

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

Prepared by:

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SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2021		SERIES 2024		SERIES 2021	SERIES 2024	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM		
	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 17,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,532
Cash in Transit	-	(1,288)	-	-	-	-	-	-	(1,288)
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	-	37,149
Due From Other Funds	-	6,802	-	-	2,321	-	-	-	9,123
Investments:									
Acq. & Construction - Amenity	-	-	-	19,000	-	-	-	-	19,000
Acq. & Construction - Other	-	-	-	-	953,901	-	-	-	953,901
Acq. & Construction Account (Phase 1)	-	-	-	18,525	-	-	-	-	18,525
Acq. & Construction Account (Phase 2)	-	-	-	1	59,767	-	-	-	59,768
Interest Account	-	-	2,028	-	-	-	-	-	2,028
Reserve Fund	-	162,850	-	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	40,285	-	-	-	-	-	40,285
Revenue Fund	-	132,395	40,902	-	-	-	-	-	173,297
Fixed Assets									
Construction Work In Process	-	-	-	-	-	2,296,282	-	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,733,088	-	6,733,088
TOTAL ASSETS	\$ 54,718	\$ 300,759	\$ 83,215	\$ 37,526	\$ 1,015,989	\$ 2,296,282	\$ 6,733,088	\$ -	\$ 10,521,577
LIABILITIES									
Accounts Payable	\$ 38,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,444
Accounts Payable - Other	2,640	-	-	-	-	-	-	-	2,640
Bonds Payable	-	-	-	-	-	-	5,562,088	-	5,562,088
Bonds Payable - Series 2024	-	-	-	-	-	-	1,171,000	-	1,171,000
Due To Other Funds	5,239	-	2,321	-	-	-	-	-	7,560
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	-	24,843
TOTAL LIABILITIES	71,166	-	2,321	-	-	-	6,733,088	-	6,806,575

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
FUND BALANCES								
Restricted for:								
Debt Service	-	300,759	80,894	-	-	-	-	381,653
Capital Projects	-	-	-	37,526	1,015,989	-	-	1,053,515
Unassigned:	(16,448)	-	-	-	-	2,296,282	-	2,279,834
TOTAL FUND BALANCES	(16,448)	300,759	80,894	37,526	1,015,989	2,296,282	-	3,715,002
TOTAL LIABILITIES & FUND BALANCES	\$ 54,718	\$ 300,759	\$ 83,215	\$ 37,526	\$ 1,015,989	\$ 2,296,282	\$ 6,733,088	\$ 10,521,577

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 288,598	\$ 1,589	\$ (287,009)	0.55%
Special Assmnts- CDD Collected	65,371	-	(65,371)	0.00%
TOTAL REVENUES	353,969	1,589	(352,380)	0.45%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	1,000	9,000	10.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	850	9,350	8.33%
ProfServ-Trustee Fees	6,400	-	6,400	0.00%
District Counsel	4,000	3,545	455	88.63%
District Engineer	2,500	3,577	(1,077)	143.08%
District Manager	25,000	23,875	1,125	95.50%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	-	250	0.00%
Clubhouse Internet, TV, Phone	1,200	89	1,111	7.42%
Public Officials Insurance	2,754	2,754	-	100.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	820	180	82.00%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	125	1,375	8.33%
Dues, Licenses, Subscriptions	600	175	425	29.17%
Total Administration	80,854	36,810	44,044	45.53%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	1,181	3,819	23.62%
Utility - StreetLights	50,000	3,894	46,106	7.79%
Total Electric Utility Services	55,000	5,075	49,925	9.23%
<u>Water Utility Services</u>				
Utility - Water	1,000	17	983	1.70%
Total Water Utility Services	1,000	17	983	1.70%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
<u>Other Physical Environment</u>				
Waterway Management	9,000	595	8,405	6.61%
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	7,000	-	7,000	0.00%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	75,000	6,710	68,290	8.95%
Amenity Center Pest Control	1,200	-	1,200	0.00%
Janitorial Services & Supplies	1,500	-	1,500	0.00%
Insurance - General Liability	3,365	2,500	865	74.29%
Insurance -Property & Casualty	30,000	9,071	20,929	30.24%
R&M-Other Landscape	3,000	-	3,000	0.00%
R&M-Pools	500	-	500	0.00%
R&M-Sidewalks	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscape - Mulch	2,000	-	2,000	0.00%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
R&M-Security Cameras	1,000	-	1,000	0.00%
Plant Replacement Program	4,000	-	4,000	0.00%
Security System Monitoring & Maint.	5,050	-	5,050	0.00%
Shared Maintenance Costs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	1,500	755	745	50.33%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
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%
Dog Waste Station Supplies	3,000	-	3,000	0.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	205,115	20,631	184,484	10.06%
TOTAL EXPENDITURES	341,969	62,533	279,436	18.29%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	(60,944)	(72,944)	-507.87%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
TOTAL FINANCING SOURCES (USES)	12,000	-	(12,000)	0.00%
Net change in fund balance	<u>\$ 12,000</u>	<u>\$ (60,944)</u>	<u>\$ (96,944)</u>	<u>-507.87%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		44,496		
FUND BALANCE, ENDING		<u>\$ (16,448)</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
REVENUES				
Special Assmnts- Tax Collector	\$ 325,700	\$ 2,741	\$ (322,959)	0.84%
TOTAL REVENUES	325,700	2,741	(322,959)	0.84%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	192,463	-	192,463	0.00%
Total Debt Service	322,463	-	322,463	0.00%
TOTAL EXPENDITURES	322,463	-	322,463	0.00%
Excess (deficiency) of revenues Over (under) expenditures	3,237	2,741	(496)	84.68%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
TOTAL FINANCING SOURCES (USES)	3,237	-	(3,237)	0.00%
Net change in fund balance	<u>\$ 3,237</u>	<u>\$ 2,741</u>	<u>\$ (6,970)</u>	<u>84.68%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		298,018		
FUND BALANCE, ENDING		<u>\$ 300,759</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
REVENUES				
Special Assmnts- CDD Collected	\$ 79,855	\$ -	\$ (79,855)	0.00%
TOTAL REVENUES	79,855	-	(79,855)	0.00%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	25,000	-	25,000	0.00%
Interest Expense	61,680	-	61,680	0.00%
Total Debt Service	86,680	-	86,680	0.00%
TOTAL EXPENDITURES	86,680	-	86,680	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(6,825)	-	6,825	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(6,825)	-	6,825	0.00%
TOTAL FINANCING SOURCES (USES)	(6,825)	-	6,825	0.00%
Net change in fund balance	\$ (6,825)	\$ -	\$ 20,475	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		80,894		
FUND BALANCE, ENDING		\$ 80,894		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		37,526		
FUND BALANCE, ENDING		<u>\$ 37,526</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,015,989		
FUND BALANCE, ENDING		<u>\$ 1,015,989</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,296,282		
FUND BALANCE, ENDING		<u>\$ 2,296,282</u>		

