

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 07, 2021**

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, OCTOBER 07, 2021 AT 2:00 P.M.
THE OFFICES OF MERITUS
LOCATED 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

District Board of Supervisors	Chair Vice-Chair Supervisor Supervisor Supervisor	Kelly Evans Jeffery Hills Laura Coffey Ryan Motko Nicholas Dister
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

October 07, 2021
Board of Supervisors
South Creek Community Development District

Dear Board Members:

The Regular Meeting of the South Creek Community Development District will be held on **October 07, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. **Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of Resolution 2022-01; Supplemental Assessment Resolution – Final Terms
of 2021 Bonds.....Tab 01
- B. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing & Regular Meeting August 05, 2021.....Tab 02
- B. Consideration of Operation and Maintenance Expenditures July 2021.....Tab 03
- C. Consideration of Operation and Maintenance Expenditures August 2021.....Tab 04
- D. Review of Financial Statements Month Ending August 31, 2021.....Tab 05

5. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

Sincerely,



Brian Lamb, CEO
Meritus

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2021 SPECIAL ASSESSMENT REVENUE BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2021 SPECIAL ASSESSMENT REVENUE BONDS; ADOPTING THE SUPPLEMENTAL ENGINEER'S REPORT; ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the South Creek Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated March 3, 2021 (the "**Engineer's Report**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") issued its \$5,885,000 Special Assessment Revenue Bonds, Series 2021 (the "**Series 2021 Bonds**") to finance Assessment Area One of the District (the "**2021 Project**");

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2021 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2021 Bonds;

WHEREAS, the Series 2021 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated March 4, 2012, and adopted pursuant to Resolution No. 2021-32 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2021 Bonds have been established, it is necessary to approve the First Supplemental Assessment Methodology Report – Assessment Area One dated June 2, 2021 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Report of the District Engineer, Capital Improvement Revenue Bonds, Series 2021 dated March 18, 2021 (the "**Supplemental Engineer's Report**") attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Supplemental Engineer's Report is hereby approved and ratified.

- c. The 2021 Project will serve a proper, essential, and valid public purpose.
 - d. The 2021 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2021 Project to be financed with the Series 2021 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2021 Bonds will finance the construction and acquisition of a portion of the 2021 Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
 4. **Assessment Lien for the Series 2021 Bonds.** The special assessments for the Series 2021 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
 5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
 7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 7th day of October, 2021.

Attest:

**South Creek Community
Development District**

Brian Lamb
Secretary / Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A – First Supplemental Assessment Methodology Report - Assessment Area One dated June 2, 2021
Exhibit B–Report of the District Engineer, Capital Improvement Revenue Bonds, Series 2021 dated March 18, 2021

Exhibit A
First Supplemental Assessment Methodology Report - Assessment Area One dated June 2, 2021

Exhibit B

Report of the District Engineer, Capital Improvement Revenue Bonds, Series 2021 dated March 18, 2021

SOUTH CREEK
COMMUNITY
DEVELOPMENT
DISTRICT

FIRST SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT

ASSESSMENT AREA ONE



Report Date:

June 2, 2021

TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	2
IV.	District & Assessment Area One Project	2
V.	Capital Improvement Program	3
VI.	Determination of Special Assessment	3
VII.	Allocation Methodology	4
VIII.	Assignment of Maximum Assessments	5
IX.	Financing Information	6
X.	True-Up Modifications	6
XI.	Additional Stipulations	7

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Development Program & EAU Factor Assignment Detail	8
2	Capital Improvement Program Cost Summary	8
3	Finance Information - Maximum Bonds	9
4	Assessment Allocation Detail – Maximum Assessments	10

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	10
B	Legal Description	11

I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated March 4, 2021 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of Assessment Area One of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“**Assessable Property**” – all property within the District that receives a special benefit from the CIP.

“**Assessment Area One**” – Identified within the Engineers Report and relates to costs for Assessment Area One of development that are specific (“Unique”) to the Assessment Area One project and details common costs within the CIP that benefit all developable private properties in the District. Assessment Area One contains 71.11 gross acres identified by legal description within the lands within the District described as Exhibit B. The Development Plan contemplates 242 Platted Units in this project area.

“**Assessment Area One Project**” – Relates to costs for Assessment Area One of development that are specific (“Unique”) to the Assessment Area One project and details common costs within the CIP that benefit all developable private properties in the District.

“**Capital Improvement Program**” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“**Developer**” – Lennar Homes, LLC.

“**Development**” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“**District**” – South Creek Community Development District containing 136.534 gross acres.

“**Engineer’s Report**” – *Report of the District Engineer, Capital Improvement Revenue Bonds, Series 2021 for South Creek Community Development District*, dated March 18th, 2021.

“**Equivalent Assessment Unit**” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“**Master Report**” or “**Report**” – The *Master Assessment Methodology Report*, dated March 4th, 2021 as provided to support benefit and maximum assessments on private developable property within the District.

“**Platted Units**” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“**Product Type**” – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.

“**Unplatted Parcels**” – gross acreage intended for subdivision and platting pursuant to the Development plan.



“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to Assessment Area One;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area One that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area One within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area One within the District that benefit from the Assessment Area One Project, as outlined by the Engineer’s Report.

The basis of benefit received by properties within Assessment Area One of the District relates directly to the Assessment Area One Project allocable to Assessable Property within Assessment Area One within the District. It is the District’s Assessment Area One Project that will create the public infrastructure which enables the assessable properties within Assessment Area One within the District to be developed and improved. Without these public improvements, which include off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape, the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area One within the District as a result of the benefit received from the Assessment Area One Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2021 (Assessment Area One) (the “Bonds”) to finance the construction and/or acquisition of a portion of the Assessment Area One Project which will provide special benefit to the assessable parcels within Assessment Area One of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area One within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 137 +/- acres and is located in Hillsborough County, Florida, within Sections 18 and 19, Township 31 South, and Range 20 East. The primary developer of the Assessable Properties in Assessment Area



One is Lennar Homes, LLC (the “Developer”), who has created the overall development plan for Assessment Area One as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 352 single family lots. The development plan for Assessment Area One contemplated 242 single family lots. The public improvements as described in the Engineer’s Report include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop Assessment Area One of the District. As designed, the Assessment Area One Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within Assessment Area One of the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting landowners within Assessment Area One within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the Assessment Area One Project. The Assessment Area One Project includes off-site improvements, storm water, utilities (water and sewer), roadways, amenities, landscape and hardscape. The cost of the Assessment Area One Project is estimated to be \$9,131,295, approximately \$5,552,739 of which will be funded by issuance of the Bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer’s Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The Assessment Area One Project contains a “system of improvements” for the Development except for common improvements which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.



The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan for Assessment Area One contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Assessment Area One Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area One as a result of the Assessment Area One Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of Assessment Area One within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Assessment Area One. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within



Assessment Area One of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the Assessment Area One Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the Assessment Area One Project are demonstrated on Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land within Assessment Area One within the District. With regard to the Assessable Property the special assessments are assigned to all property within Assessment Area One of the District on a gross acreage basis until such time as the developable acreage is platted in Assessment Area One. The platted parcels will then be reviewed as to use and product types. As of the date of this report, 95 lots have been platted. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within Assessment Area One are assumed to receive benefit from the Assessment Area One Project and all of the Assessable Property would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within Assessment Area One of the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within Assessment Area One receives from the Assessment Area One Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. If land is sold in bulk to a third party prior to platting, then the District will assign Series 2021 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent



assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 242 lots associated with the Assessment Area One Project are platted and fully-developed; if such a condition was to occur, the true-up provisions described below would be applicable.

The third condition is the “completed development state.” In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 271.50 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the Assessment Area One Project through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area One of the Development plan (i.e., Assessment Area One) within the District. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3.

X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within Assessment Area One of the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per developable acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within Assessment Area One of the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within Assessment Area One of the District to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within Assessment Area One of the District.



True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within Assessment Area One of the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Assessment Area One Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	ASSESSMENT AREA ONE	PER UNIT EAU ⁽¹⁾	TOTAL EAUs ⁽²⁾
Townhomes	26.67	30	0.667	20.00
Single Family	40	54	1.000	54.00
Single Family	50	158	1.250	197.50
TOTAL		242		271.50

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 2

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS	
DESCRIPTION	TOTAL PROJECT COSTS
Water Management & Control	2,255,933
Roads	1,206,476
Water Supply	730,828
Sewer & Wastewater Management	1,476,625
Amenities	1,500,000
Landscape/Hardscape/Irrigation	525,094
Undergrounding of Electric	224,792
Environmental	348,992
Professional & Permitting Fees	382,719
Off-Site Improvements	479,836
TOTAL	9,131,295
Funded by Series 2021 Bonds	5,552,739
Funded by Private Sources	3,578,556



TABLE 3

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - SERIES 2021 LONG TERM BONDS		
Average Coupon Rate		3.70%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$5,885,000
Amenity Subaccount		\$1,500,000
Phase One Subaccount		\$1,756,457
Phase Two Subaccount		\$2,296,282
Capitalized Interest (Months) ⁽¹⁾	0	\$0
Debt Service Reserve Fund	50% MADS	\$162,850
Bond Premium		(\$132,264)
Underwriter's Discount	2%	\$117,700
Cost of Issuance		\$183,975
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$325,700
Collection Costs and Discounts @	6.0%	\$20,789
TOTAL ANNUAL ASSESSMENT		\$346,489



TABLE 4

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - SERIES 2021 LONG TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Townhomes	0.667	20.00	7.37%	30	433,568	\$25,527	\$14,452	\$850.90
Single Family 40'	1.000	54.00	19.89%	54	1,170,486	\$68,914	\$21,676	\$1,276.19
Single Family 50'	1.250	197.50	72.74%	158	4,280,946	\$252,048	\$27,095	\$1,595.24
TOTAL		271.50	100%	242	5,885,000	346,489		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis.

