

# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 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 November 30, 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					
<b>ASSETS</b>								
Cash - Operating Account	\$ 43,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,620
Cash in Transit	-	1,501	-	-	-	-	-	1,501
Accounts Receivable - HOA	252	-	-	-	-	-	-	252
Due From Developer	37,149	-	-	-	-	-	-	37,149
Due From Other Funds	36,429	-	-	-	-	-	-	36,429
Investments:								
Acq. & Construction - Amenity	-	-	1,230,731	-	-	-	-	1,230,731
Acq. & Construction Account (Phase 1)	-	-	15,678	-	-	-	-	15,678
Acq. & Construction Account (Phase 2)	-	-	1	-	-	-	-	1
Interest Account	-	11	-	-	-	-	-	11
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Revenue Fund	-	115,657	-	-	-	-	-	115,657
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>\$ 117,450</b>	<b>\$ 280,019</b>	<b>\$ 1,246,410</b>	<b>\$ 2,296,282</b>	<b>\$ 5,562,088</b>	<b>\$ 9,502,249</b>		
<b>LIABILITIES</b>								
Accounts Payable	\$ 2,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,659
Bonds Payable	-	-	-	-	-	5,562,088	-	5,562,088
Due To Other Funds	-	36,429	-	-	-	-	-	36,429
<b>TOTAL LIABILITIES</b>	<b>2,659</b>	<b>36,429</b>	<b>-</b>	<b>-</b>	<b>5,562,088</b>	<b>5,601,176</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021			GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL		
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	243,590	-	-	-	-	243,590
Capital Projects	-	-	1,246,410	-	-	-	1,246,410
Unassigned:	114,791	-	-	2,296,282	-	-	2,411,073
<b>TOTAL FUND BALANCES</b>	<b>114,791</b>	<b>243,590</b>	<b>1,246,410</b>	<b>2,296,282</b>	<b>-</b>	<b>-</b>	<b>3,901,073</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 117,450</b>	<b>\$ 280,019</b>	<b>\$ 1,246,410</b>	<b>\$ 2,296,282</b>	<b>\$ 5,562,088</b>	<b>\$ -</b>	<b>\$ 9,502,249</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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>				
Special Assmnts- Tax Collector	\$ 201,983	\$ 10,176	\$ (191,807)	5.04%
Special Assmnts- CDD Collected	102,290	93,060	(9,230)	90.98%
<b>TOTAL REVENUES</b>	<b>304,273</b>	<b>103,236</b>	<b>(201,037)</b>	<b>33.93%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	10,000	1,000	9,000	10.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	833	7,567	9.92%
District Counsel	4,000	113	3,887	2.83%
District Engineer	2,500	-	2,500	0.00%
District Manager	25,000	2,750	22,250	11.00%
Accounting Services	6,100	583	5,517	9.56%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	500	3	497	0.60%
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	188	1,312	12.53%
Dues, Licenses, Subscriptions	175	932	(757)	532.57%
<b>Total Administration</b>	<b>80,275</b>	<b>8,906</b>	<b>71,369</b>	<b>11.09%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	5,000	274	4,726	5.48%
Utility - StreetLights	50,000	6,901	43,099	13.80%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>7,175</b>	<b>47,825</b>	<b>13.05%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	2,500	34	2,466	1.36%
<b>Total Water Utility Services</b>	<b>2,500</b>	<b>34</b>	<b>2,466</b>	<b>1.36%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	1,000	-	1,000	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>1,000</b>	<b>-</b>	<b>1,000</b>	<b>0.00%</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	7,848	1,090	6,758	13.89%
ProfServ - Field Management Onsite Staff	12,000	2,000	10,000	16.67%
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	10,119	54,881	15.57%
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	3,100	6,100	33.70%
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%
<b>Total Other Physical Environment</b>	<b>165,498</b>	<b>27,742</b>	<b>137,756</b>	<b>16.76%</b>
<b>TOTAL EXPENDITURES</b>	<b>304,273</b>	<b>43,857</b>	<b>260,416</b>	<b>14.41%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	59,379	59,379	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>55,412</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 114,791</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	\$ -	\$ 2,449	\$ 2,449	0.00%
Special Assmnts- Tax Collector	325,550	16,409	(309,141)	5.04%
<b>TOTAL REVENUES</b>	<b>325,550</b>	<b>18,858</b>	<b>(306,692)</b>	<b>5.79%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	195,550	-	195,550	0.00%
<b>Total Debt Service</b>	<b>325,550</b>	<b>-</b>	<b>325,550</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>325,550</b>	<b>-</b>	<b>325,550</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	18,858	18,858	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>224,732</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 243,590</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	\$ -	\$ 27,263	\$ 27,263	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>27,263</b>	<b>27,263</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,762,641	(1,762,641)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,762,641</b>	<b>(1,762,641)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,762,641</b>	<b>(1,762,641)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,735,378)	(1,735,378)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,981,788</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,246,410</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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, 2023)</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. 11-23  
 Statement Date 11/30/2023

