South Creek
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:

INFRAMARK
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SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	$ 150,332	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,332
Cash in Transit	-	215,151	79,855	-	-	-	-	295,006
Accounts Receivable - HOA	37	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	37,149
Due From Other Funds	-	86,657	-	-	2,329	-	-	88,986
Investments:								
Acq. & Construction - Amenity	-	-	-	91	-	-	-	91
Acq. & Construction - Other	-	-	-	-	3,162	-	-	3,162
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,175	-	-	10,175
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	39,928
Revenue Fund	-	368,217	69,540	-	-	-	-	437,757
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,733,088	6,733,088
TOTAL ASSETS	**$ 187,518**	**$ 832,875**	**$ 189,323**	**$ 103**	**$ 15,666**	**$ 2,296,282**	**$ 6,733,088**	**$ 10,254,855**
LIABILITIES								
Accounts Payable	$ 110	$ -	$ -	$ -	$ -	$ -	$ -	$ 110
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	-	82,184	-	-	-	-	87,423
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	24,843
TOTAL LIABILITIES	**32,832**	**-**	**82,184**	**-**	**-**	**-**	**6,733,088**	**6,848,104**

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	832,875	107,139	-	-	-	-	940,014
Capital Projects	-	-	-	103	15,666	-	-	15,769
Unassigned:	154,686	-	-	-	-	2,296,282	-	2,450,968
TOTAL FUND BALANCES	**154,686**	**832,875**	**107,139**	**103**	**15,666**	**2,296,282**	**-**	**3,406,751**
TOTAL LIABILITIES & FUND BALANCES	**$ 187,518**	**$ 832,875**	**$ 189,323**	**$ 103**	**$ 15,666**	**$ 2,296,282**	**$ 6,733,088**	**$ 10,254,855**

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

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
REVENUES				
Interest - Tax Collector	$ -	$ 1,796	$ 1,796	0.00%
Special Assmnts- Tax Collector	288,598	287,143	(1,455)	99.50%
Special Assmnts- CDD Collected	65,371	66,468	1,097	101.68%
Developer Contribution	-	1,904	1,904	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	**353,969**	**357,361**	**3,392**	**100.96%**
EXPENDITURES				
Administration				
Supervisor Fees	10,000	7,600	2,400	76.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	5,950	4,250	58.33%
ProfServ-Trustee Fees	6,400	4,256	2,144	66.50%
District Counsel	4,000	18,970	(14,970)	474.25%
District Engineer	2,500	5,593	(3,093)	223.72%
District Manager	25,000	33,309	(8,309)	133.24%
Auditing Services	5,250	1,500	3,750	28.57%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	454	(204)	181.60%
Clubhouse Internet, TV, Phone	1,200	602	598	50.17%
Public Officials Insurance	2,754	2,754	-	100.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	6,591	(5,591)	659.10%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	875	625	58.33%
Dues, Licenses, Subscriptions	600	1,068	(468)	178.00%
Total Administration	80,854	91,022	(10,168)	112.58%
Electric Utility Services				
Utility - Electric	5,000	13,109	(8,109)	262.18%
Utility - StreetLights	50,000	21,335	28,665	42.67%
Total Electric Utility Services	55,000	34,444	20,556	62.63%
Water Utility Services				
Utility - Water	1,000	3,130	(2,130)	313.00%
Total Water Utility Services	1,000	3,130	(2,130)	313.00%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

