

2023

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 4, 2022

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2022 BUDGET ANALYSIS	2
III.	FINAL ANNUAL OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	7

August 4, 2022

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The South Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts - Off Roll	0.00	42,097.88	0.00	42,097.88	42,097.88
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$42,097.88	\$0.00	\$42,097.88	\$42,097.88
INTEREST EARNINGS					
Interest Earnings	0.00	1.47	(1.47)	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$1.47	(\$1.47)	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	144,875.00	15,934.80	128,940.20	144,875.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$144,875.00	\$15,934.80	\$128,940.20	\$144,875.00	\$0.00
TOTAL REVENUES	\$144,875.00	\$58,034.15	\$128,938.73	\$186,972.88	\$42,097.88
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	5,000.00	1,200.00	1,200.00	2,400.00	(2,600.00)
TOTAL LEGISLATIVE	\$5,000.00	\$1,200.00	\$1,200.00	\$2,400.00	(\$2,600.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	16,500.00	14,700.00	(6,450.00)	8,250.00	(8,250.00)
District Engineer	7,500.00	262.00	262.00	524.00	(6,976.00)
Disclosure Report	4,200.00	2,500.02	1,699.98	4,200.00	0.00
Trustees Fees	4,100.00	0.00	4,100.00	4,100.00	0.00
Auditing Services	4,500.00	29.00	4,471.00	4,500.00	0.00
Accounting Services	5,250.00	1,166.68	1,165.32	2,332.00	(2,918.00)
Postage, Phone, Faxes, Copies	1,000.00	24.65	950.70	975.35	(24.65)
Public Officials Insurance	2,250.00	0.00	0.00	0.00	(2,250.00)
Legal Advertising	10,000.00	(461.00)	461.00	0.00	(10,000.00)
Bank Fees	500.00	0.00	500.00	500.00	0.00
Website Development & Maintenance	1,125.00	468.75	468.75	937.50	(187.50)
ADA Website Fee	2,900.00	1,500.00	0.00	1,500.00	(1,400.00)
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	100.00	0.00	0.00	0.00	(100.00)
TOTAL FINANCIAL & ADMINISTRATIVE	\$60,125.00	\$20,365.10	\$7,628.75	\$27,993.85	(\$32,131.15)
LEGAL COUNSEL					
District Counsel	7,500.00	1,450.50	1,449.50	2,900.00	(4,600.00)
TOTAL DISTRICT COUNSEL	\$7,500.00	\$1,450.50	\$1,449.50	\$2,900.00	(\$4,600.00)
INSURANCE					
Public Officials Insurance	0.00	0.00	2,250.00	2,250.00	2,250.00
General, Property & Casualty Insurance	0.00	0.00	2,750.00	2,750.00	2,750.00
TOTAL INSURANCE	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
UTILITY SERVICES					
Electric Utility Services - Streetlights	16,000.00	2,850.01	2,849.99	5,700.00	(10,300.00)
Electric Utility Services - Others	11,500.00	37.07	11,462.93	11,500.00	0.00
TOTAL UTILITY SERVICES	\$27,500.00	\$2,887.08	\$14,312.92	\$17,200.00	(\$10,300.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	0.00	0.00	0.00	0.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	0.00	0.00	2,750.00	0.00	0.00
TOTAL WATER UTILITY SERVICES	\$0.00	\$0.00	\$2,750.00	\$0.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
General Property & Casualty Insurance	2,750.00	0.00	0.00	0.00	(2,750.00)
Field Staff Services	0.00	0.00	6,000.00	6,000.00	6,000.00
Waterway Management Program - Aquatic Contrac	0.00	0.00	1,710.00	1,710.00	1,710.00
Waterway Improvement & Repairs	0.00	0.00	0.00	0.00	0.00
Entrance, Monuments, Walls Maintenance & repairs	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	40,000.00	16,894.19	16,893.81	33,788.00	(6,212.00)
Irrigation Maintenance	2,000.00	225.00	1,550.00	1,775.00	(225.00)
Pool Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Pool Treatments & Other	0.00	0.00	0.00	0.00	0.00
Miscellaneous Maintenance	0.00	0.00	0.00	0.00	0.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	0.00	0.00	0.00	0.00	0.00
Amenity Center Surveillance & security	0.00	0.00	0.00	0.00	0.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$44,750.00	\$17,119.19	\$26,153.81	\$43,273.00	(\$1,477.00)
TOTAL EXPENDITURES	\$144,875.00	\$43,021.87	\$58,494.98	\$98,766.85	(\$46,108.15)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$15,012.28	\$70,443.75	\$88,206.03	\$88,206.03