⁽²⁾ Includes principal, interest, discounts and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$5,885,000.00 payable in 30 annual installments of principal of \$4,580.10 per gross acre. The maximum par debt is \$82,756.78 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan with respect to the 2020 Project will initially be allocated on a per acre basis within Assessment Area Two of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		\$5,885,000.00	
ANNUAL ASSESSMENT:		\$325,700.00 (30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:		71.11	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$82,756.78	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$4,580.10 (30 Installments)	
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total Annual Before Gross Up
Lennar Homes, LLC See Legal 4600 W. Cypress Street, Suite 300 Tampa, FL 33607	71.11	\$5,885,000.00	\$325,700.00
Totals:	71.11	\$5,885,000.00	\$325,700.00



**South Creek Community
Development District**

Report of the District Engineer,
Capital Improvement Revenue
Bonds, Series 2021



Prepared for:
Board of Supervisors
South Creek Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

March 18, 2021



1.0 INTRODUCTION

The South Creek Community Development District ("the District") encompasses approximately 136.534 acres in Hillsborough County, Florida. The District is located within Sections 18 and 19, Township 31 South, Range 20 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Descriptions of Assessment Area One and of the District.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 21-1 effective on January 12, 2021 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within Assessment Area One of the District.

3.0 THE DEVELOPER AND DEVELOPMENT

The District lands are currently planned to contain 352 residential units. Lennar Homes, LLC owns the land within Assessment Area One, which is planned for 242 residential units, corresponding to Phases 1, 2A, 2B and 2C of the development.

See Appendix B for the Assessment Area One Site Plan.

The possible major public improvements and community facilities for Assessment Area One include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, amenities and park facilities, and landscaping/hardscaping/irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Hillsborough County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage and inflowing storm sewer systems within rights-of-way and easements.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Hillsborough County technical standards. The District is anticipated to own and maintain these facilities. Minor off-site water management and control storm sewer modification are included in the 2021 scope of work and estimated costs.

4.2 WATER SUPPLY

The District is located within the Hillsborough County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District.

The water supply systems will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County will own and maintain these facilities.



4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas. Off-site roadway improvements, including driveway connections, sidewalks, storm sewers, and an entry turn lane and cross-walk are included in the scope of work and estimated costs for the Assessment Area One Project.

All roads will be designed in accordance with the Hillsborough County technical standards and are anticipated to be owned and maintained by the Hillsborough County.

4.5 AMENITIES AND PARK FACILITIES

Amenities and park facilities are planned throughout the community along with their associated landscaping, irrigation, hardscaping and mail facilities, which will be owned and maintained by the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.7 UNDERGROUNDING OF ELECTRIC SERVICE

Tampa Electric Company provides electric service to the District, and there are fees associated with converting service from overhead to underground. Only the cost of undergrounding wire in public right-of-way is included.

4.8 ENVIRONMENTAL

There are protected environmental lands, trees, and gopher tortoise that will be impacted by the Assessment Area One Project. These impacts will require mitigation.

4.9 PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.



These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the construction site plans for the development and contractor bid pricing provided by the Developer. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in the Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read 'Tonja L. Stewart', written over a horizontal line.

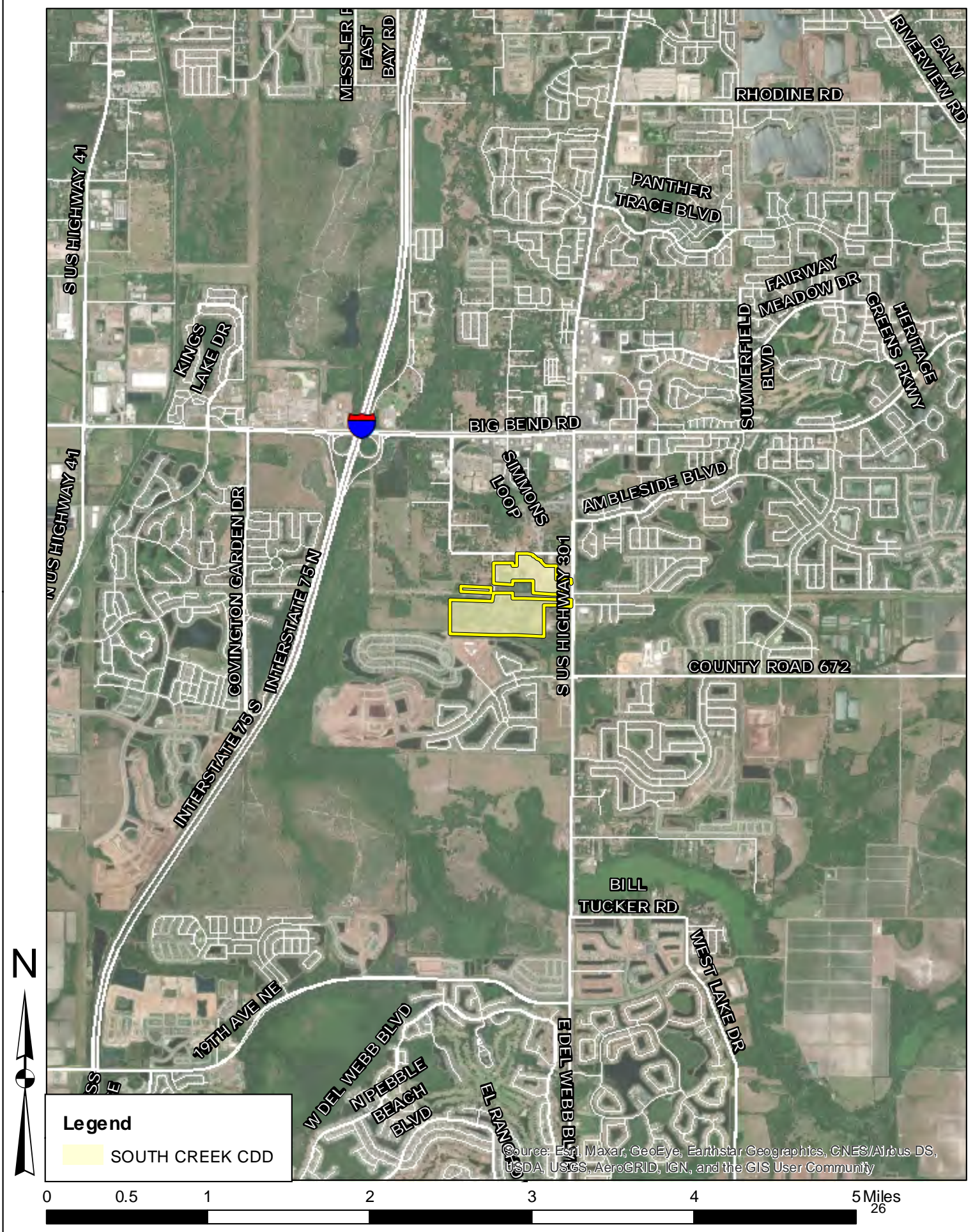
Tonja L. Stewart, P.E.
Florida License No. 47704



South Creek CDD
Report of the District Engineer
Capital Improvement Revenue Bonds, Series 2021
March 18, 2021

Appendix A VICINITY MAP AND LEGAL DESCRIPTIONS OF ASSESSMENT AREA ONE AND OF THE DISTRICT

SOUTH CREEK CDD LOCATION MAP



ASSESSMENT AREA ONE

LEGAL DESCRIPTION

SOUTH CREEK PHASE 1

PARCEL 1:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 857.67 FEET OF THE EAST 907.67 FEET OF THE NORTH 436.73 FEET OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO LESS ROAD RIGHT-OF-WAY FOR SIMMONS LOOP ROAD ALONG THE NORTH BOUNDARY THEREOF; ALSO LESS THE EAST 50 FOOT THEREOF FOR ROAD RIGHT-OF-WAY.

AND

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 50 FEET THEREOF FOR ROAD RIGHT-OF-WAY

PARCEL 2:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 4:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS THE EAST 50.00 FEET, AND LESS THE WEST 120.00 FEET OF THE NORTH 425.00 FEET, AND LESS THE SOUTH 400.00 FEET, LESS RIGHT OF-WAY FOR SIMMONS LOOP ROAD.

