
4/13/2023	Payment	1388	JNJ CLEANING SERVICES LLC	1,080.00	1,080.00	0.00	
4/13/2023	Payment	1389	STRALEY ROBIN VERICKER	1,112.63	1,112.63	0.00	
4/13/2023	Payment	1390	YELLOWSTONE LANDSCAPE	10,903.00	10,903.00	0.00	
4/24/2023	Payment	1391	CREEK PRESERVE CDD	618.08	618.08	0.00	
Total Checks				44,542.78	44,542.78	0.00	
Deposits							
4/5/2023		JE000149	Debt Service/Tax Revenue	G/L	15,164.18	15,164.18	0.00
4/10/2023		JE000130	CK#3219### - Insurance Policy Change	G/L	4,508.00	4,508.00	0.00
4/11/2023		JE000155	Debt Service/Tax Revenue	G/L	28.41	28.41	0.00
4/18/2023		JE000131	CK#1953### - Clubhouse Rental	G/L	50.00	50.00	0.00
Total Deposits					19,750.59	19,750.59	0.00
Outstanding Checks							
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	
4/27/2023	Payment	1392	CARLOS DE LA OSSA	200.00	0.00	200.00	
4/27/2023	Payment	1393	CHARTER COMMUNICATIONS	97.96	0.00	97.96	
4/27/2023	Payment	1394	INFRAMARK LLC	4,268.47	0.00	4,268.47	
4/27/2023	Payment	1395	JOCELYN D. CHERRY	200.00	0.00	200.00	

CREEK PRESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
4/27/2023	Payment	1396	KELLY ANN EVANS	200.00	0.00	200.00
4/27/2023	Payment	1397	MARCIA POLLARD-HAMPTON	200.00	0.00	200.00
4/27/2023	Payment	1398	TECO	8,804.94	0.00	8,804.94
4/27/2023	Payment	1399	TONYA ELLIS	200.00	0.00	200.00
4/27/2023	Payment	1400	ZEBRA CLEANING TEAM	1,125.00	0.00	1,125.00
Total Outstanding Checks.....				15,696.37		15,696.37