

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

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 May 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	
ASSETS						
Cash - Operating Account	\$ 57,437	\$ -	\$ -	\$ -	\$ -	\$ 57,437
Due From Developer	12,306	-	-	-	-	12,306
Due From Other Funds	-	2,772	-	-	-	2,772
Investments:						
Acq. & Construction - Amenity	-	-	4,555	-	-	4,555
Acq. & Construction Account (Phase 1)	-	-	1,762,641	-	-	1,762,641
Acq. & Construction Account (Phase 2)	-	-	1	-	-	1
Acquisition & Construction Account	-	-	1,500,726	-	-	1,500,726
Reserve Fund	-	162,850	-	-	-	162,850
Revenue Fund	-	329,078	-	-	-	329,078
Fixed Assets						
Construction Work In Process	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	5,562,088	5,562,088
TOTAL ASSETS	\$ 69,743	\$ 494,700	\$ 3,267,923	\$ 2,296,282	\$ 5,562,088	\$ 11,690,736
LIABILITIES						
Accounts Payable	\$ 21,540	\$ -	\$ -	\$ -	\$ -	\$ 21,540
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	25,612	-	-	-	5,562,088	5,587,700

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 (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	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	494,700	-	-	-	494,700
Capital Projects	-	-	3,267,923	-	-	3,267,923
Unassigned:	44,131	-	-	2,296,282	-	2,340,413
TOTAL FUND BALANCES	44,131	494,700	3,267,923	2,296,282	-	6,103,036
TOTAL LIABILITIES & FUND BALANCES	\$ 69,743	\$ 494,700	\$ 3,267,923	\$ 2,296,282	\$ 5,562,088	\$ 11,690,736

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 9	\$ 9	0.00%
Special Assmnts- Tax Collector	276,818	183,515	(93,303)	66.29%
TOTAL REVENUES	276,818	183,524	(93,294)	66.30%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,400	8,600	28.33%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	8,333	67	99.20%
District Counsel	7,500	6,148	1,352	81.97%
District Engineer	7,500	396	7,104	5.28%
District Manager	16,500	11,000	5,500	66.67%
Accounting Services	6,100	2,333	3,767	38.25%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	1,000	43	957	4.30%
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	1,875	(750)	166.67%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	837	(637)	418.50%
Total Administration	81,418	38,145	43,273	46.85%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	3,911	11,089	26.07%
Utility - StreetLights	35,000	21,459	13,541	61.31%
Total Electric Utility Services	50,000	25,370	24,630	50.74%
<u>Water Utility Services</u>				
Utility - Water	6,000	250	5,750	4.17%
Total Water Utility Services	6,000	250	5,750	4.17%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>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	2,113	2,887	42.26%
ProfServ - Field Management Onsite Staff	12,000	8,000	4,000	66.67%
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	27,182	35,318	43.49%
Security System Monitoring & Maint.	15,000	-	15,000	0.00%
R&M - Amenity Center	5,000	-	5,000	0.00%
Miscellaneous Maintenance	5,000	7,750	(2,750)	155.00%
Irrigation Maintenance	4,550	448	4,102	9.85%
Total Other Physical Environment	136,900	51,949	84,951	37.95%
TOTAL EXPENDITURES	276,818	115,714	161,104	41.80%
Excess (deficiency) of revenues				
Over (under) expenditures	-	67,810	67,810	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(23,679)		
FUND BALANCE, ENDING		\$ 44,131		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 1,691	\$ 1,691	0.00%
Special Assmnts- Tax Collector	323,578	325,814	2,236	100.69%
TOTAL REVENUES	323,578	327,505	3,927	101.21%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	125,000	-	125,000	0.00%
Interest Expense	198,578	100,031	98,547	50.37%
Total Debt Service	323,578	100,031	223,547	30.91%
TOTAL EXPENDITURES	323,578	100,031	223,547	30.91%
Excess (deficiency) of revenues Over (under) expenditures	-	227,474	227,474	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		267,226		
FUND BALANCE, ENDING		\$ 494,700		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 11,267	\$ 11,267	0.00%
TOTAL REVENUES	-	11,267	11,267	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	11,267	11,267	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		3,256,656		
FUND BALANCE, ENDING		<u>\$ 3,267,923</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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. 05-23
 Statement Date 5/31/2023

G/L Balance (LCY)	57,436.62	Statement Balance	69,049.08
G/L Balance	57,436.62	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	69,049.08
Subtotal	57,436.62	Outstanding Checks	11,612.46
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	57,436.62	Ending Balance	57,436.62
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/16/2023	Payment	1127	RYAN MOTKO	200.00	200.00	0.00
3/17/2023	Payment	1144	RYAN MOTKO	200.00	200.00	0.00
4/27/2023	Payment	1149	BOCC - HILLSBOROUGH COUNTY	16.34	16.34	0.00
4/27/2023	Payment	1150	CARLOS DE LA OSSA	200.00	200.00	0.00
4/27/2023	Payment	1151	KELLY ANN EVANS	200.00	200.00	0.00
4/27/2023	Payment	1152	LAURA COFFEY	200.00	200.00	0.00
4/27/2023	Payment	1153	RYAN MOTKO	200.00	200.00	0.00
4/27/2023	Payment	1154	STRALEY ROBIN VERICKER	2,302.90	2,302.90	0.00
4/27/2023	Payment	1155	TECO	3,828.41	3,828.41	0.00
5/2/2023	Payment	1156	NICHOLAS J. DISTER	200.00	200.00	0.00
5/2/2023	Payment	1157	STEADFAST CONTRACTORS ALLIANCE	1,100.00	1,100.00	0.00
5/2/2023	Payment	1158	SWINE SOLUTIONS LLC	1,550.00	1,550.00	0.00
5/11/2023	Payment	1159	STEADFAST CONTRACTORS ALLIANCE	7,475.67	7,475.67	0.00
5/25/2023	Payment	1160	CARLOS DE LA OSSA	200.00	200.00	0.00
5/25/2023	Payment	1162	KELLY ANN EVANS	200.00	200.00	0.00
5/25/2023	Payment	1164	RYAN MOTKO	200.00	200.00	0.00
5/25/2023	Payment	1165	STEADFAST CONTRACTORS ALLIANCE	162.50	162.50	0.00
5/31/2023	Payment	DD104	Payment of Invoice 000177	325.56	325.56	0.00
5/31/2023		JE000104	Interest Revenue	0.62	0.62	0.00
Total Checks				18,762.00	18,762.00	0.00
Deposits						
5/22/2023		JE000095	CK##### - TECO Final Bill Refund	G/L Ac 1,481.37	1,481.37	0.00
5/31/2023		JE000104	Interest Revenue	G/L Ac 0.62	0.62	0.00
5/31/2023		JE000105	Interest Revenue	G/L Ac 0.62	0.62	0.00
Total Deposits				1,482.61	1,482.61	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
5/25/2023	Payment	1161	INFRAMARK LLC	7,898.37	0.00	7,898.37

SOUTH CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
5/25/2023	Payment	1163	NICHOLAS J. DISTER	200.00	0.00	200.00
5/25/2023	Payment	1166	STRALEY ROBIN VERICKER	1,609.20	0.00	1,609.20
5/31/2023	Payment	DD103	Payment of Invoice 000199	17.20	0.00	17.20
Total Outstanding Checks.....				11,612.46		11,612.46