

# South Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2022



Inframark LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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**South Creek CDD**  
**Balance Sheet**  
As of 6/30/2022  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	29,370	0	0	0	0	29,370
Investment - Revenue 2021 (4000)	0	104,373	0	0	0	104,373
Investment - Interest 2021 (4001)	0	0	0	0	0	0
Investment - Sinking 2021 (4002)	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	1,500,072	0	0	1,500,072
Investment - Acq & Const Phase One 2021 (4006)	0	0	1,756,542	0	0	1,756,542
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
Accounts Receivable - Other	0	0	0	0	0	0
Due From Developer	12,306	0	0	0	0	12,306
Construction Work in Progress	0	0	0	2,296,282	0	2,296,282
Amount To Be Provided-Debt Service	0	0	0	0	5,562,088	5,562,088
<b>Total Assets</b>	<b>41,676</b>	<b>267,223</b>	<b>3,256,615</b>	<b>2,296,282</b>	<b>5,562,088</b>	<b>11,423,883</b>
<b>Liabilities</b>						
Accounts Payable	3,401	0	0	0	0	3,401
Accounts Payable-Other	1,300	0	0	0	0	1,300
Due To Debt Service Fund	0	0	0	0	0	0
Revenue Bonds Payable - Series 2021	0	0	0	0	5,562,088	5,562,088
<b>Total Liabilities</b>	<b>4,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,562,088</b>	<b>5,566,788</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0	0	0	0	0	0
Fund Balance-Unreserved	0	162,852	3,256,493	0	0	3,419,345
Investment in General Fixed Assets	0	0	0	2,296,282	0	2,296,282
Other	36,976	104,371	122	0	0	141,468
<b>Total Fund Equity &amp; Other Credits</b>	<b>36,976</b>	<b>267,223</b>	<b>3,256,615</b>	<b>2,296,282</b>	<b>0</b>	<b>5,857,095</b>
<b>Total Liabilities and Net Assets</b>	<b>41,676</b>	<b>267,223</b>	<b>3,256,615</b>	<b>2,296,282</b>	<b>5,562,088</b>	<b>11,423,883</b>

**South Creek CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2021 Through 6/30/2022

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	0.00	42,097.88	42,097.88	0.00%
Interest Earnings				
Interest Earnings	0.00	1.57	1.57	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	144,875.00	15,934.80	(128,940.20)	(89.00)%
<b>Total Revenues</b>	<u>144,875.00</u>	<u>58,034.25</u>	<u>(86,840.75)</u>	<u>(59.94)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000.00	2,000.00	3,000.00	60.00%
Financial & Administrative				
District Manager	16,500.00	22,425.00	(5,925.00)	(35.91)%
District Engineer	7,500.00	262.00	7,238.00	96.51%
Disclosure Report	4,200.00	3,750.03	449.97	10.71%
Trustee Fees	4,100.00	0.00	4,100.00	100.00%
Accounting Services	5,250.00	2,041.69	3,208.31	61.11%
Auditing Services	4,500.00	1,029.00	3,471.00	77.13%
Postage, Phone, Faxes, Copies	1,000.00	50.78	949.22	94.92%
Public Officials Insurance	2,250.00	2,250.00	0.00	0.00%
Legal Advertising	10,000.00	(461.00)	10,461.00	104.61%
Bank Fees	500.00	81.00	419.00	83.80%
Dues, Licenses, & Fees	200.00	175.00	25.00	12.50%
Miscellaneous Fees	100.00	0.00	100.00	100.00%
Website Administration	1,125.00	750.00	375.00	33.33%
ADA Website Fee	2,900.00	1,500.00	1,400.00	48.28%
Legal Counsel				
District Counsel	7,500.00	2,397.00	5,103.00	68.04%
Electric Utility Services				
Electric Utility Services - All Others	11,500.00	250.63	11,249.37	97.82%
Electric Utility Services - Streetlights	16,000.00	7,191.57	8,808.43	55.05%
Other Physical Environment				
Property & Casualty Insurance	2,750.00	2,750.00	0.00	0.00%
Landscape Maintenance-Contract	40,000.00	26,444.85	13,555.15	33.89%
Irrigation Maintenance	2,000.00	280.00	1,720.00	86.00%
<b>Total Expenditures</b>	<u>144,875.00</u>	<u>75,167.55</u>	<u>69,707.45</u>	<u>48.12%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0.00	54,108.98	54,108.98	0.00%
<b>Total Other Financing Sources</b>	<u>0.00</u>	<u>54,108.98</u>	<u>54,108.98</u>	<u>0.00%</u>
<b>Fund Balance, End of Period</b>	<u>0.00</u>	<u>36,975.68</u>	<u>36,975.68</u>	<u>0.00%</u>