PARCEL 5:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 18; THENCE SOUTH 89°34'53" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 387.40 FEET; THENCE SOUTH 00°21'41" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 379.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING A POINT ON A NON-TANGENT INTERSECTION ON A CURVE, CONCAVE NORTHEASTERLY; THENCE 117.91 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 159.80 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 42°16'25", (CHORD BEARING OF SOUTH

59°34'32" EAST, CHORD DISTANCE OF 115.25 FEET) TO A POINT OF CUSP; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 99.75 FEET; THENCE NORTH 00°21'41" EAST, A DISTANCE OF 57.63 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2060, PAGE 518, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°08'00" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 39.02 FEET TO A POINT ON THE SOUTH MAINTAINED RIGHT OF WAY OF SIMMONS LOOP, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH 00°08'00" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, AND DEPARTING SAID SOUTH MAINTAINED RIGHT OF WAY, A DISTANCE OF 883.34 FEET; THENCE NORTH 89°20'46" WEST, DEPARTING THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°08'00" PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 883.13 FEET TO A POINT ON THE SOUTH MAINTAINED RIGHT OF WAY OF SIMMONS LOOP; THENCE SOUTH 89°34'53" EAST, ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SOUTH CREEK PHASE 2A, 2B & 2C

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°20'16" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°21'06" WEST, ALONG THE WEST RIGHT-OF-WAY OF STATE ROAD 43 (U.S. HIGHWAY 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 10010-2504, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°21'06" WEST, A DISTANCE OF

198.47 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°38'54" WEST, A DISTANCE OF 146.48 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 45.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF

498.00 FEET, A CENTRAL ANGLE OF 05°15'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°43'15" WEST 45.72 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 52.97 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 544.00 FEET, A CENTRAL ANGLE OF 05°34'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°52'47" WEST 52.95 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 237.79 FEET; THENCE NORTH 85°50'11" WEST, A DISTANCE OF 196.88 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 193.02 FEET; THENCE SOUTH 00°40'09" WEST, A DISTANCE OF 895.74 FEET; THENCE NORTH 64°59'25" WEST, A DISTANCE OF 549.73 FEET; THENCE NORTH 52°26'46" WEST, A DISTANCE OF 171.01 FEET; THENCE NORTH 00°41'37" EAST, A DISTANCE OF 123.53 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 169.29 FEET; THENCE NORTH 00°40'09" EAST, A DISTANCE OF 151.33 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 571.22 FEET; THENCE SOUTH 67°36'45" WEST, A DISTANCE OF 146.40 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 343.44 FEET; THENCE NORTH 00°40'09" EAST, A DISTANCE OF 419.73 FEET; THENCE SOUTH 87°20'57" EAST, A DISTANCE OF 204.09 FEET; THENCE NORTH 01°27'10" EAST, A DISTANCE OF 128.24 FEET; THENCE SOUTH 89°20'16" EAST, A DISTANCE OF 2521.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST OF HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, THENCE SOUTH 00°08'00" EAST, ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4, A DISTANCE OF 35.02 FEET TO A POINT ON THE SOUTH HILLSBOROUGH COUNTY MAINTAINED RIGHT-OF-WAY LINE OF SIMMONS LOOP, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°34'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 387.10 FEET; THENCE SOUTH 00°21'41" EAST DEPARTING SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 344.08 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 840.00 FEET; THENCE 484.31 FEET ALONG SAID ARC OF THE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33°02'03", A CHORD FOR WHICH BEARS NORTH 53°40'03" WEST, A CHORD DISTANCE OF 477.62 FEET, TO A POINT ON THE AFOREMENTIONED WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 00°08'00" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 63.92 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 20432, PAGE 1966 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH 89°19'47" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-WAY LINE OF US HIGHWAY 301; THENCE NORTH 00°21'41" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 495.14 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTHWESTERLY 39.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°18'32" AND A CHORD BEARING AND DISTANCE OF SOUTH 45°30'57" WEST 35.45 FEET; THENCE NORTH 89°19'47" WEST, A DISTANCE OF 454.87 FEET; THENCE NORTH 00°21'41" EAST, A DISTANCE OF 418.90 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 480.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 301; THENCE SOUTH 00°21'41" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 395.86 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 20432, PAGE 1966 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

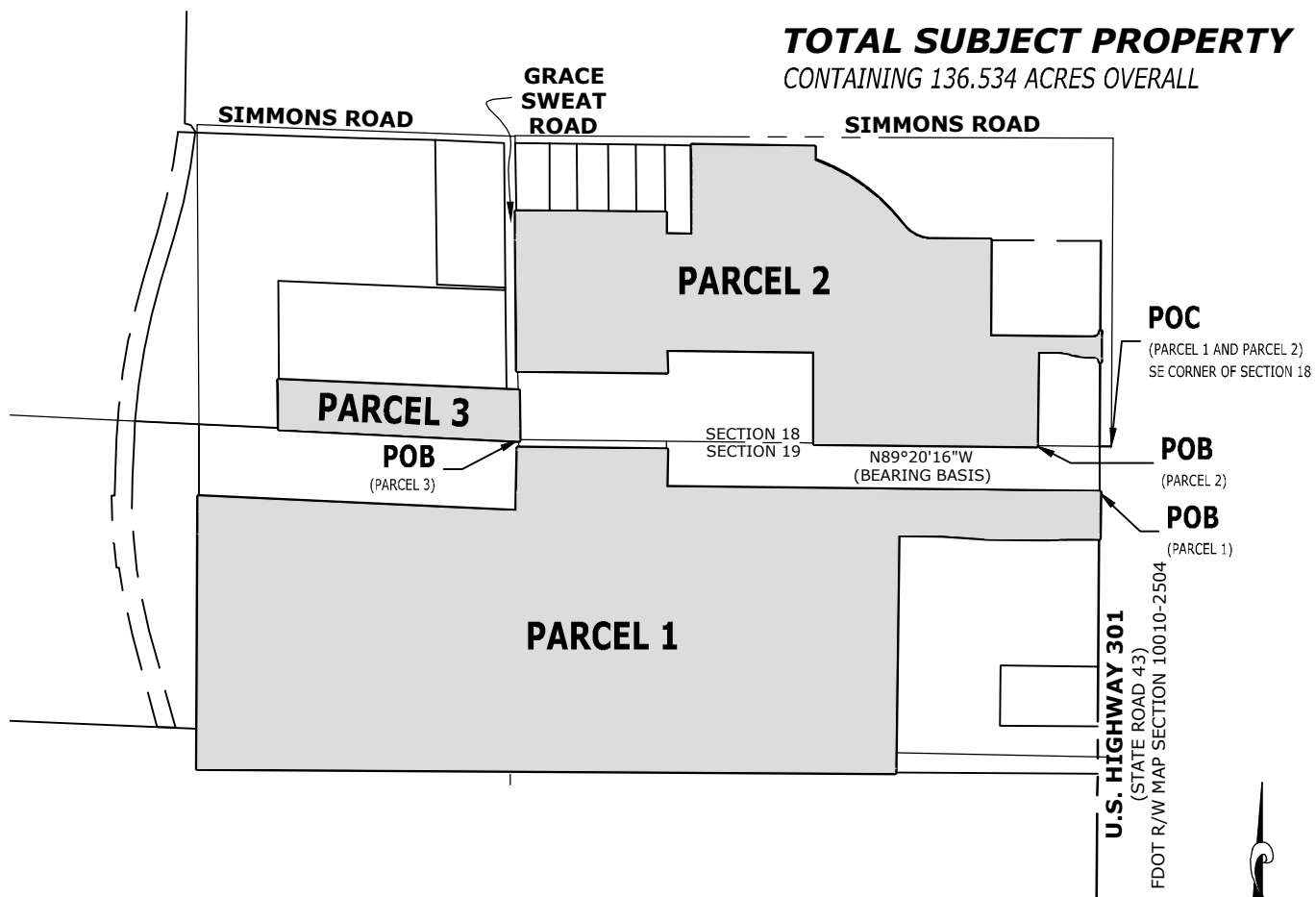
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH 89°20'16" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-WAY LINE OF US HIGHWAY 301 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°19'47" WEST A DISTANCE OF 275.37 FEET; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 410.03 FEET; THENCE SOUTH 89°19'47" EAST, A DISTANCE OF

79.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 69.25 FEET ALONG THE ARC OF 29

SAID CURVE, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF $14^{\circ}04'12''$, AND A CHORD BEARING AND DISTANCE OF SOUTH $82^{\circ}17'41''$ EAST 69.08 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE EASTERLY 78.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF $14^{\circ}04'12''$, AND A CHORD BEARING AND DISTANCE OF SOUTH $82^{\circ}17'41''$ EAST 77.89 FEET; THENCE SOUTH $89^{\circ}19'47''$ EAST, A DISTANCE OF 23.25 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 39.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $89^{\circ}41'28''$, AND A CHORD BEARING AND DISTANCE OF SOUTH $44^{\circ}29'03''$ EAST 35.26 FEET TO SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 301; THENCE SOUTH $00^{\circ}21'41''$ WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 367.13 FEET TO THE POINT OF BEGINNING.

