

# **Creek Preserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2023

Prepared by:



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**CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 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	
<b>ASSETS</b>								
Cash - Operating Account	\$ 50,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,485
Accounts Receivable	2,111	-	-	-	-	-	-	2,111
Accounts Receivable - Other	1,298	-	-	-	-	-	-	1,298
Due From Other Funds	-	13,149	-	82	-	-	-	13,231
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Construction Fund	-	-	-	1,019	1,347	-	-	2,366
Interest Account	-	-	7	-	-	-	-	7
Prepayment Account	-	118	-	-	-	-	-	118
Reserve Fund	-	448,984	30,591	-	-	-	-	479,575
Revenue Fund	-	618,939	57,557	-	-	-	-	676,496
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
<b>TOTAL ASSETS</b>	<b>\$ 53,974</b>	<b>\$ 1,081,190</b>	<b>\$ 88,157</b>	<b>\$ 1,102</b>	<b>\$ 1,347</b>	<b>\$ 13,995,762</b>	<b>\$ 14,487,333</b>	<b>\$ 29,708,865</b>

**LIABILITIES**

Accounts Payable	\$ 25,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,470
Loan Payable	125,000	-	-	-	-	-	-	125,000
Bonds Payable	-	-	-	-	-	-	14,487,333	14,487,333
Due To Other Funds	7,614	-	4,431	-	1,186	-	-	13,231
<b>TOTAL LIABILITIES</b>	<b>158,084</b>	<b>-</b>	<b>4,431</b>	<b>-</b>	<b>1,186</b>	<b>-</b>	<b>14,487,333</b>	<b>14,651,034</b>

**CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 2023

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2019 DEBT SERVICE FUND</b>	<b>SERIES 2020 DEBT SERVICE FUND</b>	<b>SERIES 2019 CAPITAL PROJECTS FUND</b>	<b>SERIES 2020 CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSET FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	1,081,190	83,726	-	-	-	-	1,164,916
Capital Projects	-	-	-	1,102	161	-	-	1,263
Unassigned:	(104,110)	-	-	-	-	13,995,762	-	13,891,652
<b>TOTAL FUND BALANCES</b>	<b>(104,110)</b>	<b>1,081,190</b>	<b>83,726</b>	<b>1,102</b>	<b>161</b>	<b>13,995,762</b>	<b>-</b>	<b>15,057,831</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 53,974</b>	<b>\$ 1,081,190</b>	<b>\$ 88,157</b>	<b>\$ 1,102</b>	<b>\$ 1,347</b>	<b>\$ 13,995,762</b>	<b>\$ 14,487,333</b>	<b>\$ 29,708,865</b>

**CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 541,948	\$ 547,069	\$ 5,121	100.94%
Other Miscellaneous Revenues	-	750	750	0.00%
<b>TOTAL REVENUES</b>	<b>541,948</b>	<b>547,819</b>	<b>5,871</b>	<b>101.08%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	9,400	2,600	78.33%
ProfServ-Trustee Fees	8,200	14,614	(6,414)	178.22%
Disclosure Report	7,200	4,200	3,000	58.33%
District Counsel	4,500	25,701	(21,201)	571.13%
District Engineer	5,000	1,621	3,379	32.42%
District Manager	30,000	29,031	969	96.77%
Auditing Services	6,100	-	6,100	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	500	771	(271)	154.20%
Postage, Phone, Faxes, Copies	250	1,281	(1,031)	512.40%
Public Officials Insurance	2,773	2,629	144	94.81%
Irrigation Maintenance	-	2,337	(2,337)	0.00%
Legal Advertising	2,000	5,728	(3,728)	286.40%
Bank Fees	250	804	(554)	321.60%
Website Administration	2,000	3,338	(1,338)	166.90%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>82,448</b>	<b>103,130</b>	<b>(20,682)</b>	<b>125.08%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	135,000	106,702	28,298	79.04%
<b>Total Electric Utility Services</b>	<b>135,000</b>	<b>106,702</b>	<b>28,298</b>	<b>79.04%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	3,000	-	3,000	0.00%
<b>Total Water Utility Services</b>	<b>3,000</b>	<b>-</b>	<b>3,000</b>	<b>0.00%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	4,200	-	4,200	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>4,200</b>	<b>-</b>	<b>4,200</b>	<b>0.00%</b>

**CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>Other Physical Environment</u></b>				
Waterway Management	25,000	18,560	6,440	74.24%
ProfServ - Field Management Onsite Staff	12,000	12,400	(400)	103.33%
Amenity Center Cleaning & Supplies	8,000	4,110	3,890	51.38%
Contracts-Pools	14,500	11,075	3,425	76.38%
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	130,584	14,416	90.06%
Plant Replacement Program	5,000	4,471	529	89.42%
Security System Monitoring & Maint.	20,000	24,891	(4,891)	124.46%
R&M - Amenity Center	3,500	11,155	(7,655)	318.71%
Mulch & Tree Trimming	15,000	-	15,000	0.00%
Miscellaneous Maintenance	15,000	26,567	(11,567)	177.11%
Irrigation Maintenance	5,000	9,830	(4,830)	196.60%
Holiday Decoration	8,500	-	8,500	0.00%
Capital Improvements	5,000	4,325	675	86.50%
<b>Total Other Physical Environment</b>	<b>317,300</b>	<b>276,238</b>	<b>41,062</b>	<b>87.06%</b>
<b>TOTAL EXPENDITURES</b>	<b>541,948</b>	<b>486,070</b>	<b>55,878</b>	<b>89.69%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	61,749	61,749	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(165,859)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (104,110)</b>		

**CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 42,672	\$ 42,672	0.00%
Special Assmnts- Tax Collector	898,028	905,549	7,521	100.84%
<b>TOTAL REVENUES</b>	<b>898,028</b>	<b>948,221</b>	<b>50,193</b>	<b>105.59%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	270,000	265,000	5,000	98.15%
Interest Expense	628,028	631,878	(3,850)	100.61%
<b>Total Debt Service</b>	<b>898,028</b>	<b>896,878</b>	<b>1,150</b>	<b>99.87%</b>
<b>TOTAL EXPENDITURES</b>	<b>898,028</b>	<b>896,878</b>	<b>1,150</b>	<b>99.87%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	51,343	51,343	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(777)	(777)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(777)</b>	<b>(777)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 50,566	\$ 50,566	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,030,624</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,081,190</b>		

**CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,201	\$ 3,201	0.00%
Special Assmnts- Tax Collector	56,706	61,208	4,502	107.94%
<b>TOTAL REVENUES</b>	<b>56,706</b>	<b>64,409</b>	<b>7,703</b>	<b>113.58%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	20,000	20,000	-	100.00%
Interest Expense	36,706	36,969	(263)	100.72%
<b>Total Debt Service</b>	<b>56,706</b>	<b>56,969</b>	<b>(263)</b>	<b>100.46%</b>
<b>TOTAL EXPENDITURES</b>	<b>56,706</b>	<b>56,969</b>	<b>(263)</b>	<b>100.46%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	7,440	7,440	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(53)	(53)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(53)</b>	<b>(53)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 7,387	\$ 7,387	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>76,339</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 83,726</b>		

**CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 323	\$ 323	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>323</b>	<b>323</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	323	323	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	777	777	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>777</b>	<b>777</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,100</u>	<u>\$ 1,100</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>2</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,102</u></b>		



**CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 26	\$ 26	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>26</b>	<b>26</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	26	26	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	53	53	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>53</b>	<b>53</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 79</u>	<u>\$ 79</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>82</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 161</b></u>		

**CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>13,995,762</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 13,995,762</u></b>		

# CREEK PRESERVE CDD

Bank Reconciliation

Bank Account No. 9031 TRUIST - GF Operating  
 Statement No. 09-23  
 Statement Date 9/30/2023

<b>G/L Balance (LCY)</b>	50,484.95	<b>Statement Balance</b>	55,136.62
<b>G/L Balance</b>	50,484.95	<b>Outstanding Deposits</b>	50.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	50,484.95	<b>Subtotal</b>	55,186.62
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	4,701.67
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	50,484.95	<b>Ending Balance</b>	50,484.95
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
8/24/2023	Payment	1475	MARCIA POLLARD-HAMPTON	200	200.00	0.00
9/1/2023	Payment	1479	NEPTUNE MULTI SERVICES LLC	640	640.00	0.00
9/5/2023	Payment	1480	INFRAMARK LLC	4319.96	4,319.96	0.00
9/5/2023	Payment	1481	RB OWENS ELECTRIC INC	5024.92	5,024.92	0.00
9/5/2023	Payment	1482	STRALEY ROBIN VERICKER	5851.66	5,851.66	0.00
9/5/2023	Payment	1483	TECH STREET GLOBAL SECURITY LLC	4176	4,176.00	0.00
9/5/2023	Payment	DD122	Payment of Invoice 000616	7874.78	7,874.78	0.00
9/5/2023	Payment	DD123	Payment of Invoice 000617	709.98	709.98	0.00
9/5/2023	Payment	DD124	Payment of Invoice 000618	35.03	35.03	0.00
9/21/2023	Payment	1485	CYPRESS CREEK AQUATICS, INC.	1539	1,539.00	0.00
9/21/2023	Payment	1487	YELLOWSTONE LANDSCAPE	10903	10,903.00	0.00
9/27/2023	Payment	DD125	Payment of Invoice 000650	97.96	97.96	0.00
Total Checks				41,372.29	41,372.29	0.00
<b>Outstanding Checks</b>						
9/21/2023	Payment	1484	ACTION SECURITY, INC	435.00	0.00	435.00
9/21/2023	Payment	1486	INFRAMARK LLC	4,266.67	0.00	4,266.67
<b>Total Outstanding Checks.....</b>				<b>4,701.67</b>		<b>4,701.67</b>
<b>Outstanding Deposits</b>						
9/28/2023		JE000247	CK9 - Clubhouse	G/L	50.00	0.00
<b>Total Outstanding Deposits.....</b>				<b>50.00</b>		<b>50.00</b>