

# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
Nov 30, 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	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	
<b>ASSETS</b>									
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
<b>TOTAL ASSETS</b>	<b>\$ 54,718</b>	<b>\$ 300,759</b>	<b>\$ 83,215</b>	<b>\$ 37,526</b>	<b>\$ 1,015,989</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 6,733,088</b>	<b>\$ 10,521,577</b>
<b>LIABILITIES</b>									
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
<b>TOTAL LIABILITIES</b>	<b>71,166</b>	<b>-</b>	<b>2,321</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,733,088</b>	<b>6,806,575</b>

**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			
<b>FUND BALANCES</b>								
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
<b>TOTAL FUND BALANCES</b>	<b>(16,448)</b>	<b>300,759</b>	<b>80,894</b>	<b>37,526</b>	<b>1,015,989</b>	<b>2,296,282</b>	<b>-</b>	<b>3,715,002</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 54,718</b>	<b>\$ 300,759</b>	<b>\$ 83,215</b>	<b>\$ 37,526</b>	<b>\$ 1,015,989</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 10,521,577</b>

**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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 288,598	\$ 1,589	\$ (287,009)	0.55%
Special Assmnts- CDD Collected	65,371	-	(65,371)	0.00%
<b>TOTAL REVENUES</b>	<b>353,969</b>	<b>1,589</b>	<b>(352,380)</b>	<b>0.45%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>80,854</b>	<b>36,810</b>	<b>44,044</b>	<b>45.53%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	5,000	1,181	3,819	23.62%
Utility - StreetLights	50,000	3,894	46,106	7.79%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>5,075</b>	<b>49,925</b>	<b>9.23%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	1,000	17	983	1.70%
<b>Total Water Utility Services</b>	<b>1,000</b>	<b>17</b>	<b>983</b>	<b>1.70%</b>

**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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>205,115</b>	<b>20,631</b>	<b>184,484</b>	<b>10.06%</b>
<b>TOTAL EXPENDITURES</b>	<b>341,969</b>	<b>62,533</b>	<b>279,436</b>	<b>18.29%</b>

**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%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>12,000</b>	<b>-</b>	<b>(12,000)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 12,000</u>	<u>\$ (60,944)</u>	<u>\$ (96,944)</u>	<u>-507.87%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>44,496</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ (16,448)</b></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
<b>REVENUES</b>				
Special Assmnts- Tax Collector	\$ 325,700	\$ 2,741	\$ (322,959)	0.84%
<b>TOTAL REVENUES</b>	<b>325,700</b>	<b>2,741</b>	<b>(322,959)</b>	<b>0.84%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	192,463	-	192,463	0.00%
<b>Total Debt Service</b>	<b>322,463</b>	<b>-</b>	<b>322,463</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>322,463</b>	<b>-</b>	<b>322,463</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	3,237	2,741	(496)	84.68%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,237</b>	<b>-</b>	<b>(3,237)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 3,237</u>	<u>\$ 2,741</u>	<u>\$ (6,970)</u>	<u>84.68%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>298,018</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 300,759</b></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
<b>REVENUES</b>				
Special Assmnts- CDD Collected	\$ 79,855	\$ -	\$ (79,855)	0.00%
<b>TOTAL REVENUES</b>	<b>79,855</b>	<b>-</b>	<b>(79,855)</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	25,000	-	25,000	0.00%
Interest Expense	61,680	-	61,680	0.00%
<b>Total Debt Service</b>	<b>86,680</b>	<b>-</b>	<b>86,680</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>86,680</b>	<b>-</b>	<b>86,680</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	(6,825)	-	6,825	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(6,825)	-	6,825	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(6,825)</b>	<b>-</b>	<b>6,825</b>	<b>0.00%</b>
Net change in fund balance	\$ (6,825)	\$ -	\$ 20,475	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>80,894</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 80,894</b>		



**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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>37,526</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 37,526</u></b>		

**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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,015,989</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,015,989</u></b>		

**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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>2,296,282</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,296,282</u></b>		

# 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

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

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
10/31/2024		JE000433	FY24 Excess Fees	4,330.12	4,330.12	0.00
<b>Total Deposits</b>				4,330.12	4,330.12	0.00
<b>Checks</b>						
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
<b>Total Checks</b>				-34,331.35	-34,331.35	0.00
<b>Adjustments</b>						
<b>Total Adjustments</b>						
<b>Outstanding Checks</b>						
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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Z-SPAWAR

**Bank Account No.** 5561

**Statement No.** 10-24

**Statement Date**

10/31/2024

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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
<b>Total Outstanding Checks</b>				<b>-10,366.35</b>

