

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2023

Prepared by:



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SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 119,316	\$ -	\$ -	\$ -	\$ -	\$ 119,316
Cash in Transit	-	321,803	-	-	-	321,803
Due From Developer	12,306	-	-	-	-	12,306
Due From Other Funds	-	2,772	-	-	-	2,772
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	\$ 131,622	\$ 591,802	\$ 3,256,669	\$ 2,296,282	\$ 5,562,088	\$ 11,838,463
LIABILITIES						
Accounts Payable	\$ 17,927	\$ -	\$ -	\$ -	\$ -	\$ 17,927
Accounts Payable - Other	1,300	-	-	-	-	1,300
Bonds Payable	-	-	-	-	5,562,088	5,562,088
Due To Other Funds	2,772	-	-	-	-	2,772
TOTAL LIABILITIES	21,999	-	-	-	5,562,088	5,584,087
FUND BALANCES						
Restricted for:						
Debt Service	-	591,802	-	-	-	591,802
Capital Projects	-	-	3,256,669	-	-	3,256,669
Unassigned:	109,623	-	-	2,296,282	-	2,405,905
TOTAL FUND BALANCES	109,623	591,802	3,256,669	2,296,282	-	6,254,376
TOTAL LIABILITIES & FUND BALANCES	\$ 131,622	\$ 591,802	\$ 3,256,669	\$ 2,296,282	\$ 5,562,088	\$ 11,838,463

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
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>				
Interest - Investments	\$ -	\$ 5	\$ 5	0.00%
Special Assmnts- Tax Collector	276,818	182,817	(94,001)	66.04%
TOTAL REVENUES	276,818	182,822	(93,996)	66.04%
<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	6,667	1,733	79.37%
District Counsel	7,500	1,592	5,908	21.23%
District Engineer	7,500	396	7,104	5.28%
District Manager	16,500	5,500	11,000	33.33%
Accounting Services	6,100	18,167	(12,067)	297.82%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	1,000	19	981	1.90%
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	1,500	(375)	133.33%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	837	(637)	418.50%
Total Administration	81,418	36,208	45,210	44.47%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	570	14,430	3.80%
Utility - StreetLights	35,000	8,582	26,418	24.52%
Total Electric Utility Services	50,000	9,152	40,848	18.30%
<u>Water Utility Services</u>				
Utility - Water	6,000	205	5,795	3.42%
Total Water Utility Services	6,000	205	5,795	3.42%
<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 January 31, 2023
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	797	4,203	15.94%
ProfServ - Field Management Onsite Staff	12,000	4,000	8,000	33.33%
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	1,550	3,450	31.00%
Irrigation Maintenance	4,550	285	4,265	6.26%
Total Other Physical Environment	136,900	9,154	127,746	6.69%
TOTAL EXPENDITURES	276,818	54,719	222,099	19.77%
Excess (deficiency) of revenues				
Over (under) expenditures	-	128,103	128,103	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(18,480)		
FUND BALANCE, ENDING		\$ 109,623		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
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	324,575	997	100.31%
TOTAL REVENUES	323,578	324,576	998	100.31%
<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	-	324,576	324,576	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		267,226		
FUND BALANCE, ENDING		\$ 591,802		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		3,256,656		
FUND BALANCE, ENDING		<u>\$ 3,256,669</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		2,296,282		
FUND BALANCE, ENDING		<u>\$ 2,296,282</u>		

SOUTH CREEK CDD

Bank Reconciliation

Bank Account No. 5561 TRUIST - GF Operating
 Statement No. 01-23
 Statement Date 1/31/2023

G/L Balance (LCY)	119,316.18	Statement Balance	121,203.87
G/L Balance	119,316.18	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	119,316.18	Subtotal	121,203.87
Negative Adjustments	0.00	Outstanding Checks	1,887.69
	<hr/>	Differences	0.00
Ending G/L Balance	119,316.18	Ending Balance	119,316.18
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/13/2022	Payment	1111	SOUTH CREEK CDD	277,651.13	277,651.13	0.00
12/15/2022		JE000031	Debt Service/Tax Revenue	15,963.14	15,963.14	0.00
12/21/2022	Payment	1114	STRALEY ROBIN VERICKER	431.65	431.65	0.00
12/22/2022	Payment	1116	SOUTH CREEK CDD	10,205.34	10,205.34	0.00
1/6/2023	Payment	1118	INFRAMARK LLC	2,764.37	2,764.37	0.00
1/6/2023	Payment	1119	SOUTH CREEK CDD	2,729.56	2,729.56	0.00
1/12/2023	Payment	1120	STEADFAST CONTRACTORS ALLIANCE	226.60	226.60	0.00
Total Checks				309,971.79	309,971.79	0.00
Deposits						
12/15/2022		JE000031	Debt Service/Tax Revenue	G/L 15,963.14	15,963.14	0.00
1/5/2023		JE000039	Special Assmnts- Tax Collector	G/L 2,347.52	2,347.52	0.00
1/23/2023		JE000040	Special Assmnts- Tax Collector	G/L 205.14	205.14	0.00
1/31/2023		JE000038	Interest - Investments	G/L 1.36	1.36	0.00
Total Deposits				18,517.16	18,517.16	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
Total Outstanding Checks.....				1,887.69		1,887.69