<b>G/L Balance (LCY)</b>	43,619.69	<b>Statement Balance</b>	50,385.26
<b>G/L Balance</b>	43,619.69	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	43,619.69	<b>Subtotal</b>	50,385.26
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	6,765.57
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	43,619.69	<b>Ending Balance</b>	43,619.69
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
8/29/2023	Payment	DD117	Payment of Invoice 000315	16.27	16.27	0.00
11/3/2023	Payment	1199	FLORIDA DEPARTMENT OF	175.00	175.00	0.00
11/8/2023	Payment	1200	SOUTH CREEK CDD	2,638.45	2,638.45	0.00
11/8/2023	Payment	1201	CARLOS DE LA OSSA	200.00	200.00	0.00
11/8/2023	Payment	1202	GRAU AND ASSOCIATES	2,000.00	2,000.00	0.00
11/8/2023	Payment	1203	INFRAMARK LLC	3,177.72	3,177.72	0.00
11/8/2023	Payment	1204	KELLY ANN EVANS	200.00	200.00	0.00
11/8/2023	Payment	1205	LORI A. CAMPAGNA	200.00	200.00	0.00
11/8/2023	Payment	1206	NICHOLAS J. DISTER	200.00	200.00	0.00
11/8/2023	Payment	1208	STANTEC CONSULTING SERVICES	1,730.00	1,730.00	0.00
11/8/2023	Payment	1209	STEADFAST CONTRACTORS ALLIANCE	5,059.67	5,059.67	0.00
11/8/2023	Payment	1210	STRALEY ROBIN VERICKER	3,420.00	3,420.00	0.00
11/8/2023	Payment	1211	SWINE SOLUTIONS LLC	1,550.00	1,550.00	0.00
11/22/2023	Payment	1212	GRAU AND ASSOCIATES	1,100.00	1,100.00	0.00
11/22/2023	Payment	1215	STEADFAST CONTRACTORS ALLIANCE	5,849.67	5,849.67	0.00
11/22/2023	Payment	1216	STRALEY ROBIN VERICKER	957.50	957.50	0.00
11/22/2023	Payment	1217	SWINE SOLUTIONS LLC	1,550.00	1,550.00	0.00
11/1/2023	Payment	DD124	Payment of Invoice 000373	16.28	16.28	0.00
11/13/2023	Payment	DD125	Payment of Invoice 000375	132.38	132.38	0.00
11/28/2023	Payment	DD126	Payment of Invoice 000404	3,450.40	3,450.40	0.00
11/28/2023	Payment	DD127	Payment of Invoice 000405	64.64	64.64	0.00
<b>Total Checks</b>				<b>33,687.98</b>	<b>33,687.98</b>	<b>0.00</b>
<b>Deposits</b>						
11/8/2023		JE000198	TAX COLLECTOR PYMNT - NOV 2023	G/L Ac 2,431.50	2,431.50	0.00
11/17/2023		JE000199	TAX COLLECTOR PYMNT - NOV 2023	G/L Ac 17,345.03	17,345.03	0.00
11/22/2023		JE000200	TAX COLLECTOR PYMNT - NOV 2023	G/L Ac 6,808.19	6,808.19	0.00
9/30/2023		JE000202	Reverse DD117 double entered	G/L Ac 16.27	16.27	0.00
<b>Total Deposits</b>				<b>26,600.99</b>	<b>26,600.99</b>	<b>0.00</b>

# SOUTH CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<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
11/8/2023	Payment	1207	RYAN MOTKO	200.00	0.00	200.00
11/22/2023	Payment	1213	INFRAMARK LLC	3,177.09	0.00	3,177.09
11/22/2023	Payment	1214	SOUTH CREEK CDD	1,500.79	0.00	1,500.79
<b>Total Outstanding Checks.....</b>				<b>6,765.57</b>		<b>6,765.57</b>