THIS IS NOT A SURVEY

**SECTIONS 18 AND 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**



LEGEND:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
ORB = OFFICIAL RECORD BOOK
PG = PAGE

0 400 800
SCALE: FEET

EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD

SCALE AS SHOWN	DATE 10/14/2020	JOB No. 00053-2019-000		
DRAWN RBC	CHECKED GB	SECTIONS 18 AND 19	TOWNSHIP 31 S	RANGE 20 E



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

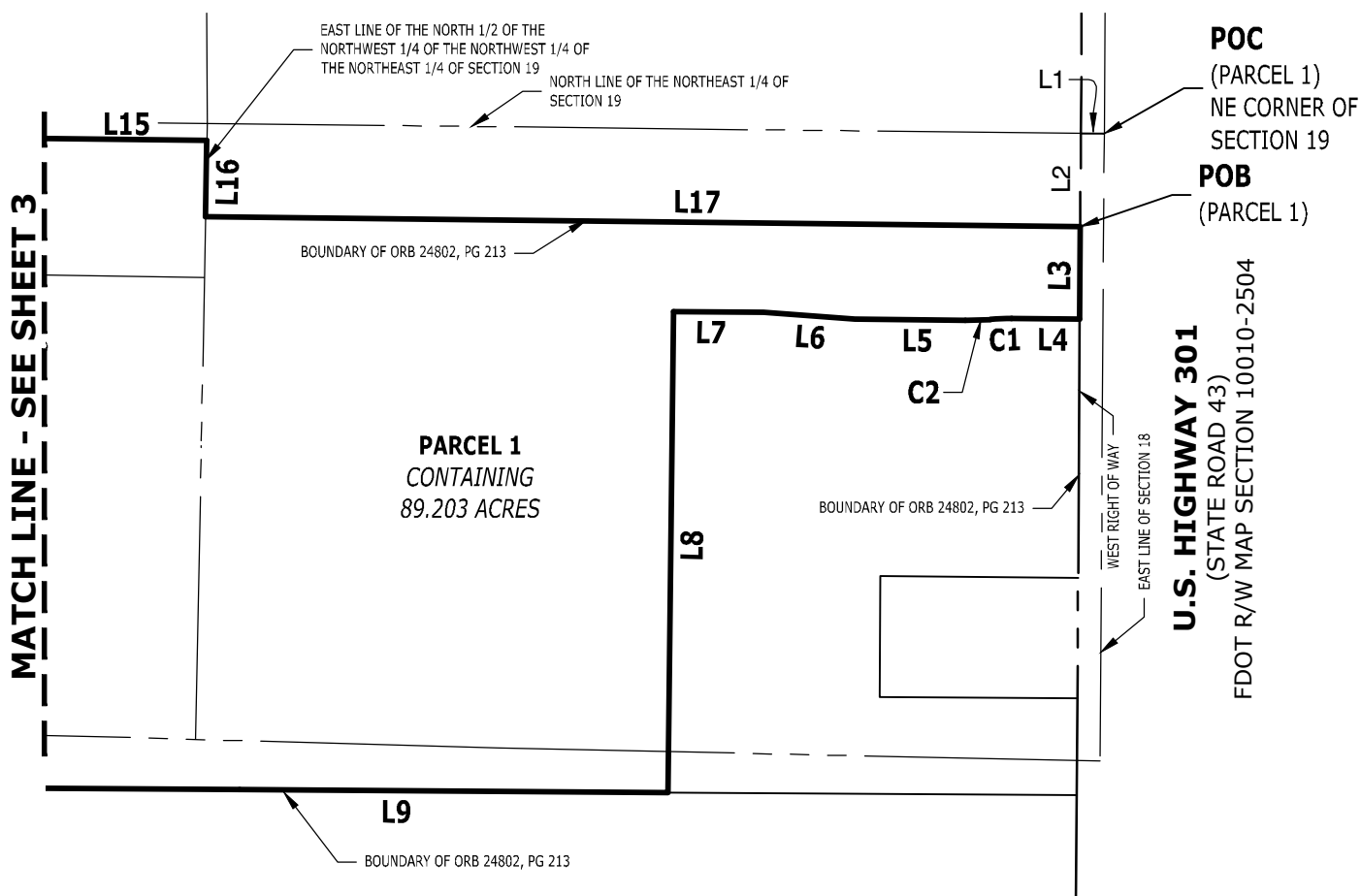
CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

31

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°20'16"W	50.00'
L2	S00°21'06"W	200.00'
L3	S00°21'06"W	198.47'
L4	N89°38'54"W	146.48'
L5	N89°19'51"W	237.79'
L6	N85°50'11"W	196.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N89°19'51"W	193.02'
L8	S00°40'09"W	1,032.96'
L9	N89°38'25"W	919.48'
L15	S89°20'16"E	641.91'
L16	S01°03'37"W	163.00'
L17	S89°20'16"E	1,878.25'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	45.73'	498.00'	5°15'42"	S87°43'15"W	45.72'
C2	52.97'	544.00'	5°34'45"	S87°52'47"W	52.95'

0 200 400
SCALE: FEET



EISENHOWER MANAGEMENT INC.

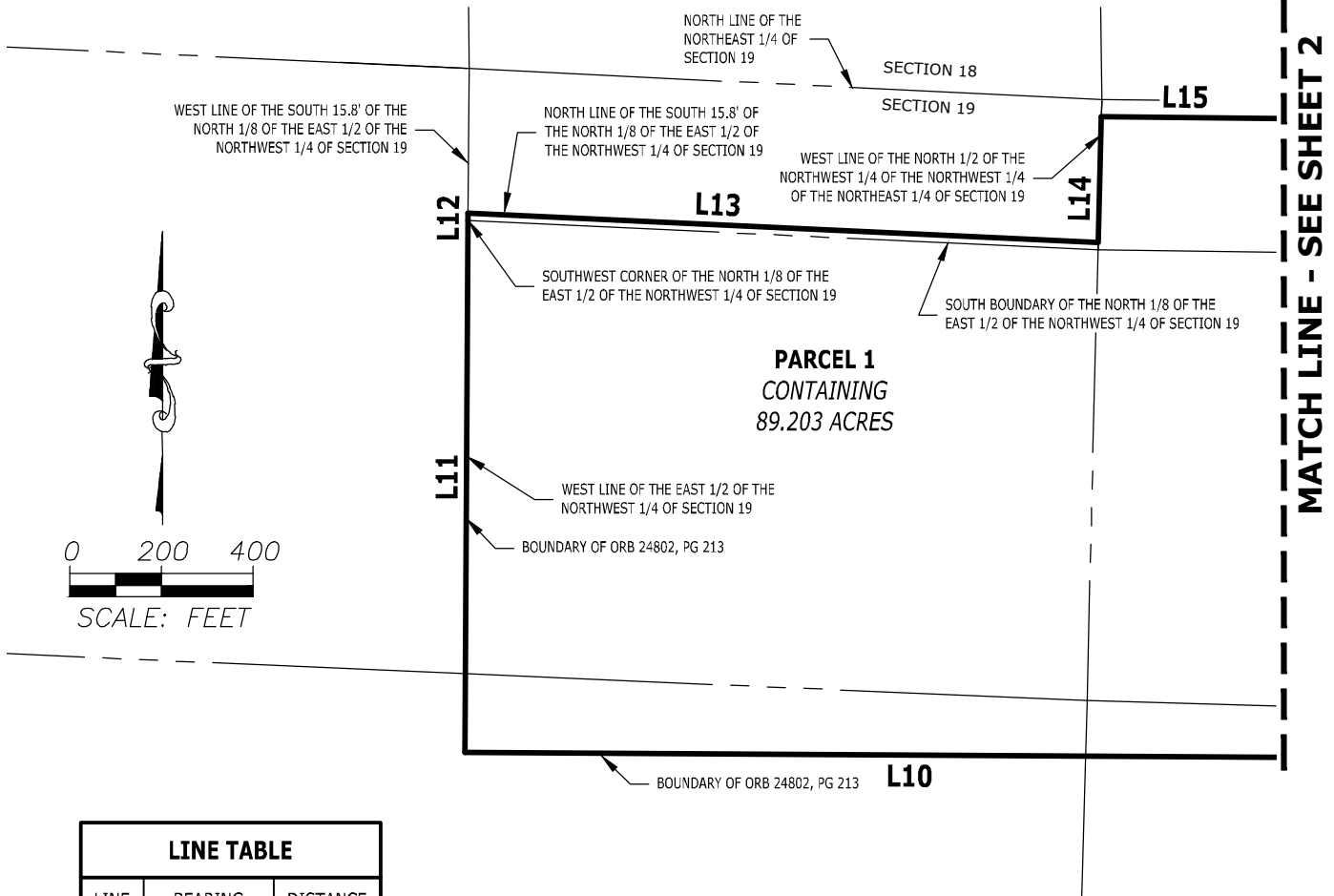
SOUTH CREEK CDD



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LINE TABLE		
LINE	BEARING	DISTANCE
L10	N89°38'57"W	2,101.13'
L11	N00°19'48"E	1,160.87'
L12	N00°19'48"E	15.81'
L13	S87°20'57"E	1,376.28'
L14	N01°33'32"E	275.46'
L15	S89°20'16"E	641.91'

EISENHOWER MANAGEMENT INC.

