

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019		SERIES 2020		SERIES 2019	SERIES 2020	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSET	LONG-TERM		
	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 124,385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,385
Accounts Receivable	2,111	-	-	-	-	-	-	-	2,111
Accounts Receivable - Other	1,298	-	-	-	-	-	-	-	1,298
Due From Other Funds	-	13,159	-	82	-	-	-	-	13,241
Investments:									
Acq. & Construction - Amenity	-	-	-	1	-	-	-	-	1
Construction Fund	-	-	-	1,019	1,085	-	-	-	2,104
Interest Account	-	-	7	-	-	-	-	-	7
Prepayment Account	-	118	-	-	-	-	-	-	118
Reserve Fund	-	448,984	30,591	-	-	-	-	-	479,575
Revenue Fund	-	610,186	57,085	-	-	-	-	-	667,271
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	\$ 127,874	\$ 1,072,447	\$ 87,685	\$ 1,102	\$ 1,085	\$ 13,995,762	\$ 14,487,333	\$ -	\$ 29,773,288
LIABILITIES									
Accounts Payable	\$ 8,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,723
Loan Payable	125,000	-	-	-	-	-	-	-	125,000
Bonds Payable	-	-	-	-	-	-	14,487,333	-	14,487,333
Due To Other Funds	7,624	-	4,683	-	934	-	-	-	13,241
TOTAL LIABILITIES	141,347	-	4,683	-	934	-	14,487,333	-	14,634,297
FUND BALANCES									
Restricted for:									
Debt Service	-	1,072,447	83,002	-	-	-	-	-	1,155,449
Capital Projects	-	-	-	1,102	151	-	-	-	1,253
Unassigned:	(13,473)	-	-	-	-	13,995,762	-	-	13,982,289
TOTAL FUND BALANCES	(13,473)	1,072,447	83,002	1,102	151	13,995,762	-	-	15,138,991
TOTAL LIABILITIES & FUND BALANCES	\$ 127,874	\$ 1,072,447	\$ 87,685	\$ 1,102	\$ 1,085	\$ 13,995,762	\$ 14,487,333	\$ -	\$ 29,773,288

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 547,069	\$ 5,121	100.94%
Other Miscellaneous Revenues	-	700	700	0.00%
TOTAL REVENUES	541,948	547,769	5,821	101.07%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,400	4,600	61.67%
ProfServ-Trustee Fees	8,200	14,614	(6,414)	178.22%
Disclosure Report	7,200	3,000	4,200	41.67%
District Counsel	4,500	16,590	(12,090)	368.67%
District Engineer	5,000	1,621	3,379	32.42%
District Manager	30,000	24,031	5,969	80.10%
Auditing Services	6,100	500	5,600	8.20%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	500	-	500	0.00%
Postage, Phone, Faxes, Copies	250	1,228	(978)	491.20%
Public Officials Insurance	2,773	2,629	144	94.81%
Legal Advertising	2,000	5,307	(3,307)	265.35%
Bank Fees	250	804	(554)	321.60%
Website Administration	2,000	3,005	(1,005)	150.25%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	82,448	82,404	44	99.95%
<u>Electric Utility Services</u>				
Utility - Electric	135,000	89,413	45,587	66.23%
Total Electric Utility Services	135,000	89,413	45,587	66.23%
<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 July 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	15,482	9,518	61.93%
ProfServ - Field Management Onsite Staff	12,000	10,400	1,600	86.67%
Amenity Center Cleaning & Supplies	8,000	4,110	3,890	51.38%
Contracts-Pools	14,500	9,875	4,625	68.10%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Insurance -Property & Casualty	25,000	15,982	9,018	63.93%
R&M-Pools	1,000	2,288	(1,288)	228.80%
R&M-Monument, Entrance & Wall	3,000	-	3,000	0.00%
Waterway Improvements & Repairs	5,000	-	5,000	0.00%
Landscape Maintenance	145,000	108,778	36,222	75.02%
Plant Replacement Program	5,000	4,471	529	89.42%
Security System Monitoring & Maint.	20,000	17,583	2,417	87.92%
R&M - Amenity Center	3,500	3,830	(330)	109.43%
Mulch & Tree Trimming	15,000	-	15,000	0.00%
Miscellaneous Maintenance	15,000	26,547	(11,547)	176.98%
Irrigation Maintenance	5,000	4,146	854	82.92%
Holiday Decoration	8,500	-	8,500	0.00%
Capital Improvements	5,000	575	4,425	11.50%
Total Other Physical Environment	317,300	224,067	93,233	70.62%
TOTAL EXPENDITURES	541,948	395,884	146,064	73.05%
Excess (deficiency) of revenues				
Over (under) expenditures	-	151,885	151,885	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(165,358)		
FUND BALANCE, ENDING		\$ (13,473)		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 33,929	\$ 33,929	0.00%
Special Assmnts- Tax Collector	898,028	905,549	7,521	100.84%
TOTAL REVENUES	898,028	939,478	41,450	104.62%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	270,000	265,000	5,000	98.15%
Interest Expense	628,028	631,878	(3,850)	100.61%
Total Debt Service	898,028	896,878	1,150	99.87%
TOTAL EXPENDITURES	898,028	896,878	1,150	99.87%
Excess (deficiency) of revenues Over (under) expenditures	-	42,600	42,600	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>\$ 41,823</u>	<u>\$ 41,823</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,030,624		
FUND BALANCE, ENDING		<u>\$ 1,072,447</u>		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 2,477	\$ 2,477	0.00%
Special Assmnts- Tax Collector	56,706	61,208	4,502	107.94%
TOTAL REVENUES	56,706	63,685	6,979	112.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	20,000	20,000	-	100.00%
Interest Expense	36,706	36,969	(263)	100.72%
Total Debt Service	56,706	56,969	(263)	100.46%
TOTAL EXPENDITURES	56,706	56,969	(263)	100.46%
Excess (deficiency) of revenues Over (under) expenditures	-	6,716	6,716	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	\$ -	\$ 6,663	\$ 6,663	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		76,339		
FUND BALANCE, ENDING		\$ 83,002		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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 July 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	\$ -	\$ 16	\$ 16	0.00%
TOTAL REVENUES	-	16	16	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	16	16	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>\$ 69</u>	<u>\$ 69</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		82		
FUND BALANCE, ENDING		<u>\$ 151</u>		

