

# South Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2022



Inframark LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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South Creek CDD  
Balance Sheet  
As of 7/31/2022

(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	16,336.00	0.00	0.00	0.00	0.00	16,336.00
Investment - Revenue 2021 (4000)	0.00	104,374.00	0.00	0.00	0.00	104,374.00
Investment - Interest 2021 (4001)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2021 (4002)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2021 (4003)	0.00	162,850.00	0.00	0.00	0.00	162,850.00
Investment - Acq & Const 2021 (4005)	0.00	0.00	1,500,078.00	0.00	0.00	1,500,078.00
Investment - Acq & Const Phase One 2021 (4006)	0.00	0.00	1,756,549.00	0.00	0.00	1,756,549.00
Investment - Acq & Const Phase Two 2021 (4007)	0.00	0.00	1.00	0.00	0.00	1.00
Investment - Cost of Issuance 2021 (4008)	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	12,306.00	0.00	0.00	0.00	0.00	12,306.00
Construction Work in Progress	0.00	0.00	0.00	2,296,282.00	0.00	2,296,282.00
Amount To Be Provided-Debt	0.00	0.00	0.00	0.00	5,562,088.00	5,562,088.00
<b>Total Assets</b>	<u>28,642.00</u>	<u>267,224.00</u>	<u>3,256,628.00</u>	<u>2,296,282.00</u>	<u>5,562,088.00</u>	<u>11,410,864.00</u>
<b>Liabilities</b>						
Accounts Payable	4,880.00	0.00	0.00	0.00	0.00	4,880.00
Accounts Payable-Other	1,300.00	0.00	0.00	0.00	0.00	1,300.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable - Series	0.00	0.00	0.00	0.00	5,562,088.00	5,562,088.00
<b>Total Liabilities</b>	<u>6,180.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,562,088.00</u>	<u>5,568,267.00</u>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other	0.00	0.00	0.00	0.00	0.00	0.00
Fund Balance-Unreserved	0.00	162,852.00	3,256,493.00	0.00	0.00	3,419,345.00
Investment in General Fixed Assets	0.00	0.00	0.00	2,296,282.00	0.00	2,296,282.00
Other	22,462.00	104,372.00	135.00	0.00	0.00	126,970.00
<b>Total Fund Equity &amp; Other Credits</b>	<u>22,462.00</u>	<u>267,224.00</u>	<u>3,256,628.00</u>	<u>2,296,282.00</u>	<u>0.00</u>	<u>5,842,596.00</u>
<b>Total Liabilities and Net Assets</b>	<u>28,642.00</u>	<u>267,224.00</u>	<u>3,256,628.00</u>	<u>2,296,282.00</u>	<u>5,562,088.00</u>	<u>11,410,864.00</u>

South Creek CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 7/31/2022

001 - General Fund

	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	<u>144,875.00</u>	<u>15,934.80</u>	<u>(128,940.20)</u>	<u>(89.00)%</u>
<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	25,000.00	(8,500.00)	(51.52)%
District Engineer	7,500.00	262.00	7,238.00	96.51%
Disclosure Report	4,200.00	4,166.70	33.30	0.79%
Trustee Fees	4,100.00	0.00	4,100.00	100.00%
Accounting Services	5,250.00	2,333.36	2,916.64	55.56%
Auditing Services	4,500.00	3,029.00	1,471.00	32.69%
Postage, Phone, Faxes, Copies	1,000.00	68.20	931.80	93.18%
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	80.75	419.25	83.85%
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	843.75	281.25	25.00%
ADA Website Fee	2,900.00	1,500.00	1,400.00	48.28%
Legal Counsel				
District Counsel	7,500.00	3,699.45	3,800.55	50.67%
Electric Utility Services				
Electric Utility Services - All Others	11,500.00	1,774.34	9,725.66	84.57%
Electric Utility Services - Streetlights	16,000.00	10,317.02	5,682.98	35.52%
Other Physical Environment				
Property & Casualty Insurance	2,750.00	2,750.00	0.00	0.00%
Landscape Maintenance-Contract	40,000.00	29,042.17	10,957.83	27.39%
Irrigation Maintenance	<u>2,000.00</u>	<u>850.00</u>	<u>1,150.00</u>	<u>57.50%</u>
<b>Total Expenditures</b>	<u>144,875.00</u>	<u>89,680.74</u>	<u>55,194.26</u>	<u>38.10%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>54,108.98</u>	<u>54,108.98</u>	<u>0.00%</u>
<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>22,462.49</u>	<u>22,462.49</u>	<u>0.00%</u>

South Creek CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 7/31/2022

200 - Debt Service Fund - Series 2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
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	<u>0.00</u>	<u>10.35</u>	<u>10.35</u>	<u>0.00%</u>
Total Revenues	<u>321,487.50</u>	<u>481,393.58</u>	<u>159,906.08</u>	<u>49.74%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	201,487.50	202,912.50	(1,425.00)	(0.71)%
Principal	<u>120,000.00</u>	<u>120,000.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Expenditures	<u>321,487.50</u>	<u>322,912.50</u>	<u>(1,425.00)</u>	<u>(0.44)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(54,108.98)</u>	<u>(54,108.98)</u>	<u>0.00%</u>
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>267,223.84</u>	<u>267,223.84</u>	<u>0.00%</u>

South Creek CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 7/31/2022

300 - Capital Projects Fund - Series 2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>135.16</u>	<u>135.16</u>	<u>0.00%</u>
Total Revenues	<u>0.00</u>	<u>135.16</u>	<u>135.16</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>3,256,628.05</u>	<u>3,256,628.05</u>	<u>0.00%</u>

South Creek CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets

	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: 07/31/2022*  
*Reconciliation Date: 7/31/2022*  
*Status: Locked*

Bank Balance	25,620.12
Less Outstanding Checks/Vouchers	7,596.34
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	16,336.09
Balance Per Books	<u>16,336.09</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1063	6/23/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
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
1072	7/7/2022	System Generated Check/Voucher	3,400.57	Inframark LLC
1078	7/27/2022	System Generated Check/Voucher	285.00	Sitex Aquatics LLC
1079	7/27/2022	System Generated Check/Voucher	2,597.32	Steadfast Contractors Alliance, LLC
1080	7/27/2022	System Generated Check/Voucher	<u>713.45</u>	Straley Robin Vericker
Outstanding Checks/Vouchers			<u>7,596.34</u>	



South Creek CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
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			(1,687.69)

South Creek CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1064	6/23/2022	System Generated Check/Voucher	200.00	Laura Coffey
1073	7/14/2022	System Generated Check/Voucher	2,000.00	Grau and Associates
1074	7/14/2022	System Generated Check/Voucher	285.00	Sitex Aquatics LLC
1075	7/14/2022	System Generated Check/Voucher	589.00	Straley Robin Vericker
1076	7/14/2022	System Generated Check/Voucher	37.88	TECO
1077	7/21/2022	System Generated Check/Voucher	3,125.45	TECO
CD015	7/29/2022	July Interest Payment	(0.25)	
Cleared Checks/Vouchers			<u>6,237.08</u>	