

# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2024

Prepared by:



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**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 161,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,825
Accounts Receivable - HOA	37	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	37,149
Due From Other Funds	-	2,772	-	-	201	-	-	2,973
Investments:								
Acq. & Construction - Amenity	-	-	-	887,655	-	-	-	887,655
Acq. & Construction - Other	-	-	-	-	933,246	-	-	933,246
Acq. & Construction Account (Phase 1)	-	-	-	18,124	-	-	-	18,124
Acq. & Construction Account (Phase 2)	-	-	-	1	58,473	-	-	58,474
Cost of Issuance (A-2)	-	-	-	-	7,000	-	-	7,000
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Revenue Fund	-	349,187	62,487	-	-	-	-	411,674
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,733,088	6,733,088
<b>TOTAL ASSETS</b>	<b>\$ 199,011</b>	<b>\$ 514,809</b>	<b>\$ 62,487</b>	<b>\$ 905,780</b>	<b>\$ 998,920</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 11,710,377</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 12,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,033
Accounts Payable - Other	2,357	-	-	-	-	-	-	2,357
Bonds Payable	-	-	-	-	-	-	5,562,088	5,562,088
Bonds Payable - Series 2024	-	-	-	-	-	-	1,171,000	1,171,000
Due To Other Funds	2,772	-	201	-	-	-	-	2,973
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	24,843
<b>TOTAL LIABILITIES</b>	<b>42,005</b>	<b>-</b>	<b>201</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,733,088</b>	<b>6,775,294</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2024

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2021 DEBT SERVICE FUND</b>	<b>SERIES 2024 DEBT SERVICE FUND</b>	<b>SERIES 2021 CAPITAL PROJECTS FUND</b>	<b>SERIES 2024 CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	514,809	62,286	-	-	-	-	577,095
Capital Projects	-	-	-	905,780	998,920	-	-	1,904,700
Unassigned:	157,006	-	-	-	-	2,296,282	-	2,453,288
<b>TOTAL FUND BALANCES</b>	<b>157,006</b>	<b>514,809</b>	<b>62,286</b>	<b>905,780</b>	<b>998,920</b>	<b>2,296,282</b>	<b>-</b>	<b>4,935,083</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 199,011</b>	<b>\$ 514,809</b>	<b>\$ 62,487</b>	<b>\$ 905,780</b>	<b>\$ 998,920</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 11,710,377</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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	\$ 200,699	\$ (1,284)	99.36%
Special Assmnts- CDD Collected	102,290	119,897	17,607	117.21%
<b>TOTAL REVENUES</b>	<b>304,273</b>	<b>320,596</b>	<b>16,323</b>	<b>105.36%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	10,000	5,000	5,000	50.00%
ProfServ-Trustee Fees	8,200	2,828	5,372	34.49%
Disclosure Report	8,400	3,767	4,633	44.85%
District Counsel	4,000	9,248	(5,248)	231.20%
District Engineer	2,500	2,402	98	96.08%
District Manager	25,000	9,625	15,375	38.50%
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	500	22	478	4.40%
Public Officials Insurance	5,400	2,504	2,896	46.37%
Legal Advertising	1,500	472	1,028	31.47%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	656	844	43.73%
Dues, Licenses, Subscriptions	175	932	(757)	532.57%
<b>Total Administration</b>	<b>80,275</b>	<b>40,998</b>	<b>39,277</b>	<b>51.07%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	5,000	893	4,107	17.86%
Utility - StreetLights	50,000	25,367	24,633	50.73%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>26,260</b>	<b>28,740</b>	<b>47.75%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	2,500	120	2,380	4.80%
<b>Total Water Utility Services</b>	<b>2,500</b>	<b>120</b>	<b>2,380</b>	<b>4.80%</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 April 30, 2024  
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	4,905	2,943	62.50%
ProfServ - Field Management Onsite Staff	12,000	7,000	5,000	58.33%
Amenity Center Cleaning & Supplies	1,000	865	135	86.50%
Contracts-Janitorial Services	5,000	-	5,000	0.00%
Contracts-Pools	5,000	-	5,000	0.00%
Contracts - Landscape	65,000	35,418	29,582	54.49%
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	300	450	40.00%
R&M-Pools	500	-	500	0.00%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
R&M-Bush Hogging	9,200	7,750	1,450	84.24%
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	550	450	55.00%
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	630	870	42.00%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	5,267	(267)	105.34%
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>73,873</b>	<b>91,625</b>	<b>44.64%</b>
<b>TOTAL EXPENDITURES</b>	<b>304,273</b>	<b>141,251</b>	<b>163,022</b>	<b>46.42%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	179,345	179,345	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(22,339)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 157,006</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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	\$ -	\$ 10,885	\$ 10,885	0.00%
Special Assmnts- Tax Collector	325,550	323,630	(1,920)	99.41%
<b>TOTAL REVENUES</b>	<b>325,550</b>	<b>334,515</b>	<b>8,965</b>	<b>102.75%</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	98,547	97,003	50.39%
<b>Total Debt Service</b>	<b>325,550</b>	<b>98,547</b>	<b>227,003</b>	<b>30.27%</b>
<b>TOTAL EXPENDITURES</b>	<b>325,550</b>	<b>98,547</b>	<b>227,003</b>	<b>30.27%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	235,968	235,968	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>278,841</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 514,809</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
Series 2024 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 516	\$ 516	0.00%
Special Assmnts- CDD Collected	-	61,770	61,770	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>62,286</b>	<b>62,286</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	62,286	62,286	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 62,286</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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	\$ -	\$ 52,034	\$ 52,034	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>52,034</b>	<b>52,034</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	2,128,042	(2,128,042)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>2,128,042</b>	<b>(2,128,042)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,128,042</b>	<b>(2,128,042)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(2,076,008)	(2,076,008)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,981,788</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 905,780</b>		



