

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2024

Prepared by:

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SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 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	
ASSETS								
Cash - Operating Account	\$ 436,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436,970
Cash in Transit	-	5,558	79,855	-	-	-	-	85,413
Accounts Receivable - HOA	37	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	37,149
Due From Other Funds	-	296,249	-	-	2,329	-	-	298,578
Investments:								
Acq. & Construction - Amenity	-	-	-	89	-	-	-	89
Acq. & Construction - Other	-	-	-	-	3,118	-	-	3,118
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,032	-	-	10,032
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	39,928
Revenue Fund	-	45,762	68,015	-	-	-	-	113,777
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,733,088	6,733,088
TOTAL ASSETS	\$ 474,156	\$ 510,419	\$ 187,798	\$ 101	\$ 15,479	\$ 2,296,282	\$ 6,733,088	\$ 10,217,323

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 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	
LIABILITIES								
Accounts Payable	\$ 55,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,103
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	214,831	-	82,184	-	-	-	-	297,015
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	24,843
TOTAL LIABILITIES	297,417	-	82,184	-	-	-	6,733,088	7,112,689
FUND BALANCES								
Restricted for:								
Debt Service	-	510,419	105,614	-	-	-	-	616,033
Capital Projects	-	-	-	101	15,479	-	-	15,580
Unassigned:	176,739	-	-	-	-	2,296,282	-	2,473,021
TOTAL FUND BALANCES	176,739	510,419	105,614	101	15,479	2,296,282	-	3,104,634
TOTAL LIABILITIES & FUND BALANCES	\$ 474,156	\$ 510,419	\$ 187,798	\$ 101	\$ 15,479	\$ 2,296,282	\$ 6,733,088	\$ 10,217,323

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ 193,373	\$ (95,225)	67.00%
Special Assmnts- CDD Collected	65,371	65,371	-	100.00%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	353,969	258,769	(95,200)	73.10%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	3,000	7,000	30.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	2,550	7,650	25.00%
ProfServ-Trustee Fees	6,400	-	6,400	0.00%
District Counsel	4,000	12,832	(8,832)	320.80%
District Engineer	2,500	4,382	(1,882)	175.28%
District Manager	25,000	26,625	(1,625)	106.50%
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	302	898	25.17%
Public Officials Insurance	2,754	2,754	-	100.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	5,720	(4,720)	572.00%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	375	1,125	25.00%
Dues, Licenses, Subscriptions	600	175	425	29.17%
Total Administration	80,854	58,715	22,139	72.62%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	2,130	2,870	42.60%
Utility - StreetLights	50,000	7,789	42,211	15.58%
Total Electric Utility Services	55,000	9,919	45,081	18.03%
<u>Water Utility Services</u>				
Utility - Water	1,000	1,011	(11)	101.10%
Total Water Utility Services	1,000	1,011	(11)	101.10%
<u>Other Physical Environment</u>				
Waterway Management	9,000	1,785	7,215	19.83%
ProfServ - Field Management Onsite Staff	12,000	3,000	9,000	25.00%
Amenity Center Cleaning & Supplies	1,000	1,010	(10)	101.00%
Contracts-Janitorial Services	7,000	-	7,000	0.00%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	75,000	20,964	54,036	27.95%
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	6,460	(3,460)	215.33%
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	3,965	(2,965)	396.50%
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	2,600	(1,100)	173.33%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	3,961	1,039	79.22%
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	56,880	148,235	27.73%
TOTAL EXPENDITURES	341,969	126,525	215,444	37.00%
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	132,244	120,244	1102.03%
OTHER FINANCING SOURCES (USES)				
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>\$ 132,244</u>	<u>\$ 96,244</u>	<u>1102.03%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		44,495		
FUND BALANCE, ENDING		<u>\$ 176,739</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,524	\$ 3,524	0.00%
Special Assmnts- Tax Collector	325,700	219,180	(106,520)	67.30%
Special Assmnts- CDD Collected	-	6,846	6,846	0.00%
Developer Contribution	-	79,855	79,855	0.00%
TOTAL REVENUES	325,700	309,405	(16,295)	95.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	192,463	97,003	95,460	50.40%
Total Debt Service	322,463	97,003	225,460	30.08%
TOTAL EXPENDITURES	322,463	97,003	225,460	30.08%
Excess (deficiency) of revenues Over (under) expenditures	3,237	212,402	209,165	6561.69%
<u>OTHER FINANCING SOURCES (USES)</u>				
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>\$ 212,402</u>	<u>\$ 202,691</u>	<u>6561.69%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		298,017		
FUND BALANCE, ENDING		<u>\$ 510,419</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 985	\$ 985	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
TOTAL REVENUES	79,855	80,840	985	101.23%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	25,000	25,000	-	100.00%
Interest Expense	61,680	31,121	30,559	50.46%
Total Debt Service	86,680	56,121	30,559	64.75%
TOTAL EXPENDITURES	86,680	56,121	30,559	64.75%
Excess (deficiency) of revenues Over (under) expenditures	(6,825)	24,719	31,544	-362.18%
<u>OTHER FINANCING SOURCES (USES)</u>				
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	<u>\$ (6,825)</u>	<u>\$ 24,719</u>	<u>\$ 45,194</u>	<u>-362.18%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		80,895		
FUND BALANCE, ENDING		<u>\$ 105,614</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 331	\$ 331	0.00%
TOTAL REVENUES	-	331	331	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	37,756	(37,756)	0.00%
Total Construction In Progress	-	37,756	(37,756)	0.00%
TOTAL EXPENDITURES	-	37,756	(37,756)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(37,425)	(37,425)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		37,526		
FUND BALANCE, ENDING		\$ 101		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,479	\$ 11,479	0.00%
TOTAL REVENUES	-	11,479	11,479	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,011,989	(1,011,989)	0.00%
Total Construction In Progress	-	1,011,989	(1,011,989)	0.00%
TOTAL EXPENDITURES	-	1,011,989	(1,011,989)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,000,510)	(1,000,510)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,015,989		
FUND BALANCE, ENDING		\$ 15,479		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<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, 2024)		2,296,282		
FUND BALANCE, ENDING		<u>\$ 2,296,282</u>		

