

South Creek

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Interest - Investments	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	288,598	501,719
Special Assmnts- CDD Collected	65,371	-
Developer Contributions	-	-
TOTAL REVENUES	\$ 353,969	\$ 501,719
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	\$ 10,000	\$ 12,000
District Management	25,000	16,995
Field Management	12,000	12,000
Dissemination Agent/Reporting	8,400	10,200
Website Admin Services	1,500	1,800
District Engineer	2,500	9,500
District Counsel	4,000	15,000
Trustees Fees	8,200	8,300
Auditing Services	5,250	5,200
Postage, Phone, Faxes, Copies	250	500
Legal Advertising	1,000	3,000
Bank Fees	100	100
Dues, Licenses & Fees	600	175
Website ADA Compliance	1,500	1,500
Shared Well With HOA	5,000	5,000
Total Financial and Administrative	\$ 91,400	\$ 101,270
Insurance		
General Liability	\$ 3,365	\$ 3,928
Public Officials Insurance	2,754	3,305
Property & Casualty Insurance	30,000	10,048
Deductible	2,500	2,500
Total Insurance	\$ 38,619	\$ 19,780
Utility Services		
Electric Utility Services	\$ 5,000	\$ 33,000
Street Lights	50,000	60,000
Amenity Internet	1,200	900
Water/Waste	1,000	7,889
Total Utility Services	\$ 57,200	\$ 101,789
Amenity		
Pool Monitor	\$ 12,000	\$ 18,000
Janitorial - Contract	7,000	7,680
Janitorial - Supplies/Other	1,500	-
Amenity Pest Control	1,200	1,200
Amenity R&M	6,000	10,000
Amenity Camera R&M	1,000	1,000

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ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
Amenity Furniture R&M	1,000	10,000
Access Control R&M	1,500	1,500
Key Card Distribution	2,500	-
Dog Waste Station Service and Supplies	3,000	2,400
Entrance Monuments, Fence, Walls R&M	1,000	10,000
Sidewalk, Pavement, Signage R&M	1,000	5,000
Pool Maintenance - Contract	15,000	14,560
Pool Treatments & Other R&M	500	-
Security Services	5,050	-
MISC	1,500	10,000
Total Amenity	\$ 60,750	\$ 91,340
Landscape and Pond Maintenance		
Landscape Maintenance - Contract	\$ 75,000	\$ 100,000
Landscaping - R&M	2,000	20,000
Landscaping - Mulch	2,000	10,000
Landscaping - Annuals	4,000	-
Landscaping - Plant Replacement Program	4,000	15,000
Irrigation Maintenance	5,000	15,000
Aquatics - Contract	9,000	7,140
Aquatics - Plant Replacement	1,000	-
Waterway Management Program	1,000	-
Mitigation Maintenance	2,400	2,400
Debris Cleanup	3,000	-
Wildlife Control	-	8,000
Storm Clean Up Contingency		10,000
Total Landscape and Pond Maintenance	\$ 108,400	\$ 187,540
TOTAL EXPENDITURES	\$ 356,369	\$ 501,719
Excess (deficiency) of revenues	\$ (2,400)	\$ -
Net change in fund balance	\$ (2,400)	\$ -
FUND BALANCE, BEGINNING	\$ 26,849	\$ (4,677)
FUND BALANCE, ENDING	\$ 24,449	\$ (4,677)

South Creek

Community Development District

All Funds

Summary of Assessments

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2025 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2026 Total Assessment	Total Increase / (Decrease) in Annual Assmt
ASSESSMENT AREA ONE - SERIES 2021									
Townhomes 26'	0.667	30	\$850.90	\$754.23	\$1,605.13	\$850.90	\$754.24	\$1,605.14	\$0.00
Single Family 40'	1.00	54	\$1,276.19	\$1,130.79	\$2,406.98	\$1,276.19	\$1,130.79	\$2,406.98	\$0.00
Single Family 50'	1.25	158	\$1,595.24	\$1,413.48	\$3,008.72	\$1,595.24	\$1,413.49	\$3,008.73	\$0.00
Subtotal		242							
ASSESSMENT AREA TWO -SERIES 2024									
Single Family 50'	1.25	30	\$1,726.67	\$1,413.48	\$3,140.15	\$1,726.67	\$1,413.49	\$3,140.16	\$0.00
Single Family 60'	1.50	16	\$2,072.00	\$1,696.18	\$3,768.18	\$2,072.00	\$1,696.18	\$3,768.18	\$0.00
Subtotal		46							
Future bond area 2025									
Single Family 50'	0.00	80	\$0.00	\$0.00	\$0.00	\$0.00	\$1,413.49	\$1,413.49	\$1,413.49
Single Family 60'	0.00	26	\$0.00	\$0.00	\$0.00	\$0.00	\$1,696.18	\$1,696.18	\$1,696.18
Subtotal		106							
TOTAL		394							