

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2021



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

South Creek CDD
Balance Sheet
As of 7/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash-Operating Account	2,881	0	0	0	0	2,881
Investment - Revenue 2021 (4000)	0	0	0	0	0	0
Investment - Reserve 2021 (4003)	0	162,850	0	0	0	162,850
Investment - Acq & Const 2021 (4005)	0	0	1,500,003	0	0	1,500,003
Investment - Acq & Const Phase One 2021 (4006)	0	0	1,756,461	0	0	1,756,461
Investment - Acq & Const Phase Two 2021 (4007)	0	0	1	0	0	1
Investment - Cost of Issuance 2021 (4008)	0	0	0	0	0	0
Construction Work in Progress	0	0	0	2,296,282	0	2,296,282
Amount To Be Provided-Debt Service	0	0	0	0	5,885,000	5,885,000
Total Assets	<u>2,881</u>	<u>162,850</u>	<u>3,256,465</u>	<u>2,296,282</u>	<u>5,885,000</u>	<u>11,603,479</u>
Liabilities						
Accounts Payable	11,406	0	0	0	0	11,406
Revenue Bonds Payable - Series 2021	0	0	0	0	5,885,000	5,885,000
Total Liabilities	<u>11,406</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,885,000</u>	<u>5,896,406</u>
Fund Equity & Other Credits						
Investment in General Fixed Assets	0	0	0	2,296,282	0	2,296,282
Other	(8,524)	162,850	3,256,465	0	0	3,410,791
Total Fund Equity & Other Credits	<u>(8,524)</u>	<u>162,850</u>	<u>3,256,465</u>	<u>2,296,282</u>	<u>0</u>	<u>5,707,073</u>
Total Liabilities and Net Assets	<u>2,881</u>	<u>162,850</u>	<u>3,256,465</u>	<u>2,296,282</u>	<u>5,885,000</u>	<u>11,603,479</u>

South Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2020 Through 7/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	0.13	0.13	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	83,075.00	25,521.21	(57,553.79)	(69.28)%
Total Revenues	<u>83,075.00</u>	<u>25,521.34</u>	<u>(57,553.66)</u>	<u>(69.28)%</u>
Expenditures				
Legislative				
Supervisor Fees	0.00	2,200.00	(2,200.00)	0.00%
Financial & Administrative				
District Manager	16,500.00	1,000.00	15,500.00	93.94%
District Engineer	7,500.00	0.00	7,500.00	100.00%
Disclosure Report	5,000.00	0.00	5,000.00	100.00%
Trustee Fees	3,750.00	0.00	3,750.00	100.00%
Accounting Services	3,500.00	0.00	3,500.00	100.00%
Postage, Phone, Faxes, Copies	1,000.00	0.00	1,000.00	100.00%
Public Officials Insurance	2,500.00	1,405.00	1,095.00	43.80%
Legal Advertising	10,000.00	16,679.75	(6,679.75)	(66.80)%
Bank Fees	500.00	38.00	462.00	92.40%
Dues, Licenses, & Fees	200.00	229.68	(29.68)	(14.84)%
Miscellaneous Fees	100.00	0.00	100.00	100.00%
Office Supplies	0.00	30.00	(30.00)	0.00%
Website Administration	1,125.00	0.00	1,125.00	100.00%
ADA Website Fee	2,900.00	2,900.00	0.00	0.00%
Legal Counsel				
District Counsel	7,500.00	7,845.30	(345.30)	(4.60)%
Electric Utility Services				
Electric Utility Services - All Others	1,500.00	0.00	1,500.00	100.00%
Electric Utility Services - Streetlights	16,000.00	0.00	16,000.00	100.00%
Other Physical Environment				
Property & Casualty Insurance	3,500.00	1,718.00	1,782.00	50.91%
Total Expenditures	<u>83,075.00</u>	<u>34,045.73</u>	<u>49,029.27</u>	<u>59.02%</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(8,524.39)</u>	<u>(8,524.39)</u>	<u>0.00%</u>

South Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2021
From 10/1/2020 Through 7/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	0.36	0.36	0.00%
Total Revenues	<u>0.00</u>	<u>0.36</u>	<u>0.36</u>	<u>0.00%</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	162,850.00	162,850.00	0.00%
Total Other Financing Sources	<u>0.00</u>	<u>162,850.00</u>	<u>162,850.00</u>	<u>0.00%</u>
Fund Balance, End of Period	<u>0.00</u>	<u>162,850.36</u>	<u>162,850.36</u>	<u>0.00%</u>

South Creek CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund - Series 2021
From 10/1/2020 Through 7/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	8.17	8.17	0.00%
Total Revenues	<u>0.00</u>	<u>8.17</u>	<u>8.17</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
District Manager	0.00	37,500.00	(37,500.00)	0.00%
District Engineer	0.00	10,000.00	(10,000.00)	0.00%
Trustee Fees	0.00	5,725.00	(5,725.00)	0.00%
Underwriting Counsel	0.00	6,000.00	(6,000.00)	0.00%
Underwriter's Discount	0.00	117,700.00	(117,700.00)	0.00%
Original Issue Discount	0.00	(132,263.95)	132,263.95	0.00%
Postage, Phone, Faxes, Copies	0.00	1,500.00	(1,500.00)	0.00%
Legal Counsel				
District Counsel	0.00	40,500.00	(40,500.00)	0.00%
Legal Counsel	0.00	6,000.00	(6,000.00)	0.00%
Bond Counsel	0.00	76,750.00	(76,750.00)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0.00	2,296,281.89	(2,296,281.89)	0.00%
Total Expenditures	<u>0.00</u>	<u>2,465,692.94</u>	<u>(2,465,692.94)</u>	<u>0.00%</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	5,722,150.00	5,722,150.00	0.00%
Total Other Financing Sources	<u>0.00</u>	<u>5,722,150.00</u>	<u>5,722,150.00</u>	<u>0.00%</u>
Fund Balance, End of Period	<u>0.00</u>	<u>3,256,465.23</u>	<u>3,256,465.23</u>	<u>0.00%</u>

South Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Bank Balance	2,881.16
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	2,881.16
Balance Per Books	<u>2,881.16</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

South Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1015	7/22/2021	System Generated Check/Voucher	30.00	Alphagraphics Tampa 671
Cleared Checks/Vouchers			30.00	

South Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR010	7/30/2021	July Bank Interest	0.02	
Cleared Deposits			0.02	