**South Creek CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2021  
From 10/1/2021 Through 6/30/2022

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	0.00	142,576.20	142,576.20	0.00%
Debt Service Assmts-Off Roll	321,487.50	338,807.03	17,319.53	5.39%
Interest Earnings				
Interest Earnings	0.00	9.17	9.17	0.00%
Total Revenues	<u>321,487.50</u>	<u>481,392.40</u>	<u>159,904.90</u>	<u>49.74%</u>
Expenditures				
Debt Service Payments				
Interest	201,487.50	202,912.50	(1,425.00)	(0.71)%
Principal	120,000.00	120,000.00	0.00	0.00%
Total Expenditures	<u>321,487.50</u>	<u>322,912.50</u>	<u>(1,425.00)</u>	<u>(0.44)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(54,108.98)	(54,108.98)	0.00%
Total Other Financing Sources	<u>0.00</u>	<u>(54,108.98)</u>	<u>(54,108.98)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period				
	0.00	162,851.74	162,851.74	0.00%
Fund Balance, End of Period				
	<u>0.00</u>	<u>267,222.66</u>	<u>267,222.66</u>	<u>0.00%</u>

**South Creek CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund - Series 2021  
From 10/1/2021 Through 6/30/2022

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	121.78	121.78	0.00%
Total Revenues	<u>0.00</u>	<u>121.78</u>	<u>121.78</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0.00	3,256,492.89	3,256,492.89	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>3,256,614.67</u>	<u>3,256,614.67</u>	<u>0.00%</u>

**South Creek CDD**  
Statement of Revenues and Expenditures  
900 - General Fixed Assets  
From 10/1/2021 Through 6/30/2022

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	2,296,281.89	2,296,281.89	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>2,296,281.89</u>	<u>2,296,281.89</u>	<u>0.00%</u>

South Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06302022  
Reconciliation Date: 6/30/2022  
Status: Locked

Bank Balance	31,857.20
Less Outstanding Checks/Vouchers	800.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(1,687.69)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	29,369.51
Balance Per Books	<u>29,369.51</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: 06302022

Reconciliation Date: 6/30/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1063	6/23/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1064	6/23/2022	System Generated Check/Voucher	200.00	Laura Coffey
1066	6/23/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1067	6/23/2022	System Generated Check/Voucher	200.00	Ryan Motko
Outstanding Checks/Vouchers			800.00	
			800.00	



South Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06302022  
Reconciliation Date: 6/30/2022  
Status: Locked

Outstanding Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
211024964853 040622	4/29/2022	payment made by credit card	(168.35)
221008480321 050622	6/9/2022	payment made online	(1,519.34)
Outstanding Other Cash Items			<u>(1,687.69)</u>

South Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06302022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD013	6/21/2022	SERVICE CHARGES - PRIOR PERIOD 6/21/22	15.00	
1061	6/23/2022	System Generated Check/Voucher	1,000.00	Grau and Associates
1062	6/23/2022	System Generated Check/Voucher	6,756.83	Inframark LLC
1065	6/23/2022	System Generated Check/Voucher	3,378.45	Meritus Districts
1068	6/23/2022	System Generated Check/Voucher	570.00	Sitex Aquatics LLC
1069	6/23/2022	System Generated Check/Voucher	9,035.66	Steadfast Contractors Alliance, LLC
1070	6/23/2022	System Generated Check/Voucher	946.50	Straley Robin Vericker
1071	6/23/2022	System Generated Check/Voucher	1,522.64	TECO
Cleared Checks/Vouchers			23,225.08	
			23,225.08	

South Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06302022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR064	6/14/2022	DM Refund O&M Assmt. from CK#1825335 -CK#109972681-6.14.22	0.00	
CR067	6/14/2022	DM Refund O&M Assmt. from CK#1825335 -CK#109972681-6.14.22	54,108.98	
CR068	6/30/2022	INTEREST PAYMENT 6/30/2022	0.04	
Cleared Deposits			<u>54,109.02</u>	