Bank Account Statement

South Creek CDD

Tuesday, November 26, 2024

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Bank Account No. 5561
Statement No. 10-24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	17,531.57	Statement Balance	27,897.92
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	27,897.92
Subtotal	17,531.57	Outstanding Checks	-10,366.35
Negative Adjustments	0.00	Ending Balance	17,531.57
Ending G/L Balance	17,531.57		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/31/2024		JE000433	FY24 Excess Fees	4,330.12	4,330.12	0.00
Total Deposits				4,330.12	4,330.12	0.00
Checks						
10/03/2024	Payment	1324	Check for Vendor V00019	-3,472.78	-3,472.78	0.00
10/03/2024	Payment	1325	Check for Vendor V00004	-8,394.67	-8,394.67	0.00
10/03/2024	Payment	1326	Check for Vendor V00009	-865.00	-865.00	0.00
10/03/2024	Payment	1327	Check for Vendor V00026	-1,550.00	-1,550.00	0.00
10/03/2024	Payment	1328	Check for Vendor V00007	-2,196.00	-2,196.00	0.00
10/07/2024	Payment	1329	Check for Vendor V00044	-88.94	-88.94	0.00
10/10/2024	Payment	DD167	Payment of Invoice 000697	-17.36	-17.36	0.00
10/21/2024	Payment	1331	Check for Vendor V00027	-200.00	-200.00	0.00
10/21/2024	Payment	1334	Check for Vendor V00016	-200.00	-200.00	0.00
10/21/2024	Payment	1335	Check for Vendor V00029	-200.00	-200.00	0.00
10/21/2024	Payment	1338	Check for Vendor V00005	-3,576.50	-3,576.50	0.00
10/21/2024	Payment	1339	Check for Vendor V00004	-7,304.67	-7,304.67	0.00
10/21/2024	Payment	1340	Check for Vendor V00007	-1,699.00	-1,699.00	0.00
10/25/2024	Payment	1342	Check for Vendor V00004	-293.35	-293.35	0.00
10/28/2024	Payment	DD170	Payment of Invoice 000721	-78.61	-78.61	0.00
10/28/2024	Payment	DD171	Payment of Invoice 000751	-113.70	-113.70	0.00
10/28/2024	Payment	DD172	Payment of Invoice 000752	-3,894.48	-3,894.48	0.00
10/31/2024	Payment	DD173	Payment of Invoice 000731	-17.36	-17.36	0.00
10/23/2024	Payment	DD174	Payment of Invoice 000724	-79.98	-79.98	0.00
10/02/2024		JE000436	Spectrum ACH for Internate	-88.95	-88.95	0.00
Total Checks				-34,331.35	-34,331.35	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
10/01/2022		JE000018	Outstanding Check# 1063; Kelly Ann Evans			-200.00

Bank Account Statement

South Creek CDD

Tuesday, November 26, 2024

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Bank Account No. 5561

Statement No. 10-24

Statement Date

10/31/2024

08/09/2024	Payment	1308	Check for Vendor V00021	-200.00
08/27/2024	Payment	1312	Check for Vendor V00024	-757.08
09/12/2024	Payment	1320	Check for Vendor V00021	-200.00
10/07/2024	Payment	1330	Check for Vendor V00038	-200.00
10/21/2024	Payment	1332	Check for Vendor V00038	-200.00
10/21/2024	Payment	1336	Check for Vendor V00012	-200.00
10/21/2024	Payment	1337	Check for Vendor V00021	-200.00
10/25/2024	Payment	1341	Check for Vendor V00019	-3,350.00
10/25/2024	Payment	1343	Check for Vendor V00009	-3,545.00
10/25/2024	Payment	1344	Check for Vendor V00022	-494.27
10/25/2024	Payment	1345	Check for Vendor V00007	-820.00
Total Outstanding Checks				-10,366.35

Outstanding Deposits

Total Outstanding Deposits