

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2022

Prepared by:



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

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021	CAPITAL	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	20,883	-	-	-	-	20,883
Due From Developer	12,306	-	-	-	-	12,306
Due From Other Funds	-	42,563	-	-	-	42,563
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	\$ 33,189	\$ 309,790	\$ 3,256,669	\$ 2,296,282	\$ 5,562,088	\$ 11,458,018
LIABILITIES						
Accounts Payable	\$ 30,011	\$ -	\$ -	\$ -	\$ -	30,011
Accounts Payable - Other	1,300	-	-	-	-	1,300
Bonds Payable	-	-	-	-	5,562,088	5,562,088
Due To Other Funds	11,346	-	-	-	-	11,346
TOTAL LIABILITIES	42,657	-	-	-	5,562,088	5,604,745
FUND BALANCES						
Restricted for:						
Debt Service	-	309,790	-	-	-	309,790
Capital Projects	-	-	3,256,669	-	-	3,256,669
Unassigned:	(9,468)	-	-	2,296,282	-	2,286,814
TOTAL FUND BALANCES	(9,468)	309,790	3,256,669	2,296,282	-	5,853,273
TOTAL LIABILITIES & FUND BALANCES	\$ 33,189	\$ 309,790	\$ 3,256,669	\$ 2,296,282	\$ 5,562,088	\$ 11,458,018

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ 23,707	\$ (253,111)	8.56%
TOTAL REVENUES	276,818	23,707	(253,111)	8.56%
<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	417	7,983	4.96%
District Counsel	7,500	914	6,586	12.19%
District Engineer	7,500	396	7,104	5.28%
District Manager	16,500	2,750	13,750	16.67%
Accounting Services	6,100	583	5,517	9.56%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	1,000	5	995	0.50%
Public Officials Insurance	2,543	-	2,543	0.00%
Legal Advertising	2,000	-	2,000	0.00%
Bank Fees	1,500	30	1,470	2.00%
Website Administration	1,125	188	937	16.71%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	837	(637)	418.50%
Total Administration	81,418	6,120	75,298	7.52%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	347	14,653	2.31%
Utility - StreetLights	35,000	3,022	31,978	8.63%
Total Electric Utility Services	50,000	3,369	46,631	6.74%
<u>Water Utility Services</u>				
Utility - Water	6,000	114	5,886	1.90%
Total Water Utility Services	6,000	114	5,886	1.90%
<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%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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>Other Physical Environment</u>				
Waterway Management	5,000	285	4,715	5.70%
ProfServ - Field Management Onsite Staff	12,000	2,000	10,000	16.67%
Amenity Center Cleaning & Supplies	3,600	-	3,600	0.00%
Contracts-Pools	5,500	-	5,500	0.00%
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	5,092	131,808	3.72%
TOTAL EXPENDITURES				
	276,818	14,695	262,123	5.31%
Excess (deficiency) of revenues				
Over (under) expenditures	-	9,012	9,012	0.00%
Net change in fund balance	\$ -	\$ 9,012	\$ 9,012	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(18,480)	(18,480)		
FUND BALANCE, ENDING	\$ (18,480)	\$ (9,468)		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
Special Assmnts- Tax Collector	323,578	42,563	(281,015)	13.15%
TOTAL REVENUES	323,578	42,564	(281,014)	13.15%
EXPENDITURES				
Debt Service				
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	-	42,564	42,564	0.00%
Net change in fund balance	\$ -	\$ 42,564	\$ 42,564	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	267,226	267,226		
FUND BALANCE, ENDING	\$ 267,226	\$ 309,790		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 13	\$ 13	0.00%
TOTAL REVENUES	-	13	13	0.00%
EXPENDITURES				
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 November 30, 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. 11-22
Statement Date 11/30/2022

G/L Balance (LCY)	20,882.62	Statement Balance	64,577.61
G/L Balance	20,882.62	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	64,577.61
Subtotal	20,882.62	Outstanding Checks	43,694.99
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	20,882.62	Ending Balance	20,882.62
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/1/2022		JE000019	Outstanding Check# 1091; Ryan Motko	200.00	200.00	0.00
11/9/2022	Payment	1095	FLORIDA DEPARTMENT OF	175.00	175.00	0.00
11/9/2022	Payment	1096	TECO	1,715.72	1,715.72	0.00
11/9/2022	Payment	1097	TIMES PUBLISHING COM	862.50	862.50	0.00
11/22/2022	Payment	1098	TECO	1,653.39	1,653.39	0.00
11/30/2022	Payment	DD102	Payment of Invoice 000055	113.83	113.83	0.00
11/21/2022		JE000035	Service Charges/Prior Period	15.00	15.00	0.00
Total Checks				4,735.44	4,735.44	0.00
Deposits						
11/16/2022		JE000028	Debt Service/Tax Revenue	G/L 11,737.61	11,737.61	0.00
11/22/2022		JE000029	Debt Service/Tax Revenue	G/L 37,091.85	37,091.85	0.00
11/29/2022		JE000033	Debt Service/Tax Revenue	G/L 15,963.14	15,963.14	0.00
11/30/2022		JE000034	Interest Income	G/L 0.17	0.17	0.00
Total Deposits				64,792.77	64,792.77	0.00
Outstanding Checks						
10/1/2022		JE000018	Outstanding Check# 1063; Kelly Ann Evans	200.00	0.00	200.00
10/1/2022		JE000027	Reclass Outstanding Deposits	1,687.69	0.00	1,687.69
11/29/2022	Payment	1099	SOUTH CREEK CDD	31,217.00	0.00	31,217.00
11/30/2022	Payment	1100	EGIS INSURANCE	5,375.00	0.00	5,375.00
11/30/2022	Payment	1101	INFRAMARK LLC	3,189.95	0.00	3,189.95
11/30/2022	Payment	1102	SITEX AQUATICS LLC	285.00	0.00	285.00
11/30/2022	Payment	1103	STANTEC CONSULTING SERVICES	396.00	0.00	396.00
11/30/2022	Payment	1104	STRALEY ROBIN VERICKER	1,344.35	0.00	1,344.35
Total Outstanding Checks.....				43,694.99		43,694.99