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts- On Roll	0.00	0.00	0.00	276,817.97	276,817.97
Operations & Maintenance Assmts- Off Roll	0.00	42,097.88	42,097.88	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$42,097.88	\$42,097.88	\$276,817.97	\$276,817.97
INTEREST EARNINGS					
Interest earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	144,875.00	144,875.00	0.00	0.00	(144,875.00)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$144,875.00	\$144,875.00	\$0.00	\$0.00	(\$144,875.00)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
Clubhouse Rentals	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$144,875.00	\$186,972.88	\$42,097.88	\$276,817.97	\$131,942.97
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	5,000.00	2,400.00	(2,600.00)	12,000.00	7,000.00
TOTAL LEGISLATIVE	\$5,000.00	\$2,400.00	(\$2,600.00)	\$12,000.00	\$7,000.00
FINANCIAL & ADMINISTRATIVE					
District Management	16,500.00	8,250.00	(8,250.00)	16,500.00	0.00
District Engineer	7,500.00	524.00	(6,976.00)	7,500.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	8,400.00	4,200.00
Trustees Fees	4,100.00	4,100.00	0.00	8,200.00	4,100.00
Auditing Services	4,500.00	4,500.00	0.00	5,250.00	750.00
Accounting Services	5,250.00	2,332.00	(2,918.00)	6,100.00	850.00
Postage, Phone, Faxes, Copies	1,000.00	975.35	(24.65)	1,000.00	0.00
Legal Advertising	10,000.00	0.00	(10,000.00)	2,000.00	(8,000.00)
Bank Fees	500.00	500.00	0.00	1,500.00	1,000.00
Website Administration	1,125.00	937.50	(187.50)	1,125.00	0.00
ADA Website Fee	2,900.00	1,500.00	(1,400.00)	1,500.00	(1,400.00)
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	100.00	0.00	(100.00)	100.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$57,875.00	\$27,993.85	(\$29,881.15)	\$59,375.00	\$1,500.00
LEGAL COUNSEL					
District Counsel	7,500.00	2,900.00	(4,600.00)	7,500.00	0.00
TOTAL DISTRICT COUNSEL	\$7,500.00	\$2,900.00	(\$4,600.00)	\$7,500.00	\$0.00
INSURANCE					
Public Officials Insurance	2,250.00	2,250.00	0.00	\$2,542.97	292.97
General, Property & Casualty Insurance	2,750.00	2,750.00	0.00	\$15,000.00	\$292.97
TOTAL INSURANCE	\$5,000.00	\$5,000.00	\$0.00	\$17,542.97	\$585.94
UTILITY SERVICES					
Electric Utility Services - Streetlights	16,000.00	5,700.00	(10,300.00)	35,000.00	19,000.00
Electric Utility Services - Others	11,500.00	11,500.00	0.00	15,000.00	3,500.00
TOTAL UTILITY SERVICES	\$27,500.00	\$17,200.00	(\$10,300.00)	\$50,000.00	\$22,500.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	0.00	0.00	0.00	\$2,500.00	2,500.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	0.00	0.00	0.00	\$6,000.00	6,000.00
TOTAL WATER UTILITY SERVICES	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
OTHER PHYSICAL ENVIRONMENT					
Field Staff Services	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Waterway Management Program - Aquatic Contract	0.00	1,710.00	1,710.00	5,000.00	5,000.00
Waterway Improvement & Repairs	0.00	0.00	0.00	1,000.00	1,000.00
Entrance, Monuments, Wall Maintenance & Repairs	0.00	0.00	0.00	1,000.00	1,000.00
Landscape Maintenance Contract	40,000.00	33,788.00	(6,212.00)	62,500.00	22,500.00
Irrigation Maintenance	2,000.00	1,775.00	(225.00)	4,550.00	2,550.00
Pool Maintenance - Contract	0.00	0.00	0.00	5,500.00	5,500.00
Pool Treatments & Other	0.00	0.00	0.00	750.00	750.00
Miscellaneous Maintenance	0.00	0.00	0.00	5,000.00	5,000.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	5,000.00	5,000.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	3,600.00	3,600.00
Amenity Center Pest Control	0.00	0.00	0.00	1,000.00	1,000.00
Amenity Center Surveillance & Security	0.00	0.00	0.00	15,000.00	15,000.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
Capital Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$42,000.00	\$43,273.00	\$1,273.00	\$121,900.00	\$79,900.00
TOTAL EXPENDITURES	\$144,875.00	\$98,766.85	(\$46,108.15)	\$276,817.97	\$119,985.94
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$88,206.03	\$88,206.03	(\$0.00)	\$11,957.03