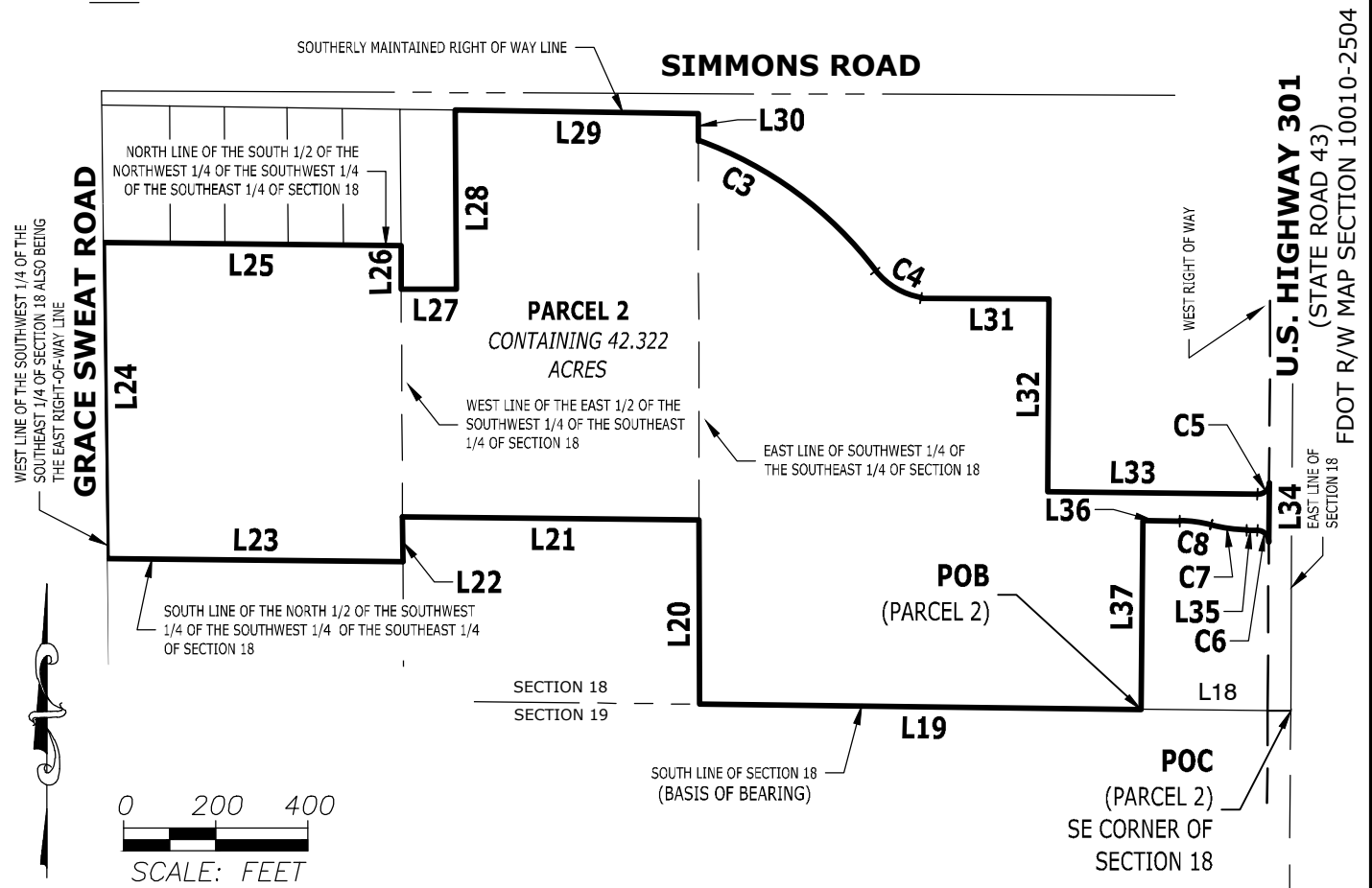
SOUTH CREEK CDD



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THIS IS NOT A SURVEY



LINE TABLE

LINE	BEARING	DISTANCE
L18	N89°20'16"W	325.37'
L19	N89°20'16"W	958.46'
L20	N00°07'21"W	400.04'
L21	N89°20'16"W	643.67'
L22	S00°22'08"E	98.20'
L23	N89°23'53"W	643.21'
L24	N00°37'05"W	686.69'
L25	S89°25'31"E	646.19'
L26	S00°22'08"E	94.02'
L27	S89°34'58"E	120.01'

LINE TABLE

LINE	BEARING	DISTANCE
L28	N00°22'08"W	389.15'
L29	S89°14'57"E	527.47'
L30	S00°07'21"E	59.96'
L31	S89°34'50"E	277.96'
L32	S00°21'41"W	418.90'
L33	S89°19'47"E	454.87'
L34	S00°21'41"W	128.00'
L35	N89°19'47"W	23.25'
L36	N89°19'47"W	79.00'
L37	S00°42'33"W	410.03'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	484.19'	840.00'	33°01'34"	S53°39'49"E	477.51'
C4	117.91'	159.80'	42°16'25"	S59°34'32"E	115.25'
C5	39.40'	25.00'	90°18'32"	N45°30'57"E	35.45'
C6	39.14'	25.00'	89°41'28"	N44°29'03"W	35.26'
C7	78.09'	318.00'	14°04'12"	N82°17'41"W	77.89'
C8	69.25'	282.00'	14°04'12"	N82°17'41"W	69.08'

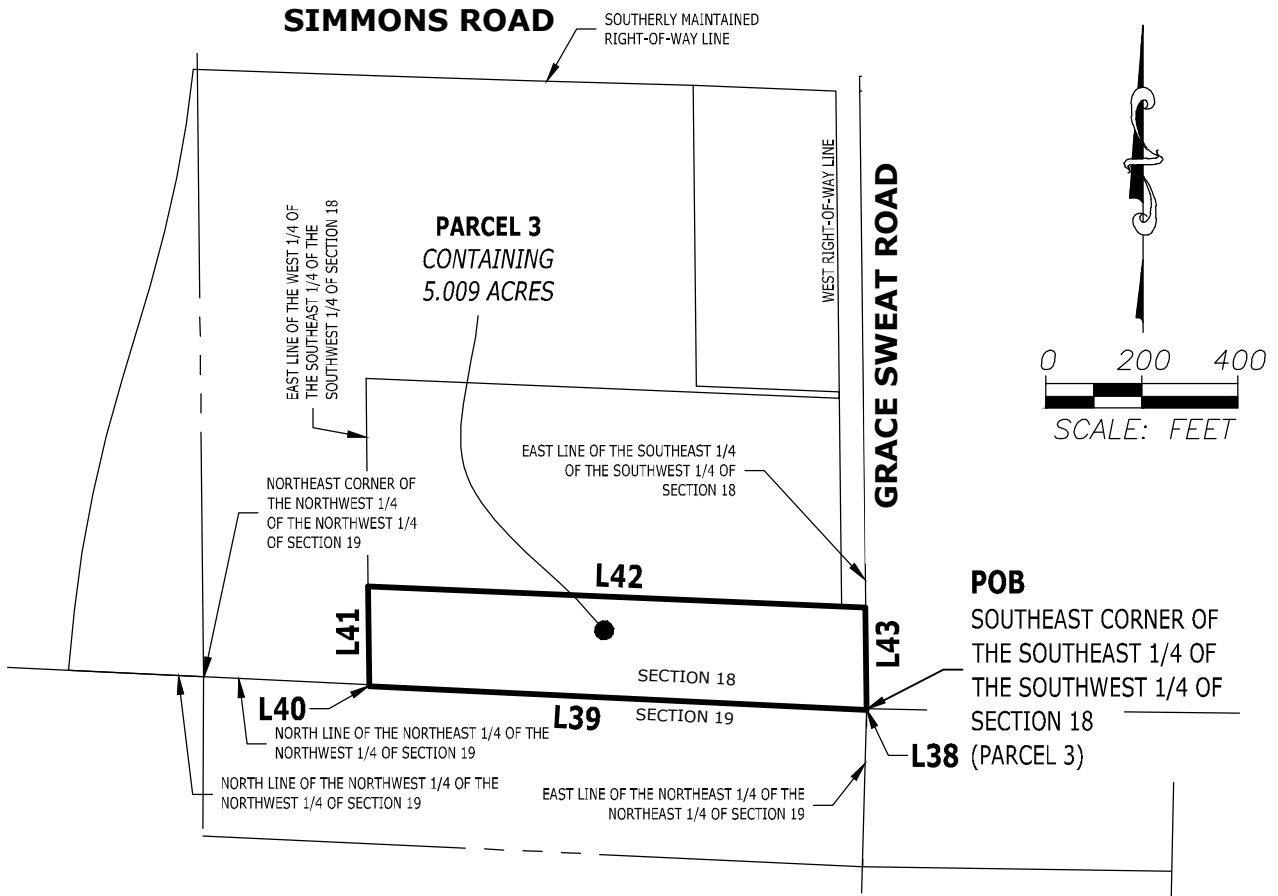
EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY