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
Other Physical Environment				
Waterway Management	9,000	6,390	2,610	71.00%
ProfServ - Field Management Onsite Staff	12,000	7,000	5,000	58.33%
Amenity Center Cleaning & Supplies	1,000	2,610	(1,610)	261.00%
Contracts-Janitorial Services	7,000	2,030	4,970	29.00%
Contracts-Pools	15,000	1,200	13,800	8.00%
Contracts - Landscape	75,000	56,813	18,187	75.75%
Amenity Center Pest Control	1,200	1,010	190	84.17%
Janitorial Services & Supplies	1,500	610	890	40.67%
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	1,520	1,480	50.67%
R&M-Pools	500	175	325	35.00%
R&M-Sidewalks	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	5,000	4,562	438	91.24%
R&M-Monument, Entrance & Wall	1,000	5,815	(4,815)	581.50%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscape - Mulch	2,000	1,650	350	82.50%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
R&M-Security Cameras	1,000	-	1,000	0.00%
Plant Replacement Program	4,000	666	3,334	16.65%
Security System Monitoring & Maint.	5,050	1,725	3,325	34.16%
Shared Maintenance Costs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	1,500	3,963	(2,463)	264.20%
Landscape Miscellaneous	2,000	924	1,076	46.20%
Irrigation Maintenance	5,000	6,379	(1,379)	127.58%
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	1,962	1,038	65.40%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	205,115	118,575	86,540	57.81%
TOTAL EXPENDITURES	**341,969**	**247,171**	**94,798**	**72.28%**

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

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	110,190	98,190	918.25%
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	$ 12,000	$ 110,190	$ 74,190	918.25%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**44,496**		
FUND BALANCE, ENDING		**$ 154,686**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

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				
Interest - Investments	$ -	$ 9,323	$ 9,323	0.00%
Special Assmnts- Tax Collector	325,700	325,006	(694)	99.79%
Special Assmnts- CDD Collected	-	217,677	217,677	0.00%
Developer Contribution	-	79,855	79,855	0.00%
TOTAL REVENUES	**325,700**	**631,861**	**306,161**	**194.00%**
EXPENDITURES				
Debt Service				
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	534,858	531,621	16523.26%
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	$ 3,237	$ 534,858	$ 525,147	16523.26%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**298,017**		
FUND BALANCE, ENDING		**$ 832,875**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

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				
Interest - Investments	$ -	$ 2,510	$ 2,510	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
TOTAL REVENUES	**79,855**	**82,365**	**2,510**	**103.14%**
EXPENDITURES				
Debt Service				
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)	26,244	33,069	-384.53%
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)	$ 26,244	$ 46,719	-384.53%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**80,895**		
FUND BALANCE, ENDING		**$ 107,139**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

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				
Interest - Investments	$ -	$ 333	$ 333	0.00%
TOTAL REVENUES	**-**	**333**	**333**	**0.00%**
EXPENDITURES				
Construction In Progress				
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	-	(37,423)	(37,423)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**37,526**		
FUND BALANCE, ENDING		**$ 103**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

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				
Interest - Investments	$ -	$ 11,666	$ 11,666	0.00%
TOTAL REVENUES	**-**	**11,666**	**11,666**	**0.00%**
EXPENDITURES				
Construction In Progress				
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	-	(1,000,323)	(1,000,323)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**1,015,989**		
FUND BALANCE, ENDING		**$ 15,666**		

