

# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2023

Prepared by:



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**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
As of April 30, 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	\$ 77,093	\$ -	\$ -	\$ -	\$ -	\$ 77,093
Due From Developer	12,306	-	-	-	-	12,306
Due From Other Funds	-	2,772	-	-	-	2,772
Investments:						
Acq. & Construction Account (Phase 1)	-	-	1,757,307	-	-	1,757,307
Acq. & Construction Account (Phase 2)	-	-	1	-	-	1
Acquisition & Construction Account	-	-	1,500,726	-	-	1,500,726
Reserve Fund	-	162,850	-	-	-	162,850
Revenue Fund	-	327,589	-	-	-	327,589
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>\$ 89,399</b>	<b>\$ 493,211</b>	<b>\$ 3,258,034</b>	<b>\$ 2,296,282</b>	<b>\$ 5,562,088</b>	<b>\$ 11,699,014</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 11,074	\$ -	\$ -	\$ -	\$ -	\$ 11,074
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>15,146</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,562,088</b>	<b>5,577,234</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	493,211	-	-	-	493,211
Capital Projects	-	-	3,258,034	-	-	3,258,034
Unassigned:	74,253	-	-	2,296,282	-	2,370,535
<b>TOTAL FUND BALANCES</b>	<b>74,253</b>	<b>493,211</b>	<b>3,258,034</b>	<b>2,296,282</b>	<b>-</b>	<b>6,121,780</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 89,399</b>	<b>\$ 493,211</b>	<b>\$ 3,258,034</b>	<b>\$ 2,296,282</b>	<b>\$ 5,562,088</b>	<b>\$ 11,699,014</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 8	\$ 8	0.00%
Special Assmnts- Tax Collector	276,818	183,515	(93,303)	66.29%
<b>TOTAL REVENUES</b>	<b>276,818</b>	<b>183,523</b>	<b>(93,295)</b>	<b>66.30%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	2,600	9,400	21.67%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	7,917	483	94.25%
District Counsel	7,500	4,538	2,962	60.51%
District Engineer	7,500	396	7,104	5.28%
District Manager	16,500	9,625	6,875	58.33%
Accounting Services	6,100	2,042	4,058	33.48%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	1,000	37	963	3.70%
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	1,781	(656)	158.31%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	837	(637)	418.50%
<b>Total Administration</b>	<b>81,418</b>	<b>33,553</b>	<b>47,865</b>	<b>41.21%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	15,000	5,215	9,785	34.77%
Utility - StreetLights	35,000	21,459	13,541	61.31%
<b>Total Electric Utility Services</b>	<b>50,000</b>	<b>26,674</b>	<b>23,326</b>	<b>53.35%</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 April 30, 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	7,000	5,000	58.33%
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	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	3,622	58,878	5.80%
Security System Monitoring & Maint.	15,000	-	15,000	0.00%
R&M - Amenity Center	5,000	-	5,000	0.00%
Miscellaneous Maintenance	5,000	6,200	(1,200)	124.00%
Irrigation Maintenance	4,550	285	4,265	6.26%
<b>Total Other Physical Environment</b>	<b>136,900</b>	<b>25,131</b>	<b>111,769</b>	<b>18.36%</b>
<b>TOTAL EXPENDITURES</b>	<b>276,818</b>	<b>85,591</b>	<b>191,227</b>	<b>30.92%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	97,932	97,932	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(23,679)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 74,253</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 202	\$ 202	0.00%
Special Assmnts- Tax Collector	323,578	325,814	2,236	100.69%
<b>TOTAL REVENUES</b>	<b>323,578</b>	<b>326,016</b>	<b>2,438</b>	<b>100.75%</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	-	225,985	225,985	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>267,226</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 493,211</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 1,378	\$ 1,378	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,378</b>	<b>1,378</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	-	1,378	1,378	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>3,256,656</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 3,258,034</u></b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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. 4-23  
 Statement Date 4/30/2023

<b>G/L Balance (LCY)</b>	77,093.13	<b>Statement Balance</b>	86,328.47
<b>G/L Balance</b>	77,093.13	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	77,093.13	<b>Subtotal</b>	86,328.47
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	9,235.34
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	77,093.13	<b>Ending Balance</b>	77,093.13
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
4/6/2023	Payment	1146	TECO	73.71	73.71	0.00
4/13/2023	Payment	1147	EGIS INSURANCE	3,331.00	3,331.00	0.00
4/13/2023	Payment	1148	SWINE SOLUTIONS LLC	1,550.00	1,550.00	0.00
4/28/2023		JE000091	Teco Utility - Electric	152.01	152.01	0.00
4/28/2023		JE000092	Teco Utility - StreetLights	3,676.34	3,676.34	0.00
4/28/2023		JE000094	Corr Teco Payment	0.06	0.06	0.00
Total Checks				8,783.12	8,783.12	0.00
<b>Deposits</b>						
4/28/2023		JE000093	Interest- Investments	G/L 0.76	0.76	0.00
Total Deposits				0.76	0.76	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
4/27/2023	Payment	1149	BOCC - HILLSBOROUGH COUNTY	16.34	0.00	16.34
4/27/2023	Payment	1150	CARLOS DE LA OSSA	200.00	0.00	200.00
4/27/2023	Payment	1151	KELLY ANN EVANS	200.00	0.00	200.00
4/27/2023	Payment	1152	LAURA COFFEY	200.00	0.00	200.00
4/27/2023	Payment	1153	RYAN MOTKO	200.00	0.00	200.00
4/27/2023	Payment	1154	STRALEY ROBIN VERICKER	2,302.90	0.00	2,302.90
4/27/2023	Payment	1155	TECO	3,828.41	0.00	3,828.41
<b>Total Outstanding Checks.....</b>				<b>9,235.34</b>		<b>9,235.34</b>