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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. 07-23
 Statement Date 7/31/2023

G/L Balance (LCY)	124,385.22	Statement Balance	124,385.22
G/L Balance	124,385.22	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	124,385.22
Subtotal	124,385.22	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	124,385.22	Ending Balance	124,385.22
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
6/15/2023	Payment	1423	ACTION SECURITY, INC	125.00	125.00	0.00	
6/29/2023	Payment	1433	INFRAMARK LLC	5,378.75	5,378.75	0.00	
6/29/2023	Payment	1434	JNJ CLEANING SERVICES LLC	540.00	540.00	0.00	
6/29/2023	Payment	1435	JOCELYN D. CHERRY	200.00	200.00	0.00	
6/29/2023	Payment	1436	LEO F. RYAN, JR.	200.00	200.00	0.00	
6/29/2023	Payment	1437	LIZ K. CAMACHO-GONZALEZ	400.00	400.00	0.00	
6/29/2023	Payment	1438	MARCIA POLLARD-HAMPTON	200.00	200.00	0.00	
6/29/2023	Payment	1439	SPEAREM ENTERPRISES	300.00	300.00	0.00	
6/29/2023	Payment	1440	STANTEC CONSULTING SERVICES	438.00	438.00	0.00	
6/29/2023	Payment	1441	TONYA ELLIS	200.00	200.00	0.00	
7/7/2023	Payment	DD116	Payment of Invoice 000545	33.93	33.93	0.00	
7/7/2023	Payment	DD117	Payment of Invoice 000546	7,874.78	7,874.78	0.00	
7/7/2023	Payment	DD118	Payment of Invoice 000547	873.32	873.32	0.00	
7/13/2023	Payment	1442	ACTION SECURITY, INC	125.00	125.00	0.00	
7/13/2023	Payment	1443	CYPRESS CREEK AQUATICS, INC.	1,539.00	1,539.00	0.00	
7/13/2023	Payment	1444	TECH STREET GLOBAL SECURITY LLC	2,784.00	2,784.00	0.00	
7/13/2023	Payment	1445	U. S. BANK	4,040.63	4,040.63	0.00	
7/13/2023	Payment	1446	YELLOWSTONE LANDSCAPE	10,903.00	10,903.00	0.00	
7/13/2023	Payment	1447	ZEBRA CLEANING TEAM	1,200.00	1,200.00	0.00	
7/21/2023	Payment	1454	CHARTER COMMUNICATIONS	97.96	97.96	0.00	
7/21/2023	Payment	1455	JOCELYN D. CHERRY	200.00	200.00	0.00	
7/21/2023	Payment	1456	LEO F. RYAN, JR.	200.00	200.00	0.00	
7/21/2023	Payment	1457	LIZ K. CAMACHO-GONZALEZ	200.00	200.00	0.00	
7/21/2023	Payment	1458	STRALEY ROBIN VERICKER	7,067.84	7,067.84	0.00	
7/21/2023	Payment	1459	TONYA ELLIS	200.00	200.00	0.00	
7/27/2023	Payment	1460	INFRAMARK LLC	4,267.51	4,267.51	0.00	
7/27/2023	Payment	1461	TIMES PUBLISHING COMPANY	2,338.95	2,338.95	0.00	
7/17/2023		JE000233	Paid Twice for Spectrum	97.96	97.96	0.00	
Total Checks				52,025.63	52,025.63	0.00	
Deposits							
7/21/2023		JE000217	CK#1021### - Clubhouse	G/L	75.00	75.00	0.00
7/25/2023		JE000218	CK#1247### - Clubhouse	G/L	75.00	75.00	0.00

CREEK PRESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
7/25/2023		JE000232	Special Assmnts- Tax Collector	G/L	16.84	16.84	0.00
Total Deposits					166.84	166.84	0.00