Bank Account Statement

South Creek CDD

Bank Account No.	5561		
Statement No.	04_25	**Statement Date**	04/30/2025

G/L Account No. 101001 Balance	150,331.85	**Statement Balance**	153,196.05
		Outstanding Deposits	1,157.40
Positive Adjustments	0.00	**Subtotal**	154,353.45
Subtotal	150,331.85	**Outstanding Checks**	-4,021.60
Negative Adjustments	0.00	**Ending Balance**	150,331.85
Ending G/L Balance	150,331.85		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025	Payment	BD00011	Special Assmnts-Tax Collector	Deposit No. BD00011	7,020.11	7,020.11	0.00
04/25/2025	Payment	BD00012	Interest - Tax Collector	Deposit No. BD00012	200.90	200.90	0.00
Total Deposits					7,221.01	7,221.01	0.00
Checks							
							0.00
03/05/2025	Payment	100017	ITZ ELECTRIC CORP	Inv: F2083, Inv: F2084	-1,850.00	-1,850.00	0.00
03/26/2025	Payment	100027	STRALEY ROBIN VERICKER	Inv: 26167	-657.50	-657.50	0.00
03/26/2025	Payment	100029	GARY FORD WELL AND PUMP COMPANY	Inv: 031725-	-800.00	-800.00	0.00
03/26/2025	Payment	100030	STATE WILDLIFE TRAPPER LLC	Inv: 2007	-1,350.00	-1,350.00	0.00
03/26/2025	Payment	100032	INFRAMARK LLC	Inv: 146024	-188.88	-188.88	0.00
04/01/2025	Payment	100034	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-10821	-117.80	-117.80	0.00
04/01/2025	Payment	100035	U.S. BANK	Inv: 7658094	-4,256.13	-4,256.13	0.00
04/01/2025	Payment	100036	JNJ CLEANING SERVICES LLC	Inv: 0531	-610.00	-610.00	0.00
04/07/2025	Payment	1398	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
04/07/2025	Payment	1399	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
04/07/2025	Payment	1400	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
04/07/2025	Payment	1402	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
04/10/2025	Payment	300024	TECO ACH	Inv: 032125-6141	-128.25	-128.25	0.00
04/10/2025	Payment	100037	CITY-WIDE CLEANING LLC	Inv: 19287	-200.00	-200.00	0.00
04/10/2025	Payment	100038	INFRAMARK LLC	Inv: 147057	-3,350.00	-3,350.00	0.00
04/10/2025	Payment	100039	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-11086, Inv: 040125-	-7,304.67	-7,304.67	0.00

Bank Account Statement

South Creek CDD

Bank Account No.	5561		
Statement No.	04_25	**Statement Date**	04/30/2025

04/10/2025	Payment	100040	HORTICULTURE HAULERS INC	Inv: 90916	-1,400.00	-1,400.00	0.00
04/10/2025	Payment	1403	SOUTH CREEK CDD	Check for Vendor V00017	-3,722.05	-3,722.05	0.00
04/16/2025	Payment	1405	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
04/16/2025	Payment	1406	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
04/16/2025	Payment	100041	STRALEY ROBIN VERICKER	Inv: 26352	-1,640.00	-1,640.00	0.00
04/16/2025	Payment	100042	NEPTUNE MULTI SERVICES LLC	Inv: 0053791	-790.00	-790.00	0.00
04/18/2025	Payment	100043	BLUE LIFE POOL SERVICE LLC	Inv: 17907	-1,200.00	-1,200.00	0.00
04/18/2025	Payment	100044	GRAU AND ASSOCIATES	Inv: 26303-A	-1,500.00	-1,500.00	0.00
04/18/2025	Payment	300025	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 033125-5140	-120.93	-120.93	0.00
04/21/2025	Payment	300026	CHARTER COMMUNICATION ACH	Inv: 2972133040625	-74.99	-74.99	0.00
04/22/2025	Payment	1407	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
04/25/2025	Payment	300027	TECO ACH	Inv: 040725-0243	-326.66	-326.66	0.00
04/25/2025	Payment	300028	TECO ACH	Inv: 040725-4853	-73.68	-73.68	0.00
04/23/2025	Payment	300029	TECO ACH	Inv: 040725-0321 ACH	-4,649.41	-4,649.41	0.00
Total Checks					-37,710.95	-37,710.95	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
01/09/2025	Payment	DD180	TECO ACH	Payment of Invoice 000813	-103.77
03/28/2025	Payment	300022	TECO ACH	Inv: 030725-0243	-385.75
04/07/2025	Payment	1401	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00
04/30/2025	Payment	100045	CITY-WIDE CLEANING LLC	Inv: 19313	-200.00
04/30/2025	Payment	100046	STATE WILDLIFE TRAPPER LLC	Inv: 2019	-1,350.00
04/30/2025	Payment	100047	INFRAMARK LLC	Inv: 147961	-15.00
04/30/2025	Payment	100048	JNJ CLEANING SERVICES LLC	Inv: 0535	-610.00
Total Outstanding Checks					-4,021.60

Outstanding Deposits

02/05/2025	Payment	BD00005	Deposit No. BD00005	797.60
02/01/2025		JE000530	Rev Bank recon adj Teco	99.35
04/01/2025		JE000596	Reverse Bank recon adj	260.45
Total Outstanding Deposits				1,157.40