LINE TABLE

LINE	BEARING	DISTANCE
L38	S01°24'26"W	2.52'
L39	N87°12'56"W	1,036.99'
L40	N00°34'29"W	2.63'
L41	N00°34'29"W	204.77'
L42	S87°35'29"E	1,036.54'
L43	S00°37'05"E	211.65'

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LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°20'16" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°21'06" WEST, ALONG THE WEST RIGHT-OF-WAY OF STATE ROAD 43 (U.S. HIGHWAY 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 10010-2504, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, SAME ALSO BEING THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SOUTH 00°21'06" WEST A DISTANCE OF 198.47 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY, NORTH 89°38'54" WEST, A DISTANCE OF 146.48 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 45.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 498.00 FEET, A CENTRAL ANGLE OF 05°15'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°43'15" WEST 45.72 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 52.97 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 544.00 FEET, A CENTRAL ANGLE OF 05°34'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°52'47" WEST 52.95 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 237.79 FEET; THENCE NORTH 85°50'11" WEST, A DISTANCE OF 196.88 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 193.02 FEET; THENCE SOUTH 00°40'09" WEST, A DISTANCE OF 1,032.96 FEET TO AFORESAID BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES; 1) NORTH 89°38'25" WEST, A DISTANCE OF 919.48 FEET; 2) NORTH 89°38'57" WEST, A DISTANCE OF 2,101.13 FEET; 3) NORTH 00°19'48" EAST, A DISTANCE OF 1,160.87 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/8 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTH 1/8 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, NORTH 00°19'18" EAST, A DISTANCE OF 15.81 FEET TO THE NORTH LINE OF THE SOUTH 15.80 FEET OF SAID NORTH 1/8 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID LINE, SOUTH 87°20'57" EAST, A DISTANCE OF 1,376.28 FEET TO THE WEST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG SAID WEST LINE, NORTH 01°33'32" EAST, A DISTANCE OF 275.46 FEET; THENCE SOUTH 89°20'16" EAST, A DISTANCE OF 641.91 FEET TO THE EAST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG SAID EAST LINE, SOUTH 01°03'37" WEST, A DISTANCE OF 163.00 FEET TO THE BOUNDARY OF AFORESAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°20'16" EAST, A DISTANCE OF 1,878.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 89.203 ACRES.

(CONTINUED ON NEXT PAGE)

EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD



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Q:\SURVEY\00053\2020\0161\Production\Drawings\South Creek CDD-S&L-REV2.dwg, October 14, 2020 3:15 PM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM LAST PAGE)

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°20'16" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 325.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°20'16" WEST, A DISTANCE OF 958.46 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH 00°07'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 400.04 FEET; THENCE NORTH 89°20'16" WEST, A DISTANCE OF 643.67 FEET TO WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 00°22'08" EAST ALONG SAID WEST LINE, A DISTANCE OF 98.20 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 18; THENCE NORTH 89°23'53" WEST ALONG SAID LINE, A DISTANCE OF 643.21 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE NORTH 00°37'05" WEST ALONG SAID WEST LINE, A DISTANCE OF 686.69 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 89°25'31" EAST ALONG SAID LINE, A DISTANCE OF 646.19 FEET TO AFORESAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 00°22'08" EAST ALONG SAID WEST LINE, A DISTANCE OF 94.02 FEET; THENCE SOUTH 89°34'58" EAST, A DISTANCE OF 120.01 FEET; THENCE NORTH 00°22'08" WEST, A DISTANCE OF 389.15 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SIMMONS ROAD; THENCE SOUTH 89°14'57" EAST ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 527.47 FEET TO THE AFORESAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 00°07'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 59.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 484.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 33°01'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°39'49" EAST 477.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 117.91 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 159.80 FEET, A CENTRAL ANGLE OF 42°16'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°34'32" EAST 115.25 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 277.96 FEET; THENCE SOUTH 00°21'41" WEST, A DISTANCE OF 418.90 FEET; THENCE SOUTH 89°19'47" EAST, A DISTANCE OF 454.87 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 39.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°18'32", AND A CHORD BEARING AND DISTANCE OF NORTH 45°30'57" EAST 35.45 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 43 (U.S. HIGHWAY 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 10010-2504; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°21'41" WEST, A DISTANCE OF 128.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTHWESTERLY 39.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°41'28", AND A CHORD BEARING AND DISTANCE OF NORTH 44°29'03" WEST 35.26 FEET; THENCE NORTH 89°19'47" WEST, A DISTANCE OF 23.25 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 78.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 14°04'12", AND A CHORD BEARING AND DISTANCE OF NORTH 82°17'41" WEST 77.89 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE WESTERLY 69.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 14°04'12", AND A CHORD BEARING AND DISTANCE OF NORTH 82°17'41" WEST 69.08 FEET; THENCE NORTH 89°19'47" WEST, A DISTANCE OF 79.00 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 410.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.322 ACRES.

(CONTINUED ON NEXT PAGE)

EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD



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License #2610

Q:\SURVEY\00053\2020\0161\Production\Drawings\SOUTH CREEK CDD-S&L-REV2.dwg, October 14, 2020 3:15 PM, ARDURRA GROUP, Inc.

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LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM LAST PAGE)

PARCEL 3

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 01°24'26" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, A DISTANCE OF 2.52 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 87°12'56" WEST, A DISTANCE OF 1,036.99 FEET; THENCE NORTH 00°34'29" WEST, A DISTANCE OF 2.63 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE, ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, NORTH 00°34'29" WEST A DISTANCE OF 204.72 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 87°35'29" EAST, A DISTANCE OF 1,036.54 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 00°37'05" EAST, ALONG SAID EAST LINE, A DISTANCE OF 211.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.009 ACRES.

ALL TOGETHER CONTAINING 136.534 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON SOUTH LINE OF SECTION 18, TOWNSHIP 31S, RANGE 20E, BEING N89°20'16"W, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD



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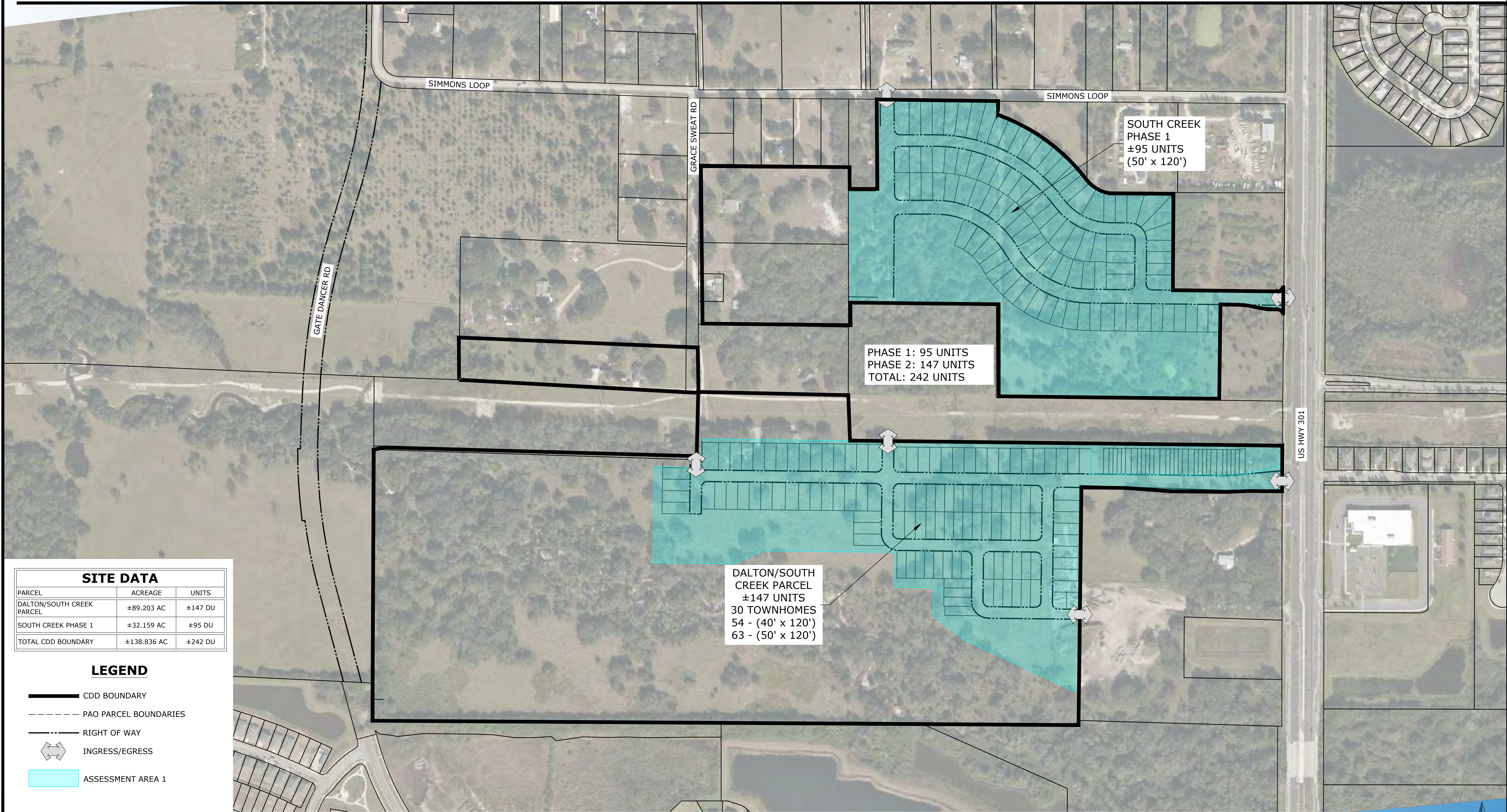
Appendix B SITE PLAN IDENTIFYING ASSESSMENT AREA ONE