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

This is for maintenance and administration of the Districts official website.

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2021

REVENUES

CDD Debt Service Assessments	\$	323,578
TOTAL REVENUES	\$	323,578

EXPENDITURES

Series 2021 June Bond Interest Payment	\$	100,031
Series 2021 June Bond Principal Payment	\$	125,000
Series 2021 December Bond Interest Payment	\$	98,547
TOTAL EXPENDITURES	\$	323,578
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	5,765,000
Principal Payment Applied Toward Series 2021 Bonds	\$	125,000
Bonds Outstanding - Period Ending 12/15/2023	\$	5,640,000

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022

REVENUES

CDD Debt Service Assessments	\$	-
TOTAL REVENUES	\$	-

EXPENDITURES

Series 2022 June Bond Interest Payment	\$	-
Series 2022 June Bond Principal Payment	\$	-
Series 2022 December Bond Interest Payment	\$	-
TOTAL EXPENDITURES	\$	-
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	-
Principal Payment Applied Toward Series 2022 Bonds	\$	-
Bonds Outstanding - Period Ending 12/15/2023	\$	-

* Series 2022 Bonds Principal and Debt Service obligation to be established at issuance.

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

(1)

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
ASSESSMENT AREA ONE - SERIES 2021										
Townhomes 26'	0.667	30	\$850.90	\$251.34	\$1,102.24	\$850.90	\$480.24	\$1,331.14	\$228.90	91.1%
Single Family 40'	1.00	54	\$1,276.19	\$376.82	\$1,653.01	\$1,276.19	\$720.00	\$1,996.19	\$343.18	91.1%
Single Family 50'	1.25	158	\$1,595.24	\$471.03	\$2,066.27	\$1,595.24	\$900.00	\$2,495.24	\$428.97	91.1%
Subtotal		242								
ASSESSMENT AREA TWO - FUTURE BOND SERIES										
Townhomes 26'	0.667	0	\$0.00	\$251.34	\$251.34	\$0.00	\$480.24	\$480.24	\$228.90	91.1%
Single Family 40'	1.00	0	\$0.00	\$376.82	\$376.82	\$0.00	\$720.00	\$720.00	\$343.18	91.1%
Single Family 50'	1.25	110	\$0.00	\$471.02	\$471.02	\$0.00	\$900.00	\$900.00	\$428.98	91.1%
Subtotal		110								
TOTAL		352								

Notations:

⁽¹⁾ Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.