Bank Account Statement

South Creek CDD

Friday, January 17, 2025

Page 1

Bank Account No. 5561

Statement No. 12_24

Statement Date 12/31/2024

G/L Account No. 101001 Balance	436,970.16	Statement Balance	441,892.66
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	436,970.16	Subtotal	441,892.66
Negative Adjustments	0.00	Outstanding Checks	-4,922.50
Ending G/L Balance	436,970.16	Ending Balance	436,970.16

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/02/2024	Payment	BD00003		Deposit No. BD00003	145,225.64	145,225.64	0.00
12/03/2024		JE000477	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	5,661.21	5,661.21	0.00
12/06/2024		JE000478	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	334,209.02	334,209.02	0.00
12/17/2024		JE000479	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	55,440.33	55,440.33	0.00
Total Deposits					540,536.20	540,536.20	0.00
Checks							
11/11/2024	Payment	1346	CITY-WIDE CLEANING LLC	Check for Vendor V00038	-200.00	-200.00	0.00
11/13/2024	Payment	1353	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
11/27/2024	Payment	DD176	TECO	Payment of Invoice 000749	-74.96	-74.96	0.00
11/27/2024	Payment	DD177	TECO	Payment of Invoice 000753	-3,894.48	-3,894.48	0.00
12/09/2024	Payment	1355	MONICA ALVEREZ	Check for Vendor V00050	-600.00	-600.00	0.00
12/09/2024	Payment	1356	SOUTH CREEK CDD FIELDS	Check for Vendor V00017	-83,999.68	-83,999.68	0.00
12/09/2024	Payment	100000	CONSULTING GROUP, LLC	Inv: 3430, Inv: 3441	-300.00	-300.00	0.00
12/09/2024	Payment	100001	STEADFAST CONTRACTORS ALLIANCE	Inv: SM-13628, Inv: SE-25293, Inv: SM-13748, Inv: SM-13791	-12,437.67	-12,437.67	0.00
12/09/2024	Payment	100002	TECHNOLOGIES SERVIES, LLC	Inv: 1295	-500.00	-500.00	0.00
12/09/2024	Payment	1357	AYSHA TORRES	Check for Vendor V00052	-600.00	-600.00	0.00
12/09/2024	Payment	1358	SOUTH CREEK CDD	Check for Vendor V00017	-2,701.41	-2,701.41	0.00
12/11/2024	Payment	1359	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
12/11/2024	Payment	1360	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
12/11/2024	Payment	1361	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
12/11/2024	Payment	1362	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00

Bank Account Statement

South Creek CDD

Friday, January 17, 2025

Page 2

Bank Account No. 5561

Statement No. 12_24

Statement Date

12/31/2024

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
12/17/2024	Payment	1364	BOCC - HILLSBOROUGH COUNTY	Check for Vendor V00028	-974.73	-974.73	0.00
12/17/2024	Payment	1365	NEPTUNE MULTI SERVICES LLC	Check for Vendor V00053	-4,565.00	-4,565.00	0.00
12/23/2024	Payment	300000	TECO	Inv: 6141-111924 ACH	-94.24	-94.24	0.00
12/23/2024	Payment	300002	TECO	Inv: 4853-120624 ACH	-69.56	-69.56	0.00
12/23/2024	Payment	300003	TECO	Inv: 0243-120624 ACH	-352.14	-352.14	0.00
12/23/2024	Payment	300004	CHARTER COMMUNICATION	Inv: 2972133120624 ACH	-74.99	-74.99	0.00
12/27/2024	Payment	100006	CITY-WIDE CLEANING LLC	Inv: 19023	-200.00	-200.00	0.00
12/27/2024	Payment	100007	JNJ CLEANING SERVICES LLC	Inv: 0436, Inv: 0468	-1,620.00	-1,620.00	0.00
12/31/2024	Payment	300005	TECO	Inv: 211032690243 110624	-277.73	-277.73	0.00
12/10/2024	Payment	DD179	BOCC - HILLSBOROUGH COUNTY	Payment of Invoice 000807	-18.55	-18.55	0.00
Total Checks					-114,555.14	-114,555.14	0.00

Adjustments

Total Adjustments

Outstanding Checks

10/01/2022		JE000018		Outstanding Check# 1063;			-200.00
08/27/2024	Payment	1312	NANCY C MILLAN	Check for Vendor V00024			-757.08
11/13/2024	Payment	1351	LORI A. CAMPAGNA	Check for Vendor V00029			-200.00
12/11/2024	Payment	1363	RYAN MOTKO	Check for Vendor V00021			-200.00
12/23/2024	Payment	300001	TECO	Inv: 0243 100724 ACH			-494.27
12/27/2024	Payment	100003	STEADFAST CONTRACTORS ALLIANCE	Inv: SM-14055, Inv: SM-14132			-1,958.15
12/27/2024	Payment	100004	TIMES PUBLISHING COM	Inv: TB311198 121824			-308.00
12/27/2024	Payment	100005	STANTEC CONSULTING SERVICES	Inv: 2315206			-805.00
Total Outstanding Checks							-4,922.50

Outstanding Deposits

Total Outstanding Deposits