SOUTH CREEK CDD

ASSESSMENT AREA ONE

COMPOSITE EXHIBIT

April 23, 2019 Q:\CIVIL\00053\2021\0865\Production\Drawings\Concept-Exhibit\South Creek Overall Composite Plan.dwg



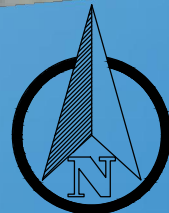
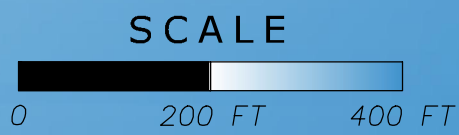
SITE DATA		
PARCEL	ACREAGE	UNITS
DALTON/SOUTH CREEK PARCEL	±89.203 AC	±147 DU
SOUTH CREEK PHASE 1	±32.159 AC	±95 DU
TOTAL CDD BOUNDARY	±138.836 AC	±242 DU

LEGEND

- CDD BOUNDARY
- PAO PARCEL BOUNDARIES
- RIGHT OF WAY
- INGRESS/EGRESS
- ASSESSMENT AREA 1



GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY





Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES FOR ASSESSMENT AREA ONE

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES
MARCH 18, 2021
ASSESSMENT AREA 1

		PHASE 1 ESTIMATED COSTS	PHASE 2 ESTIMATED COSTS	AMENITY ESTIMATED COST
Items	Description			
1	Water Management and Control	\$ 992,611	\$ 1,263,322	
2	Roads	\$ 530,849	\$ 675,627	
3	Water Supply	\$ 321,564	\$ 409,264	
4	Sewer and Wastewater Management	\$ 649,715	\$ 826,910	
6	Amenities			\$ 1,500,000
7	Landscape/Hardscape/Irrigation	\$ 231,041	\$ 294,053	
8	Undergrounding of Electric	\$ 98,908	\$ 125,884	
9	Environmental	\$ 153,556	\$ 195,436	
10	Professional and Permitting Fees	\$ 168,396	\$ 214,323	
11	Off-site Improvements	\$ 211,128	\$ 268,708	
	Sub-Total	\$ 3,357,770	\$ 4,273,525	\$ 1,500,000
	Grand Total			\$ 9,131,295

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 5, 2021 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for the South Creek Community Development District was held on **Thursday, August 5, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Bryan Radcliff called the Regular Meeting and Public Hearing of the Board of Supervisors of the South Creek Community Development District to order on **Thursday, August 5, 2021 at 2:35 p.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Supervisor
Nick Dister	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET

A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Lamb went over the proposed fiscal year 2022 budget and line items with the Board.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2021-34; Adopting Proposed Fiscal Year 2022 Budget

i. Consideration of FY 2021-2022 Budget Funding Agreement

The Board reviewed the resolution and budget funding agreement.

MOTION TO:	Approve Resolution 2021-34.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

5. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Lamb directed the Board to return and proceed to the regular meeting.

6. BUSINESS ITEMS

A. Consideration of Resolution 2021-35; Setting Fiscal Year 2022 Meeting Schedule

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2021-35.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. General Matters of the District

There were no general matters to discuss at this time.

7. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting June 3, 2021

B. Consideration of Minutes of the Regular Meeting June 10, 2021

C. Consideration of Operations and Maintenance Expenditures May 2021

D. Consideration of Operations and Maintenance Expenditures June 2021

E. Review of Financial Statements for Month Ending June 30, 2021

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

8. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional reports from staff.

9. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

11. ADJOURNMENT

MOTION TO:	Adjourn at 2:41 p.m.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

South Creek CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10745	\$ 1,000.00		District Management Services - July 2021
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Alphagraphics	707557	\$ 30.00		Self Inking Deposit Stamp - 07/15/2021
Straley Robin Vericker	19992	1,011.10		Professional Services thru 06/15/2021
Tampa Bay Times	311198 070721	2,105.25		O&M Assessments - 07/07/2021
Regular Services Sub-Total		\$ 3,146.35		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 4,146.35		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

South Creek CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

[] Chairman [] Vice Chairman [] Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10745

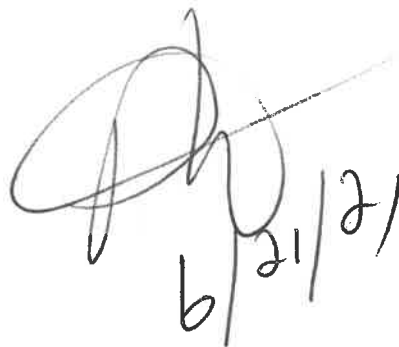
DATE: 07/01/2021

DUE DATE: 07/01/2021

BILLING ADDRESS

South Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services July		1,000.00
SUBTOTAL			1,000.00
NEW CHARGES			
TOTAL			1,000.00


6/21/21

**INVOICE**

Invoice Number: 707557
Account Number: 5
P.O. Number: TERESA FARLOW
Per: SOUTH CREEK
Cont Phone: Current Phone
Thursday July 15, 2021
Bill Email:

SOUTH CREEK
Current Phone

Item	Description	Quantity	Price
1	SELF INKING DEPOSIT STAMP	1	30.00
Subtotal For All Items			30.00
Shipping - Cust P/U			0.00
Sales Tax			0.00
Subtotal For Invoice			30.00
Invoice Total			\$30.00

Received By: _____

REMIT PAYMENT TO:

ALPHAGRAPHS TAMPA 671
4209 W KENNEDY BLVD
TAMPA, FL 33609-2230

PHONE (813) 289-4663
FAX (813) 287-5733

C. O. D.

THANK YOU FOR CHOOSING ALPHAGRAPHS.

51300
5101

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

June 29, 2021

Client: 001545

Matter: 000001

Invoice #: 19992

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
5/18/2021	JMV	REVIEW COMMUNICATION FROM K. EVANS; REVIEW COMMUNICATION FROM R. MOTKO; REVIEW DRAFT AGREEMENT; DRAFT EMAIL TO K. EVANS AND R. MOTKO.	0.8	
5/23/2021	JMV	PREPARE LEGAL NOTICES FOR CDD MEETING AND PUBLIC HEARINGS.	0.1	
5/24/2021	LB	FINALIZE PUBLICATION ADS FOR FY 2021/2022 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	
5/26/2021	JMV	REVIEW COMMUNICATION FROM S. PARROW; REVIEW BPA; REVIEW ASSESSMENT REPORTS.	0.9	
5/31/2021	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.5	
6/3/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
6/3/2021	VT	PREPARE FOR AND ATTEND BOARD MEETING.	0.3	
Total Professional Services			3.1	\$962.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	2.6	\$845.00
VT	Vanessa T. Steinerts	0.3	\$85.50

June 29, 2021

Client: 001545

Matter: 000001

Invoice #: 19992

Page: 2

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.2	\$32.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/15/2021	Photocopies (324 @ \$0.15)	\$48.60

Total Disbursements	\$48.60
---------------------	---------

Total Services	\$962.50
Total Disbursements	\$48.60
Total Current Charges	\$1,011.10

PAY THIS AMOUNT	\$1,011.10
------------------------	-------------------

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

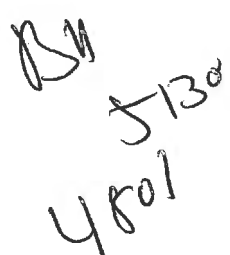
Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/ 7/21		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
07/07/2021	Deirdre Almeida	311198	
Total Amount Due		Ad Number	
\$2,105.25		0000167520	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/07/21	07/07/21	0000167520	Times	Legals CLS	O&M Assessments AffidavitMaterial	1	5x10.25 IN	\$2,101.25 \$4.00
<div style="text-align: center;">  </div>								

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Tampa Bay Times

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Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/ 7/21		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
07/07/2021	Deirdre Almeida	311198	
Total Amount Due		Ad Number	
\$2,105.25		0000167520	

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JUL 12 2021

REMIT TO:

SOUTH CREEK CDD

C/O MERITUS CORP.

