

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2021		SERIES 2024		SERIES 2021		SERIES 2024		SERIES 2021		SERIES 2024		TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE		
	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	FIXED ASSETS	LONG-TERM	FIXED ASSETS	LONG-TERM		

LIABILITIES

Accounts Payable	\$ 4,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,566
Bonds Payable	-	-	-	-	-	-	-	-	5,562,088	-	-	-	5,562,088
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	1,171,000	-	-	-	1,171,000
Due To Other Funds	5,239	-	2,329	-	-	-	-	-	-	-	-	-	7,568
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	-	-	-	-	-	24,843
TOTAL LIABILITIES	34,648	-	2,329	-	-	-	-	6,733,088	6,770,065				

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

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As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION				SERIES 2021	SERIES 2024			
	GENERAL	SERIES 2021	SERIES 2024	CAPITAL	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
FUND BALANCES								
Restricted for:								
Debt Service	-	539,713	107,521	-	-	-	-	647,234
Capital Projects	-	-	-	103	15,713	-	-	15,816
Unassigned:	132,894	-	-	-	-	2,296,282	-	2,429,176
TOTAL FUND BALANCES	132,894	539,713	107,521	103	15,713	2,296,282	-	3,092,226
TOTAL LIABILITIES & FUND BALANCES	\$ 167,542	\$ 539,713	\$ 109,850	\$ 103	\$ 15,713	\$ 2,296,282	\$ 6,733,088	\$ 9,862,291

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,796	\$ 1,796	0.00%
Rental Income	-	300	300	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	357,661	3,692	101.04%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	8,600	1,400	86.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	7,650	2,550	75.00%
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	6,301	(3,801)	252.04%
District Manager	25,000	36,059	(11,059)	144.24%
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	677	523	56.42%
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	1,125	375	75.00%
Dues, Licenses, Subscriptions	600	1,343	(743)	223.83%
Total Administration	80,854	97,780	(16,926)	120.93%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	18,339	(13,339)	366.78%
Utility - StreetLights	50,000	21,335	28,665	42.67%
Total Electric Utility Services	55,000	39,674	15,326	72.13%
<u>Water Utility Services</u>				
Utility - Water	1,000	3,344	(2,344)	334.40%
Total Water Utility Services	1,000	3,344	(2,344)	334.40%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	-	4,675	(4,675)	0.00%
Waterway Management	9,000	6,985	2,015	77.61%
ProfServ - Field Management Onsite Staff	12,000	9,000	3,000	75.00%
Amenity Center Cleaning & Supplies	1,000	1,390	(390)	139.00%
Contracts-Janitorial Services	7,000	4,270	2,730	61.00%
Contracts-Pools	15,000	1,800	13,200	12.00%
Contracts - Landscape	75,000	63,522	11,478	84.70%
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	2,910	90	97.00%
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	175	4,875	3.47%
Shared Maintenance Costs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	1,500	2,613	(1,113)	174.20%
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	1,012	1,988	33.73%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	205,115	131,104	74,011	63.92%
TOTAL EXPENDITURES	341,969	271,902	70,067	79.51%
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	85,759	73,759	714.66%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<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>\$ 85,759</u>	<u>\$ 49,759</u>	<u>714.66%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		47,135		
FUND BALANCE, ENDING		<u>\$ 132,894</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,166	\$ 11,166	0.00%
Special Assmnts- Tax Collector	325,700	325,006	(694)	99.79%
Special Assmnts- CDD Collected	-	1,238	1,238	0.00%
TOTAL REVENUES	325,700	337,410	11,710	103.60%
<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	240,407	237,170	7426.85%
<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	\$ 3,237	\$ 240,407	\$ 230,696	7426.85%
FUND BALANCE, BEGINNING (OCT 1, 2024)		299,306		
FUND BALANCE, ENDING		\$ 539,713		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,892	\$ 2,892	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
TOTAL REVENUES	79,855	82,747	2,892	103.62%
<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)	26,626	33,451	-390.12%
<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	\$ (6,825)	\$ 26,626	\$ 47,101	-390.12%
FUND BALANCE, BEGINNING (OCT 1, 2024)		80,895		
FUND BALANCE, ENDING		\$ 107,521		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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 May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,713	\$ 11,713	0.00%
TOTAL REVENUES	-	11,713	11,713	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	-	(1,000,276)	(1,000,276)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,015,989		
FUND BALANCE, ENDING		<u>\$ 15,713</u>		

