

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



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SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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	\$ 55,568	\$ -	\$ -	\$ -	\$ -	\$ 55,568
Accounts Receivable - HOA	219	-	-	-	-	219
Due From Developer	12,306	-	-	-	-	12,306
Due From Other Funds	-	5,411	-	-	-	5,411
Investments:						
Acq. & Construction - Amenity	-	-	1,225,165	-	-	1,225,165
Acq. & Construction Account (Phase 1)	-	-	1,770,276	-	-	1,770,276
Acq. & Construction Account (Phase 2)	-	-	1	-	-	1
Interest Account	-	11	-	-	-	11
Reserve Fund	-	162,850	-	-	-	162,850
Revenue Fund	-	111,771	-	-	-	111,771
Fixed Assets						
Construction Work In Process	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	5,562,088	5,562,088
TOTAL ASSETS	\$ 68,093	\$ 280,043	\$ 2,995,442	\$ 2,296,282	\$ 5,562,088	\$ 11,201,948
LIABILITIES						
Accounts Payable	\$ 21,546	\$ -	\$ -	\$ -	\$ -	\$ 21,546
Accounts Payable - Other	1,300	-	-	-	-	1,300
Bonds Payable	-	-	-	-	5,562,088	5,562,088
Due To Other Funds	5,411	-	-	-	-	5,411
TOTAL LIABILITIES	28,257	-	-	-	5,562,088	5,590,345

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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	
FUND BALANCES						
Restricted for:						
Debt Service	-	280,043	-	-	-	280,043
Capital Projects	-	-	2,995,442	-	-	2,995,442
Unassigned:	39,836	-	-	2,296,282	-	2,336,118
TOTAL FUND BALANCES	39,836	280,043	2,995,442	2,296,282	-	5,611,603
TOTAL LIABILITIES & FUND BALANCES	\$ 68,093	\$ 280,043	\$ 2,995,442	\$ 2,296,282	\$ 5,562,088	\$ 11,201,948

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Special Assmnts- Tax Collector	\$ 201,983	\$ -	\$ (201,983)	0.00%
Special Assmnts- CDD Collected	102,290	93,060	(9,230)	90.98%
TOTAL REVENUES	304,273	93,060	(211,213)	30.58%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	-	10,000	0.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	417	7,983	4.96%
District Counsel	4,000	-	4,000	0.00%
District Engineer	2,500	-	2,500	0.00%
District Manager	25,000	1,375	23,625	5.50%
Accounting Services	6,100	292	5,808	4.79%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Public Officials Insurance	5,400	2,504	2,896	46.37%
Legal Advertising	1,500	-	1,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	94	1,406	6.27%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	80,275	4,858	75,417	6.05%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	154	4,846	3.08%
Utility - StreetLights	50,000	3,450	46,550	6.90%
Total Electric Utility Services	55,000	3,604	51,396	6.55%
<u>Water Utility Services</u>				
Utility - Water	2,500	16	2,484	0.64%
Total Water Utility Services	2,500	16	2,484	0.64%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	1,000	-	1,000	0.00%
Total Garbage/Solid Waste Services	1,000	-	1,000	0.00%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	7,848	545	7,303	6.94%
ProfServ - Field Management Onsite Staff	12,000	1,000	11,000	8.33%
Amenity Center Cleaning & Supplies	1,000	-	1,000	0.00%
Contracts-Janitorial Services	5,000	-	5,000	0.00%
Contracts-Pools	5,000	-	5,000	0.00%
Contracts - Landscape	65,000	5,060	59,940	7.78%
Amenity Center Pest Control	200	-	200	0.00%
Janitorial Services & Supplies	1,500	-	1,500	0.00%
Insurance - General Liability	2,500	-	2,500	0.00%
Insurance -Property & Casualty	10,000	11,188	(1,188)	111.88%
R&M-Other Landscape	750	-	750	0.00%
R&M-Pools	500	-	500	0.00%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
R&M-Bush Hogging	9,200	1,550	7,650	16.85%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscape - Mulch	4,000	-	4,000	0.00%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Security System Monitoring & Maint.	1,500	-	1,500	0.00%
Shared Maintenance Costs	10,000	-	10,000	0.00%
Miscellaneous Maintenance	1,500	-	1,500	0.00%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	245	4,755	4.90%
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	0.00%
Misc-Access Cards	2,500	-	2,500	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Total Other Physical Environment	165,498	19,588	145,910	11.84%
TOTAL EXPENDITURES	304,273	28,066	276,207	9.22%
Excess (deficiency) of revenues				
Over (under) expenditures	-	64,994	64,994	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(25,158)		
FUND BALANCE, ENDING		\$ 39,836		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 1,202	\$ 1,202	0.00%
Special Assmnts- Tax Collector	325,550	-	(325,550)	0.00%
TOTAL REVENUES	325,550	1,202	(324,348)	0.37%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	195,550	-	195,550	0.00%
Total Debt Service	325,550	-	325,550	0.00%
TOTAL EXPENDITURES	325,550	-	325,550	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,202	1,202	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		278,841		
FUND BALANCE, ENDING		\$ 280,043		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 13,654	\$ 13,654	0.00%
TOTAL REVENUES	-	13,654	13,654	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,654	13,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,981,788		
FUND BALANCE, ENDING		<u>\$ 2,995,442</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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, 2023)		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. 10-23
 Statement Date 10/31/2023

G/L Balance (LCY)	55,568.29	Statement Balance	57,472.25
G/L Balance	55,568.29	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	55,568.29	Subtotal	57,472.25
Negative Adjustments	0.00	Outstanding Checks	1,903.96
	<hr/>	Differences	0.00
Ending G/L Balance	55,568.29	Ending Balance	55,568.29
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/28/2023	Payment	1193	INFRAMARK LLC	2,562.61	2,562.61	0.00
10/2/2023	Payment	DD121	Payment of Invoice 000344	16.27	16.27	0.00
10/12/2023	Payment	DD120	Payment of Invoice 000346	141.06	141.06	0.00
10/23/2023	Payment	1195	STEADFAST CONTRACTORS ALLIANCE	19,519.01	19,519.01	0.00
10/23/2023	Payment	1196	EGIS INSURANCE	13,692.00	13,692.00	0.00
10/23/2023	Payment	1197	INFRAMARK LLC	6,665.97	6,665.97	0.00
10/23/2023	Payment	1198	SWINE SOLUTIONS LLC	1,550.00	1,550.00	0.00
10/30/2023	Payment	DD122	Payment of Invoice 000360	42.90	42.90	0.00
10/30/2023	Payment	DD123	Payment of Invoice 000361	3,450.40	3,450.40	0.00
Total Checks				47,640.22	47,640.22	0.00
Deposits						
10/20/2023		JE000162	CK#1181### - O&M	G/L Ac 93,060.00	93,060.00	0.00
10/31/2023		JE000181	FY23 Excess Fees	G/L Ac 4,127.05	4,127.05	0.00
Total Deposits				97,187.05	97,187.05	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
8/29/2023	Payment	DD117	Payment of Invoice 000315	16.27	0.00	16.27
Total Outstanding Checks.....				1,903.96		1,903.96