

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



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SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
ASSETS							
Cash - Operating Account	\$ 21,359	\$ -	\$ -	\$ -	\$ -	\$ -	21,359
Accounts Receivable - HOA	145	-	-	-	-	-	145
Due From Developer	12,306	-	-	-	-	-	12,306
Due From Other Funds	-	2,772	-	-	-	-	2,772
Investments:							
Acq. & Construction - Amenity	-	-	14,001	-	-	-	14,001
Acq. & Construction Account (Phase 1)	-	-	1,773,702	-	-	-	1,773,702
Acq. & Construction Account (Phase 2)	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	1,500,726	-	-	-	1,500,726
Interest Account	-	10	-	-	-	-	10
Reserve Fund	-	162,850	-	-	-	-	162,850
Revenue Fund	-	108,346	-	-	-	-	108,346
Fixed Assets							
Construction Work In Process	-	-	-	2,296,282	-	-	2,296,282
Amount To Be Provided	-	-	-	-	5,562,088	-	5,562,088
TOTAL ASSETS	\$ 33,810	\$ 273,978	\$ 3,288,430	\$ 2,296,282	\$ 5,562,088	\$ -	\$ 11,454,588
LIABILITIES							
Accounts Payable	\$ 15,269	\$ -	\$ -	\$ -	\$ -	\$ -	15,269
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	19,341	-	-	-	5,562,088	-	5,581,429
FUND BALANCES							
Restricted for:							
Debt Service	-	273,978	-	-	-	-	273,978
Capital Projects	-	-	3,288,430	-	-	-	3,288,430
Unassigned:	14,469	-	-	2,296,282	-	-	2,310,751
TOTAL FUND BALANCES	14,469	273,978	3,288,430	2,296,282	-	-	5,873,159
TOTAL LIABILITIES & FUND BALANCES	\$ 33,810	\$ 273,978	\$ 3,288,430	\$ 2,296,282	\$ 5,562,088	\$ -	\$ 11,454,588

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 10	\$ 10	0.00%
Special Assmnts- Tax Collector	276,818	184,424	(92,394)	66.62%
TOTAL REVENUES	276,818	184,434	(92,384)	66.63%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,200	7,800	35.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	9,167	(767)	109.13%
District Counsel	7,500	8,320	(820)	110.93%
District Engineer	7,500	396	7,104	5.28%
District Manager	16,500	13,750	2,750	83.33%
Accounting Services	6,100	2,917	3,183	47.82%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	1,000	55	945	5.50%
Public Officials Insurance	2,543	2,250	293	88.48%
Legal Advertising	2,000	3,335	(1,335)	166.75%
Bank Fees	1,500	30	1,470	2.00%
Website Administration	1,125	2,086	(961)	185.42%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	837	(637)	418.50%
Total Administration	81,418	52,884	28,534	64.95%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	4,054	10,946	27.03%
Utility - StreetLights	35,000	26,096	8,904	74.56%
Total Electric Utility Services	50,000	30,150	19,850	60.30%
<u>Water Utility Services</u>				
Utility - Water	6,000	303	5,697	5.05%
Total Water Utility Services	6,000	303	5,697	5.05%
<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 July 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	2,113	2,887	42.26%
ProfServ - Field Management Onsite Staff	12,000	8,600	3,400	71.67%
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	32,242	30,258	51.59%
Security System Monitoring & Maint.	15,000	-	15,000	0.00%
R&M - Amenity Center	5,000	780	4,220	15.60%
Miscellaneous Maintenance	5,000	10,850	(5,850)	217.00%
Irrigation Maintenance	4,550	1,905	2,645	41.87%
Mileage Reimbursement	-	3	(3)	0.00%
Total Other Physical Environment	136,900	62,949	73,951	45.98%
TOTAL EXPENDITURES	276,818	146,286	130,532	52.85%
Excess (deficiency) of revenues				
Over (under) expenditures	-	38,148	38,148	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(23,679)		
FUND BALANCE, ENDING		\$ 14,469		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 4,391	\$ 4,391	0.00%
Special Assmnts- Tax Collector	323,578	327,424	3,846	101.19%
TOTAL REVENUES	323,578	331,815	8,237	102.55%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	125,000	125,000	-	100.00%
Interest Expense	198,578	200,063	(1,485)	100.75%
Total Debt Service	323,578	325,063	(1,485)	100.46%
TOTAL EXPENDITURES	323,578	325,063	(1,485)	100.46%
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,752	6,752	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		267,226		
FUND BALANCE, ENDING		\$ 273,978		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 31,774	\$ 31,774	0.00%
TOTAL REVENUES	-	31,774	31,774	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	31,774	31,774	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		3,256,656		
FUND BALANCE, ENDING		<u>\$ 3,288,430</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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. 07-23
 Statement Date 7/31/2023

G/L Balance (LCY)	21,358.66	Statement Balance	23,262.66
G/L Balance	21,358.66	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	21,358.66	Subtotal	23,262.66
Negative Adjustments	0.00	Outstanding Checks	1,904.00
	<hr/>	Differences	0.00
Ending G/L Balance	21,358.66	Ending Balance	21,358.66
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/29/2023	Payment	1175	INFRAMARK LLC	3,206.97	3,206.97	0.00
6/29/2023	Payment	1176	LORI A. CAMPAGNA	200.00	200.00	0.00
6/29/2023	Payment	1177	NICHOLAS J. DISTER	200.00	200.00	0.00
6/29/2023	Payment	1178	RYAN MOTKO	200.00	200.00	0.00
6/29/2023	Payment	1179	SWINE SOLUTIONS LLC	1,550.00	1,550.00	0.00
6/30/2023	Payment	DD111	Payment of Invoice 000259	19.63	19.63	0.00
7/5/2023	Payment	DD107	Payment of Invoice 000247	1,186.23	1,186.23	0.00
7/12/2023	Payment	DD108	Payment of Invoice 000263	113.77	113.77	0.00
7/13/2023	Payment	1180	TIMES PUBLISHING COM	3,334.68	3,334.68	0.00
7/28/2023	Payment	DD109	Payment of Invoice 000275	3,450.40	3,450.40	0.00
7/28/2023	Payment	DD110	Payment of Invoice 000276	38.73	38.73	0.00
Total Checks				13,500.41	13,500.41	0.00
Deposits						
7/31/2023		JE000127	Interest Revenue	G/L Ac 0.26	0.26	0.00
Total Deposits				0.26	0.26	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
7/31/2023	Payment	DD112	Payment of Invoice 000281	16.31	0.00	16.31
Total Outstanding Checks				1,904.00		1,904.00