**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
Series 2024 Capital Projects Fund (301)  
*(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	\$ -	\$ 8,964	\$ 8,964	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>8,964</b>	<b>8,964</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Info Technology	-	500	(500)	0.00%
ProfServ-Trustee Fees	-	5,025	(5,025)	0.00%
Bond Counsel	-	9,750	(9,750)	0.00%
District Counsel	-	20,500	(20,500)	0.00%
District Manager	-	17,500	(17,500)	0.00%
Printing and Binding	-	1,750	(1,750)	0.00%
Underwriting Counsel	-	55,000	(55,000)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>110,025</b>	<b>(110,025)</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Bond Discount	-	7,671	(7,671)	0.00%
Underwriters Discount	-	23,420	(23,420)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>31,091</b>	<b>(31,091)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>141,116</b>	<b>(141,116)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(132,152)	(132,152)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	1,131,072	1,131,072	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1,131,072</b>	<b>1,131,072</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 998,920	\$ 998,920	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 998,920</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
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>		

# Bank Account Statement

South Creek CDD

Bank Account Statement: Bank Account No.: 5561, Statement No.: 24-04

Currency Code

<b>Statement Date</b>	04/30/24	<b>Statement Balance</b>	166,630.12
<b>Balance Last Statement</b>	176,884.92	<b>Outstanding Bank Transactions</b>	-200.00
<b>Statement Ending Balance</b>	166,630.12	<b>Subtotal</b>	166,430.12
		<b>Outstanding Checks</b>	-4,605.00
<b>G/L Balance at 04/30/24</b>	161,825.12	<b>Bank Account Balance</b>	161,825.12

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
<b>Statement No. 24-04</b>							
03/14/24	Bank Account Ledger Entry	1250	Check for Vendor V00038		1	-430.00	-430.00
03/14/24	Bank Account Ledger Entry	1255	Check for Vendor V00021		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	DD140	Payment of Invoice 000513		1	-199.26	-199.26
03/14/24	Bank Account Ledger Entry	DD141	Payment of Invoice 000507		1	-17.34	-17.34
03/26/24	Bank Account Ledger Entry	1259	Check for Vendor V00039		1	-130.00	-130.00
03/26/24	Bank Account Ledger Entry	1260	Check for Vendor V00004		1	-532.50	-532.50
04/01/24	Bank Account Ledger Entry	JE000322	rev for DD ACH TECO - 6141		1	199.26	199.26
04/01/24	Bank Account Ledger Entry	JE000324	rev for DD ACH BOCC - 8928		1	17.34	17.34
04/15/24	Bank Account Ledger Entry	1261	Check for Vendor V00012		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1262	Check for Vendor V00016		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1263	Check for Vendor V00019		1	-5.91	-5.91
04/15/24	Bank Account Ledger Entry	1264	Check for Vendor V00021		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1265	Check for Vendor V00027		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1266	Check for Vendor V00029		1	-200.00	-200.00
04/17/24	Bank Account Ledger Entry	DD142	Payment of Invoice 000539		1	-36.45	-36.45
04/17/24	Bank Account Ledger Entry	DD143	Payment of Invoice 000549		1	-3,894.48	-3,894.48
04/17/24	Bank Account Ledger Entry	DD144	Payment of Invoice 000577		1	-38.16	-38.16
04/17/24	Bank Account Ledger Entry	DD145	Payment of Invoice 000578		1	-75.47	-75.47
04/17/24	Bank Account Ledger Entry	DD146	Payment of Invoice 000599		1	-3,894.48	-3,894.48
04/17/24	Bank Account Ledger Entry	DD147	Payment of Invoice 000547		1	-17.35	-17.35
<b>Total</b>						<b>-10,254.80</b>	<b>-10,254.80</b>

# Bank Account Statement

South Creek CDD

## Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
10/01/22		JE000018	Outstanding Check# 1063; Kelly Ann Evans	-200.00
	<b>Quantity</b>	<b>1</b>	<b>Total</b>	<b>-200.00</b>

## Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
04/30/24	Payment	1267	Check for Vendor V00004	-4,390.00
04/30/24	Payment	1268	Check for Vendor V00038	-215.00
	<b>Quantity</b>	<b>2</b>	<b>Total</b>	<b>-4,605.00</b>