

# South Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2022



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

South Creek CDD  
Balance Sheet  
As of 9/30/2022

(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	970.00	0.00	0.00	0.00	0.00	970.00
Investment - Revenue 2021 (4000)	0.00	104,376.00	0.00	0.00	0.00	104,376.00
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	1,500,091.00	0.00	0.00	1,500,091.00
Investment - Acq & Const Phase One 2021 (4006)	0.00	0.00	1,756,564.00	0.00	0.00	1,756,564.00
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>13,277.00</u>	<u>267,226.00</u>	<u>3,256,656.00</u>	<u>2,296,282.00</u>	<u>5,562,088.00</u>	<u>11,395,528.00</u>
<b>Liabilities</b>						
Accounts Payable	6,427.00	0.00	0.00	0.00	0.00	6,427.00
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>7,726.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,562,088.00</u>	<u>5,569,814.00</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	5,551.00	104,374.00	163.00	0.00	0.00	110,088.00
<b>Total Fund Equity &amp; Other Credits</b>	<u>5,551.00</u>	<u>267,226.00</u>	<u>3,256,656.00</u>	<u>2,296,282.00</u>	<u>0.00</u>	<u>5,825,714.00</u>
<b>Total Liabilities and Net Assets</b>	<u>13,277.00</u>	<u>267,226.00</u>	<u>3,256,656.00</u>	<u>2,296,282.00</u>	<u>5,562,088.00</u>	<u>11,395,528.00</u>

South Creek CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 9/30/2022

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	1.79	1.79	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>58,034.47</u>	<u>(86,840.53)</u>	<u>(59.94)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000.00	2,800.00	2,200.00	44.00%
Financial & Administrative				
District Manager	16,500.00	27,375.00	(10,875.00)	(65.91)%
District Engineer	7,500.00	580.00	6,920.00	92.27%
Disclosure Report	4,200.00	4,583.37	(383.37)	(9.13)%
Trustee Fees	4,100.00	0.00	4,100.00	100.00%
Accounting Services	5,250.00	2,625.03	2,624.97	50.00%
Auditing Services	4,500.00	3,029.00	1,471.00	32.69%
Postage, Phone, Faxes, Copies	1,000.00	81.06	918.94	91.89%
Public Officials Insurance	2,250.00	2,250.00	0.00	0.00%
Legal Advertising	10,000.00	2,060.75	7,939.25	79.39%
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	937.50	187.50	16.67%
ADA Website Fee	2,900.00	1,500.00	1,400.00	48.28%
Legal Counsel				
District Counsel	7,500.00	4,129.45	3,370.55	44.94%
Electric Utility Services				
Electric Utility Services - All Others	11,500.00	1,880.42	9,619.58	83.65%
Electric Utility Services - Streetlights	16,000.00	13,784.40	2,215.60	13.85%
Other Physical Environment				
Property & Casualty Insurance	2,750.00	2,750.00	0.00	0.00%
Landscape Maintenance-Contract	40,000.00	34,446.16	5,553.84	13.88%
Irrigation Maintenance	<u>2,000.00</u>	<u>1,525.00</u>	<u>475.00</u>	<u>23.75%</u>
<b>Total Expenditures</b>	<u>144,875.00</u>	<u>106,592.89</u>	<u>38,282.11</u>	<u>26.42%</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>5,550.56</u>	<u>5,550.56</u>	<u>0.00%</u>

South Creek CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 9/30/2022

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>12.61</u>	<u>12.61</u>	<u>0.00%</u>
Total Revenues	<u>321,487.50</u>	<u>481,395.84</u>	<u>159,908.34</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>267,226.10</u>	<u>267,226.10</u>	<u>0.00%</u>

South Creek CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 9/30/2022

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>162.82</u>	<u>162.82</u>	<u>0.00%</u>
Total Revenues	<u>0.00</u>	<u>162.82</u>	<u>162.82</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>3,256,655.71</u>	<u>3,256,655.71</u>	<u>0.00%</u>

South Creek CDD  
 Statement of Revenues and Expenditures  
 From 10/1/2021 Through 9/30/2022

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: 09/30/2022*  
*Reconciliation Date: 9/30/2022*  
*Status: Locked*

Bank Balance	3,058.13
Less Outstanding Checks/Vouchers	400.00
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	970.44
Balance Per Books	<u>970.44</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: 09/30/2022  
Reconciliation Date: 9/30/2022  
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
1091	9/1/2022	System Generated Check/Voucher	<u>200.00</u>	Ryan Motko
Outstanding Checks/Vouchers			<u>400.00</u>	



South Creek CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
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			(1,687.69)

South Creek CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1085	8/28/2022	System Generated Check/Voucher	260.00	Neptune Multi Services LLC
1086	8/28/2022	System Generated Check/Voucher	2,597.32	Steadfast Contractors Alliance, LLC
1087	8/28/2022	System Generated Check/Voucher	418.50	Times Publishing Company
1088	9/1/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1089	9/1/2022	System Generated Check/Voucher	200.00	Laura Coffey
1090	9/1/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1092	9/8/2022	System Generated Check/Voucher	318.00	Stantec Consulting Services Inc.
1093	9/8/2022	System Generated Check/Voucher	130.00	Steadfast Contractors Alliance, LLC
1094	9/14/2022	System Generated Check/Voucher	<u>1,626.86</u>	TECO
Cleared Checks/Vouchers			<u>5,950.68</u>	

South Creek CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR081	9/1/2022	Sept Bank Int	<u>0.04</u>	
Cleared Deposits			<u>0.04</u>	