

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2022

Prepared by:



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SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2021					TOTAL
	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 2,433	\$ -	\$ -	\$ -	\$ -	\$ 2,433
Due From Developer	12,306	-	-	-	-	12,306
Due From Other Funds	-	1,140	-	-	-	1,140
Investments:						
Acq. & Construction - Amenity	-	-	6	-	-	6
Acq. & Construction Account (Phase 1)	-	-	1,756,571	-	-	1,756,571
Acq. & Construction Account (Phase 2)	-	-	1	-	-	1
Acquisition & Construction Account	-	-	1,500,091	-	-	1,500,091
Reserve Fund	-	162,850	-	-	-	162,850
Revenue Fund	-	104,377	-	-	-	104,377
Fixed Assets						
Construction Work In Process	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	5,562,088	5,562,088
TOTAL ASSETS	\$ 14,739	\$ 268,367	\$ 3,256,669	\$ 2,296,282	\$ 5,562,088	\$ 11,398,145
LIABILITIES						
Accounts Payable	\$ 36,465	\$ -	\$ -	\$ -	\$ -	\$ 36,465
Accounts Payable - Other	1,300	-	-	-	-	1,300
Bonds Payable	-	-	-	-	5,562,088	5,562,088
Due To Other Funds	1,140	-	-	-	-	1,140
TOTAL LIABILITIES	38,905	-	-	-	5,562,088	5,600,993
FUND BALANCES						
Restricted for:						
Debt Service	-	268,367	-	-	-	268,367
Capital Projects	-	-	3,256,669	-	-	3,256,669
Unassigned:	(24,166)	-	-	2,296,282	-	2,272,116
TOTAL FUND BALANCES	(24,166)	268,367	3,256,669	2,296,282	-	5,797,152
TOTAL LIABILITIES & FUND BALANCES	\$ 14,739	\$ 268,367	\$ 3,256,669	\$ 2,296,282	\$ 5,562,088	\$ 11,398,145

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 276,818	\$ 337	\$ (276,481)	0.12%
TOTAL REVENUES	276,818	337	(276,481)	0.12%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	-	8,400	0.00%
District Counsel	7,500	914	6,586	12.19%
District Engineer	7,500	396	7,104	5.28%
District Manager	16,500	-	16,500	0.00%
Accounting Services	6,100	-	6,100	0.00%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	1,000	-	1,000	0.00%
Public Officials Insurance	2,543	-	2,543	0.00%
Legal Advertising	2,000	-	2,000	0.00%
Bank Fees	1,500	15	1,485	1.00%
Website Administration	1,125	-	1,125	0.00%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	81,418	1,500	79,918	1.84%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	216	14,784	1.44%
Utility - StreetLights	35,000	1,500	33,500	4.29%
Total Electric Utility Services	50,000	1,716	48,284	3.43%
<u>Water Utility Services</u>				
Utility - Water	6,000	-	6,000	0.00%
Total Water Utility Services	6,000	-	6,000	0.00%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,500	-	2,500	0.00%
Total Garbage/Solid Waste Services	2,500	-	2,500	0.00%
<u>Other Physical Environment</u>				
Waterway Management	5,000	-	5,000	0.00%
ProfServ - Field Management Onsite Staff	12,000	-	12,000	0.00%
Amenity Center Cleaning & Supplies	3,600	-	3,600	0.00%
Contracts-Pools	5,500	-	5,500	0.00%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Amenity Center Pest Control	1,000	-	1,000	0.00%
Insurance -Property & Casualty	15,000	-	15,000	0.00%
R&M-Pools	750	-	750	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	62,500	2,522	59,978	4.04%
Security System Monitoring & Maint.	15,000	-	15,000	0.00%
R&M - Amenity Center	5,000	-	5,000	0.00%
Miscellaneous Maintenance	5,000	-	5,000	0.00%
Irrigation Maintenance	4,550	285	4,265	6.26%
Total Other Physical Environment	136,900	2,807	134,093	2.05%
TOTAL EXPENDITURES	276,818	6,023	270,795	2.18%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,686)	(5,686)	0.00%
Net change in fund balance	\$ -	\$ (5,686)	\$ (5,686)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(18,480)	(18,480)		
FUND BALANCE, ENDING	\$ (18,480)	\$ (24,166)		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
Special Assmnts- Tax Collector	323,578	1,140	(322,438)	0.35%
TOTAL REVENUES	323,578	1,141	(322,437)	0.35%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	125,000	-	125,000	0.00%
Interest Expense	198,578	-	198,578	0.00%
Total Debt Service	323,578	-	323,578	0.00%
TOTAL EXPENDITURES	323,578	-	323,578	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,141	1,141	0.00%
Net change in fund balance	\$ -	\$ 1,141	\$ 1,141	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	267,226	267,226		
FUND BALANCE, ENDING	\$ 267,226	\$ 268,367		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13	\$ 13	0.00%
TOTAL REVENUES	-	13	13	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	13	13	0.00%
Net change in fund balance	\$ -	\$ 13	\$ 13	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	3,256,656		
FUND BALANCE, ENDING	\$ -	\$ 3,256,669		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	2,296,282		
FUND BALANCE, ENDING	\$ -	\$ 2,296,282		

SOUTH CREEK CDD

Bank Reconciliation

Bank Account No. 5561 TRUIST - GF Operating
 Statement No. 10-22
 Statement Date 10/31/2022

G/L Balance (LCY)	2,432.59	Statement Balance	4,520.28
G/L Balance	2,432.59	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	4,520.28
Subtotal	2,432.59	Outstanding Checks	2,087.69
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	2,432.59	Ending Balance	2,432.59
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
10/21/2022		JE000022	Service Charge - Prior Period		15.00	15.00	0.00
Total Checks					15.00	15.00	0.00
Deposits							
9/30/2022		JE000017	Reclass beg bal to bank card	G/L	3,058.13	3,058.13	0.00
10/1/2022		JE000020	Outstanding Deposit	G/L	168.35	168.35	0.00
10/1/2022		JE000021	Outstanding Deposit	G/L	1,519.34	1,519.34	0.00
10/27/2022		JE000024	Excess Fees	G/L	1,477.12	1,477.12	0.00
10/31/2022		JE000023	Interest Income	G/L	0.03	0.03	0.00
Total Deposits					6,222.97	6,222.97	0.00
Outstanding Checks							
10/1/2022		JE000018	Outstanding Check# 1063; Kelly Ann Evans		200.00	0.00	200.00
10/1/2022		JE000019	Outstanding Check# 1091; Ryan Motko		200.00	0.00	200.00
10/1/2022		JE000027	Reclass Outstanding Deposits		1,687.69	0.00	1,687.69
Total Outstanding Checks.....					2,087.69		2,087.69