

# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2023

Prepared by:



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**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2023

*(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		
<b>ASSETS</b>							
Cash - Operating Account	\$ 92,823	\$ -	\$ -	\$ -	\$ -	\$ -	92,823
Due From Developer	12,306	-	-	-	-	-	12,306
Due From Other Funds	-	2,772	-	-	-	-	2,772
Investments:							
Acq. & Construction Account (Phase 1)	-	-	1,756,607	-	-	-	1,756,607
Acq. & Construction Account (Phase 2)	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	1,500,128	-	-	-	1,500,128
Reserve Fund	-	162,850	-	-	-	-	162,850
Revenue Fund	-	327,394	-	-	-	-	327,394
Fixed Assets							
Construction Work In Process	-	-	-	2,296,282	-	-	2,296,282
Amount To Be Provided	-	-	-	-	5,562,088	-	5,562,088
<b>TOTAL ASSETS</b>	<b>\$ 105,129</b>	<b>\$ 493,016</b>	<b>\$ 3,256,736</b>	<b>\$ 2,296,282</b>	<b>\$ 5,562,088</b>	<b>\$ -</b>	<b>\$ 11,713,251</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 13,701	\$ -	\$ -	\$ -	\$ -	\$ -	13,701
Accounts Payable - Other	1,300	-	-	-	-	-	1,300
Bonds Payable	-	-	-	-	5,562,088	-	5,562,088
Due To Other Funds	2,772	-	-	-	-	-	2,772
<b>TOTAL LIABILITIES</b>	<b>17,773</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,562,088</b>	<b>-</b>	<b>5,579,861</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2023

*(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	
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	493,016	-	-	-	493,016
Capital Projects	-	-	3,256,736	-	-	3,256,736
Unassigned:	87,356	-	-	2,296,282	-	2,383,638
<b>TOTAL FUND BALANCES</b>	<b>87,356</b>	<b>493,016</b>	<b>3,256,736</b>	<b>2,296,282</b>	<b>-</b>	<b>6,133,390</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 105,129</b>	<b>\$ 493,016</b>	<b>\$ 3,256,736</b>	<b>\$ 2,296,282</b>	<b>\$ 5,562,088</b>	<b>\$ 11,713,251</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5	\$ 5	0.00%
Special Assmnts- Tax Collector	276,818	183,515	(93,303)	66.29%
<b>TOTAL REVENUES</b>	<b>276,818</b>	<b>183,520</b>	<b>(93,298)</b>	<b>66.30%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	7,083	1,317	84.32%
District Counsel	7,500	4,538	2,962	60.51%
District Engineer	7,500	396	7,104	5.28%
District Manager	16,500	6,875	9,625	41.67%
Accounting Services	6,100	1,458	4,642	23.90%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	1,000	21	979	2.10%
Public Officials Insurance	2,543	2,250	293	88.48%
Legal Advertising	2,000	-	2,000	0.00%
Bank Fees	1,500	30	1,470	2.00%
Website Administration	1,125	1,594	(469)	141.69%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	837	(637)	418.50%
<b>Total Administration</b>	<b>81,418</b>	<b>28,182</b>	<b>53,236</b>	<b>34.61%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	15,000	1,557	13,443	10.38%
Utility - StreetLights	35,000	15,606	19,394	44.59%
<b>Total Electric Utility Services</b>	<b>50,000</b>	<b>17,163</b>	<b>32,837</b>	<b>34.33%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	6,000	233	5,767	3.88%
<b>Total Water Utility Services</b>	<b>6,000</b>	<b>233</b>	<b>5,767</b>	<b>3.88%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	2,500	-	2,500	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>Other Physical Environment</u></b>				
Waterway Management	5,000	1,568	3,432	31.36%
ProfServ - Field Management Onsite Staff	12,000	5,000	7,000	41.67%
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	6,456	8,544	43.04%
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	4,650	350	93.00%
Irrigation Maintenance	4,550	285	4,265	6.26%
<b>Total Other Physical Environment</b>	<b>136,900</b>	<b>20,481</b>	<b>116,419</b>	<b>14.96%</b>
<b>TOTAL EXPENDITURES</b>	<b>276,818</b>	<b>66,059</b>	<b>210,759</b>	<b>23.86%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	117,461	117,461	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(30,105)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 87,356</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7	\$ 7	0.00%
Special Assmnts- Tax Collector	323,578	325,814	2,236	100.69%
<b>TOTAL REVENUES</b>	<b>323,578</b>	<b>325,821</b>	<b>2,243</b>	<b>100.69%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	125,000	-	125,000	0.00%
Interest Expense	198,578	100,031	98,547	50.37%
<b>Total Debt Service</b>	<b>323,578</b>	<b>100,031</b>	<b>223,547</b>	<b>30.91%</b>
<b>TOTAL EXPENDITURES</b>	<b>323,578</b>	<b>100,031</b>	<b>223,547</b>	<b>30.91%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	225,790	225,790	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>267,226</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 493,016</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 80	\$ 80	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>80</b>	<b>80</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	80	80	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>3,256,656</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 3,256,736</u></b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>2,296,282</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,296,282</u></b>		



# SOUTH CREEK CDD

## Bank Reconciliation

Bank Account No. 5561 TRUIST - GF Operating  
 Statement No. 03-23  
 Statement Date 3/31/2023

<b>G/L Balance (LCY)</b>	92,823.14	<b>Statement Balance</b>	95,110.83
<b>G/L Balance</b>	92,823.14	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	92,823.14	<b>Subtotal</b>	95,110.83
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	2,287.69
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	92,823.14	<b>Ending Balance</b>	92,823.14
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
2/23/2023	Payment	1132	INFRAMARK LLC	4,020.58	4,020.58	0.00
2/23/2023	Payment	1133	STRALEY ROBIN VERICKER	246.00	246.00	0.00
3/9/2023	Payment	1136	INFRAMARK LLC	3,178.98	3,178.98	0.00
3/9/2023	Payment	1137	SOUTH CREEK CDD	1,238.15	1,238.15	0.00
3/9/2023	Payment	1138	STEADFAST CONTRACTORS ALLIANCE	545.00	545.00	0.00
3/9/2023	Payment	1139	STRALEY ROBIN VERICKER	643.50	643.50	0.00
3/9/2023	Payment	1140	SWINE SOLUTIONS LLC	1,550.00	1,550.00	0.00
3/9/2023	Payment	1141	TECO	99.12	99.12	0.00
3/17/2023	Payment	1142	CARLOS DE LA OSSA	200.00	200.00	0.00
3/17/2023	Payment	1143	KELLY ANN EVANS	200.00	200.00	0.00
3/23/2023	Payment	1145	TECO	3,853.37	3,853.37	0.00
Total Checks				15,774.70	15,774.70	0.00
<b>Deposits</b>						
3/3/2023		JE000055	Tax Revenue/ Debt Service	G/L Ac 1,936.70	1,936.70	0.00
3/31/2023		JE000056	Interest Revenue	G/L Ac 0.88	0.88	0.00
Total Deposits				1,937.58	1,937.58	0.00
<b>Outstanding Checks</b>						
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
2/16/2023	Payment	1127	RYAN MOTKO	200.00	0.00	200.00
3/17/2023	Payment	1144	RYAN MOTKO	200.00	0.00	200.00
<b>Total Outstanding Checks</b> .....				<b>2,287.69</b>		<b>2,287.69</b>