## Outstanding Deposits

## Total Outstanding Deposits

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2021		SERIES 2024		SERIES 2021		SERIES 2024		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND					
<b>ASSETS</b>											
Cash - Operating Account	\$ 10,385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,385
Cash in Transit	-	5,558	-	-	-	-	-	-	-	-	5,558
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	-	-	-	37,149
Due From Other Funds	-	13,648	-	-	-	2,329	-	-	-	-	15,977
Investments:											
Acq. & Construction - Amenity	-	-	-	77	-	-	-	-	-	-	77
Acq. & Construction Account (Phase 2)	-	-	-	-	9,962	-	-	-	-	-	9,962
Interest Account	-	-	2,028	-	-	-	-	-	-	-	2,028
Reserve Fund	-	162,850	-	-	-	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	-	-	-	39,928
Revenue Fund	-	134,808	41,940	-	-	-	-	-	-	-	176,748
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>\$ 47,571</b>	<b>\$ 316,864</b>	<b>\$ 83,896</b>	<b>\$ 77</b>	<b>\$ 12,291</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 6,733,088</b>	<b>\$ 9,490,069</b>		
<b>LIABILITIES</b>											
Accounts Payable	\$ 42,024	\$ 6,846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48,870
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	12,085	-	2,329	-	-	-	-	-	-	-	14,414
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	-	-	-	24,843
<b>TOTAL LIABILITIES</b>	<b>81,592</b>	<b>6,846</b>	<b>2,329</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,733,088</b>	<b>6,823,855</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	310,018	81,567	-	-	-	-	391,585
Capital Projects	-	-	-	77	12,291	-	-	12,368
Unassigned:	(34,021)	-	-	-	-	2,296,282	-	2,262,261
<b>TOTAL FUND BALANCES</b>	<b>(34,021)</b>	<b>310,018</b>	<b>81,567</b>	<b>77</b>	<b>12,291</b>	<b>2,296,282</b>	<b>-</b>	<b>2,666,214</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 47,571</b>	<b>\$ 316,864</b>	<b>\$ 83,896</b>	<b>\$ 77</b>	<b>\$ 12,291</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 9,490,069</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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	\$ 288,598	\$ 7,655	\$ (280,943)	2.65%
Special Assmnts- CDD Collected	65,371	-	(65,371)	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
<b>TOTAL REVENUES</b>	<b>353,969</b>	<b>7,680</b>	<b>(346,289)</b>	<b>2.17%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	10,000	2,000	8,000	20.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	1,700	8,500	16.67%
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	25,250	(250)	101.00%
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	227	973	18.92%
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	250	1,250	16.67%
Dues, Licenses, Subscriptions	600	175	425	29.17%
<b>Total Administration</b>	<b>80,854</b>	<b>40,298</b>	<b>40,556</b>	<b>49.84%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	5,000	1,614	3,386	32.28%
Utility - StreetLights	50,000	7,789	42,211	15.58%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>9,403</b>	<b>45,597</b>	<b>17.10%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	1,000	17	983	1.70%
<b>Total Water Utility Services</b>	<b>1,000</b>	<b>17</b>	<b>983</b>	<b>1.70%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	9,000	1,190	7,810	13.22%
ProfServ - Field Management Onsite Staff	12,000	2,000	10,000	16.67%
Amenity Center Cleaning & Supplies	1,000	200	800	20.00%
Contracts-Janitorial Services	7,000	-	7,000	0.00%



**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	75,000	13,419	61,581	17.89%
Amenity Center Pest Control	1,200	1,010	190	84.17%
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	4,810	(1,810)	160.33%
R&M-Pools	500	-	500	0.00%
R&M-Sidewalks	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	5,000	554	4,446	11.08%
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	1,400	100	93.33%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	323	4,677	6.46%
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%
<b>Total Other Physical Environment</b>	<b>205,115</b>	<b>36,477</b>	<b>168,638</b>	<b>17.78%</b>
<b>TOTAL EXPENDITURES</b>	<b>341,969</b>	<b>86,195</b>	<b>255,774</b>	<b>25.21%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	(78,515)	(90,515)	-654.29%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>12,000</b>	<b>-</b>	<b>(12,000)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 12,000</u>	<u>\$ (78,515)</u>	<u>\$ (114,515)</u>	<u>-654.29%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>44,494</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ (34,021)</b></u>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,413	\$ 2,413	0.00%
Special Assmnts- Tax Collector	325,700	9,588	(316,112)	2.94%
<b>TOTAL REVENUES</b>	<b>325,700</b>	<b>12,001</b>	<b>(313,699)</b>	<b>3.68%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	192,463	-	192,463	0.00%
<b>Total Debt Service</b>	<b>322,463</b>	<b>-</b>	<b>322,463</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>322,463</b>	<b>-</b>	<b>322,463</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	3,237	12,001	8,764	370.74%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,237</b>	<b>-</b>	<b>(3,237)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 3,237</u>	<u>\$ 12,001</u>	<u>\$ 2,290</u>	<u>370.74%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>298,017</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 310,018</b></u>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 672	\$ 672	0.00%
Special Assmnts- CDD Collected	79,855	-	(79,855)	0.00%
<b>TOTAL REVENUES</b>	<b>79,855</b>	<b>672</b>	<b>(79,183)</b>	<b>0.84%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	25,000	-	25,000	0.00%
Interest Expense	61,680	-	61,680	0.00%
<b>Total Debt Service</b>	<b>86,680</b>	<b>-</b>	<b>86,680</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>86,680</b>	<b>-</b>	<b>86,680</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	(6,825)	672	7,497	-9.85%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(6,825)	-	6,825	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(6,825)</b>	<b>-</b>	<b>6,825</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (6,825)</u>	<u>\$ 672</u>	<u>\$ 21,147</u>	<u>-9.85%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>80,895</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 81,567</b></u>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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>REVENUES</b>				
Interest - Investments	\$ -	\$ 307	\$ 307	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>307</b>	<b>307</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	37,756	(37,756)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>37,756</b>	<b>(37,756)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>37,756</b>	<b>(37,756)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(37,449)	(37,449)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>37,526</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 77</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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>REVENUES</b>				
Interest - Investments	\$ -	\$ 8,291	\$ 8,291	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>8,291</b>	<b>8,291</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	1,011,989	(1,011,989)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,011,989</b>	<b>(1,011,989)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,011,989</b>	<b>(1,011,989)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,003,698)	(1,003,698)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,015,989</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 12,291</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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>	-	-	-	<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, 2024)</b>		<b>2,296,282</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,296,282</u></b>		