Bank Account Statement

South Creek CDD

Bank Account No. 5561
Statement No. 05_25

Statement Date 05/31/2025

G/L Account No. 101001 Balance	130,355.67	Statement Balance	134,594.87
		Outstanding Deposits	1,157.40
Positive Adjustments	0.00	Subtotal	135,752.27
Subtotal	130,355.67	Outstanding Checks	-5,396.60
Negative Adjustments	0.00	Ending Balance	130,355.67
Ending G/L Balance	130,355.67		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
05/30/2025	Payment	BD00013	Rental Income	Deposit No. BD00013	300.00	300.00	0.00
Total Deposits					300.00	300.00	0.00
Checks							
04/07/2025	Payment	1401	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
04/30/2025	Payment	100045	CITY-WIDE CLEANING LLC	Inv: 19313	-200.00	-200.00	0.00
04/30/2025	Payment	100046	STATE WILDLIFE TRAPPER LLC	Inv: 2019	-1,350.00	-1,350.00	0.00
04/30/2025	Payment	100047	INFRAMARK LLC	Inv: 147961	-15.00	-15.00	0.00
04/30/2025	Payment	100048	JNJ CLEANING SERVICES LLC	Inv: 0535	-610.00	-610.00	0.00
05/08/2025	Payment	1408	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
05/08/2025	Payment	1409	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
05/08/2025	Payment	1410	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
05/08/2025	Payment	1411	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
05/08/2025	Payment	1412	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
05/08/2025	Payment	1414	FL DEPT OF HEALTH	Check for Vendor V00046	-275.00	-275.00	0.00
05/09/2025	Payment	100049	STANTEC CONSULTING SERVICES	Inv: 2389989	-708.50	-708.50	0.00
05/09/2025	Payment	100050	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-11755, Inv: SA-11801, Inv: SA-11803, Inv: SA-11887	-8,449.67	-8,449.67	0.00
05/12/2025	Payment	300030	TECO ACH	Inv: 042225-6141	-109.91	-109.91	0.00
05/12/2025	Payment	300031	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 042925-5140	-109.26	-109.26	0.00
05/15/2025	Payment	1415	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00

Bank Account Statement

South Creek CDD

Bank Account No. 5561

Statement No. 05_25

Statement Date

05/31/2025

05/20/2025	Payment	100051	STATE WILDLIFE TRAPPER LLC	Inv: 2033	-250.00	-250.00	0.00
05/20/2025	Payment	100052	STEADFAST CONTRACTORS ALLIANCE CHARTER	Inv: SA-11773	-245.00	-245.00	0.00
05/22/2025	Payment	300032	COMMUNICATION ACH	Inv: 2972133050625	-74.99	-74.99	0.00
05/27/2025	Payment	300033	TECO ACH	Inv: 050725-4853 ACH	-119.68	-119.68	0.00
05/27/2025	Payment	300034	TECO ACH	Inv: 050725-0243 ACH	-334.76	-334.76	0.00
05/27/2025	Payment	300035	TECO ACH	Inv: 050725-0321 ACH	-4,649.41	-4,649.41	0.00
Total Checks					-18,901.18	-18,901.18	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
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
05/28/2025	Payment	100053	INFRAMARK LLC	Inv: 149002		-3,350.00
05/29/2025	Payment	100054	INFRAMARK LLC	Inv: 150121		-600.00
Total Outstanding Checks						-5,396.60

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