# Bank Account Statement

Wednesday, December 11, 2024

South Creek CDD

Page 1

**Bank Account No.** 5561  
**Statement No.** 11\_24

**Statement Date** 11/30/2024

<b>G/L Account No. 101001 Balance</b>	10,385.08	<b>Statement Balance</b>	15,911.60
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	10,385.08	<b>Subtotal</b>	15,911.60
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-5,526.52
<b>Ending G/L Balance</b>	10,385.08	<b>Ending Balance</b>	10,385.08

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
11/14/2024	Payment	BD00001	Deposit No. BD00001	25.00	25.00	0.00
11/06/2024		JE000434	Special Assmnts- Tax Revenue/Debt	2,156.06	2,156.06	0.00
11/14/2024		JE000435	Truist Bank	5,095.10	5,095.10	0.00
11/22/2024		JE000445	Tax Revenue/Debt Service	5,661.20	5,661.20	0.00
<b>Total Deposits</b>				12,937.36	12,937.36	0.00
<b>Checks</b>						
08/09/2024	Payment	1308	Check for Vendor V00021	-200.00	-200.00	0.00
09/12/2024	Payment	1320	Check for Vendor V00021	-200.00	-200.00	0.00
10/07/2024	Payment	1330	Check for Vendor V00038	-200.00	-200.00	0.00
10/21/2024	Payment	1332	Check for Vendor V00038	-200.00	-200.00	0.00
10/21/2024	Payment	1336	Check for Vendor V00012	-200.00	-200.00	0.00
10/21/2024	Payment	1337	Check for Vendor V00021	-200.00	-200.00	0.00
10/25/2024	Payment	1341	Check for Vendor V00019	-3,350.00	-3,350.00	0.00
10/25/2024	Payment	1343	Check for Vendor V00009	-3,545.00	-3,545.00	0.00
10/25/2024	Payment	1344	Check for Vendor V00022	-494.27	-494.27	0.00
10/25/2024	Payment	1345	Check for Vendor V00007	-820.00	-820.00	0.00
11/11/2024	Payment	1347	Check for Vendor V00046	-275.00	-275.00	0.00
11/11/2024	Payment	1348	Check for Vendor V00003	-175.00	-175.00	0.00
11/13/2024	Payment	1349	Check for Vendor V00027	-200.00	-200.00	0.00
11/13/2024	Payment	1350	Check for Vendor V00016	-200.00	-200.00	0.00
11/13/2024	Payment	1352	Check for Vendor V00012	-200.00	-200.00	0.00
11/12/2024	Payment	1354	Check for Vendor V00006	-14,325.00	-14,325.00	0.00
11/27/2024	Payment	DD175	Payment of Invoice 000756	-58.53	-58.53	0.00
11/27/2024	Payment	DD178	Payment of Invoice 000757	-80.88	-80.88	0.00
<b>Total Checks</b>				-24,923.68	-24,923.68	0.00

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

# Bank Account Statement

Wednesday, December 11, 2024

South Creek CDD

Page 2

**Bank Account No.** 5561

**Statement No.** 11\_24

**Statement Date**

11/30/2024

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10/01/2022		JE000018	Outstanding Check# 1063; Kelly Ann Evans	-200.00
08/27/2024	Payment	1312	Check for Vendor V00024	-757.08
11/11/2024	Payment	1346	Check for Vendor V00038	-200.00
11/13/2024	Payment	1351	Check for Vendor V00029	-200.00
11/13/2024	Payment	1353	Check for Vendor V00021	-200.00
11/27/2024	Payment	DD176	Payment of Invoice 000749	-74.96
11/27/2024	Payment	DD177	Payment of Invoice 000753	-3,894.48
<b>Total Outstanding Checks</b>				<b>-5,526.52</b>

## Outstanding Deposits

## Total Outstanding Deposits