2005 PAN AM CIRCLE, SUITE 120

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

} ss

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this .07/07/2021

Type of identification produced



South Creek CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10776	\$ 1,031.08		District Management Services - August 2021
Monthly Contract Sub-Total		\$ 1,031.08		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Stantec	1820817	\$ 229.25		Engineering Consulting Services - 08/11/2021
Straley Robin Vericker	20247	603.50		Professional Services thru 08/15/2021
Tampa Bay Times	311198 071421	461.00		Budget Hearing - 07/14/2021
Regular Services Sub-Total		\$ 1,293.75		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,324.83		

Approved (with any necessary revisions noted):

Signature

Printed Name

South Creek CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10776
DATE: 08/01/2021
DUE DATE: 08/01/2021

BILLING ADDRESS
South Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services August		1,000.00
	Postage June		1.53
197	Copies BW June	0.15	29.55
SUBTOTAL			1,031.08
NEW CHARGES			
TOTAL			1,031.08



**INVOICE**

Page 1 of 1

Invoice Number	1820817
Invoice Date	August 11, 2021
Purchase Order	215615749
Customer Number	159127
Project Number	215615749

Bill To

South Creek CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Handwritten: 3203 51300

Project South Creek CDD - District Engineering Services

Project Manager

Stewart, Tonja L

For Period Ending

July 30, 2021

Current Invoice Total (USD)

229.25

Process requisitions

Top Task**2021****Engineering Consulting Services****Professional Services****Category/Employee**

Nurse, Vanessa M

**Current
Hours**

1.75

Rate

131.00

**Current
Amount**

229.25

Subtotal Professional Services

1.75

229.25

Top Task Subtotal

Engineering Consulting Services

229.25

Total Fees & Disbursements

229.25

INVOICE TOTAL (USD)**229.25****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

South Creek Community Development District
c/o Meritus
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

August 23, 2021

Client: 001545

Matter: 000001

Invoice #: 20247

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
7/21/2021	JMV	PREPARE CDD BUDGET RESOLUTION.	0.6	
7/21/2021	LB	FINALIZE RESOLUTION ADOPTING FY 2021-2022 BUDGET AND BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING RESOLUTION AND BUDGET FUNDING AGREEMENT.	0.2	
7/21/2021	LB	FINALIZE HARD COPY AND ELECTRONIC COPY OF PETITION TO ESTABLISH; BEGIN ACCELA APPLICATION FOR PETITION TO ESTABLISH.	0.6	
8/3/2021	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
8/5/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
8/5/2021	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.3	
Total Professional Services			2.3	\$603.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.2	\$390.00
VTS	Vanessa T. Steinerts	0.3	\$85.50
LB	Lynn Butler	0.8	\$128.00

August 23, 2021
Client: 001545
Matter: 000001
Invoice #: 20247

Page: 2

Total Services	\$603.50	
Total Disbursements	\$0.00	
Total Current Charges		\$603.50

PAY THIS AMOUNT	\$603.50
------------------------	-----------------

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Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/14/21	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/14/2021	Deirdre Almeida	311198
Total Amount Due	Ad Number	
\$461.00	0000167514	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/14/21	07/14/21	0000167514	Times	Legals CLS	Budget Meeting	1	2x55 L	\$459.00
07/14/21	07/14/21	0000167514	Tampabay.com	Legals CLS	Budget Meeting	1	2x55 L	\$0.00
					AffidavitMaterial			\$2.00

BS 5130
4801

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Tampa Bay Times

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PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

SOUTH CREEK CDD
C/O MERITUS CORP.
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

Advertising Run Dates	Advertiser Name	
07/14/21	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/14/2021	Deirdre Almeida	311198
Total Amount Due	Ad Number	
\$461.00	0000167514	

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DALLAS, TX 75312-3396

Receive

JUL 21 2021

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

South Creek Community Development District
c/o Meritus
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

July 27, 2021

Client: 001545

Matter: 000001

Invoice #: 20118

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
6/16/2021	DCC	REVIEW AND RECORD DOCUMENTS; TRANSMIT RECORDED DOCUMENTS TO J. TAYLOR.	0.3	
6/23/2021	JMV	PREPARE CDD BUDGET AND ASSESSMENT LEGAL NOTICES.	0.5	
6/23/2021	LB	PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE IN FY 2021/2022 O&M ASSESSMENT/BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING MAILED NOTICE LETTER WITH INSTRUCTIONS.	0.4	
7/13/2021	LB	REVIEW PROPOSED BUDGET FOR FY 2021-2022; PREPARE DRAFT RESOLUTION ADOPTING BUDGET AND DRAFT DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	
Total Professional Services			2.0	\$440.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.5	\$162.50
DCC	Dana C. Collier	0.3	\$85.50
LB	Lynn Butler	1.2	\$192.00

July 27, 2021
Client: 001545
Matter: 000001
Invoice #: 20118

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2021	Photocopies (9 @ \$0.15)	\$1.35

Total Disbursements	\$1.35
---------------------	--------

Total Services	\$440.00
Total Disbursements	\$1.35
Total Current Charges	\$441.35

PAY THIS AMOUNT	\$441.35
------------------------	-----------------

Please Include Invoice Number on all Correspondence

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

South Creek CDD
Balance Sheet
As of 8/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash-Operating Account	776	0	0	0	0	776
Investment - Revenue 2021 (4000)	0	1	0	0	0	1
Investment - Reserve 2021 (4003)	0	162,850	0	0	0	162,850
Investment - Acq & Const 2021 (4005)	0	0	1,500,010	0	0	1,500,010
Investment - Acq & Const Phase One 2021 (4006)	0	0	1,756,468	0	0	1,756,468
Investment - Acq & Const Phase Two 2021 (4007)	0	0	1	0	0	1
Investment - Cost of Issuance 2021 (4008)	0	0	0	0	0	0
Construction Work in Progress	0	0	0	2,296,282	0	2,296,282
Amount To Be Provided-Debt Service	0	0	0	0	5,885,000	5,885,000
Total Assets	<u>776</u>	<u>162,851</u>	<u>3,256,479</u>	<u>2,296,282</u>	<u>5,885,000</u>	<u>11,601,388</u>
Liabilities						
Accounts Payable	8,653	0	0	0	0	8,653
Revenue Bonds Payable - Series 2021	0	0	0	0	5,885,000	5,885,000
Total Liabilities	<u>8,653</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,885,000</u>	<u>5,893,653</u>
Fund Equity & Other Credits						
Investment in General Fixed Assets	0	0	0	2,296,282	0	2,296,282
Other	(7,878)	162,851	3,256,479	0	0	3,411,453
Total Fund Equity & Other Credits	<u>(7,878)</u>	<u>162,851</u>	<u>3,256,479</u>	<u>2,296,282</u>	<u>0</u>	<u>5,707,734</u>
Total Liabilities and Net Assets	<u>776</u>	<u>162,851</u>	<u>3,256,479</u>	<u>2,296,282</u>	<u>5,885,000</u>	<u>11,601,388</u>

South Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2020 Through 8/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	0.15	0.15	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	83,075.00	25,521.21	(57,553.79)	(69.28)%
Total Revenues	83,075.00	25,521.36	(57,553.64)	(69.28)%
Expenditures				
Legislative				
Supervisor Fees	0.00	2,200.00	(2,200.00)	0.00%
Financial & Administrative				
District Manager	16,500.00	2,000.00	14,500.00	87.88%
District Engineer	7,500.00	229.25	7,270.75	96.94%
Disclosure Report	5,000.00	0.00	5,000.00	100.00%
Trustee Fees	3,750.00	0.00	3,750.00	100.00%
Accounting Services	3,500.00	0.00	3,500.00	100.00%
Postage, Phone, Faxes, Copies	1,000.00	31.08	968.92	96.89%
Public Officials Insurance	2,500.00	1,405.00	1,095.00	43.80%
Legal Advertising	10,000.00	13,727.75	(3,727.75)	(37.28)%
Bank Fees	500.00	38.00	462.00	92.40%
Dues, Licenses, & Fees	200.00	229.68	(29.68)	(14.84)%
Miscellaneous Fees	100.00	0.00	100.00	100.00%
Office Supplies	0.00	30.00	(30.00)	0.00%
Website Administration	1,125.00	0.00	1,125.00	100.00%
ADA Website Fee	2,900.00	2,900.00	0.00	0.00%
Legal Counsel				
District Counsel	7,500.00	8,890.15	(1,390.15)	(18.54)%
Electric Utility Services				
Electric Utility Services - All Others	1,500.00	0.00	1,500.00	100.00%
Electric Utility Services - Streetlights	16,000.00	0.00	16,000.00	100.00%
Other Physical Environment				
Property & Casualty Insurance	3,500.00	1,718.00	1,782.00	50.91%
Total Expenditures	83,075.00	33,398.91	49,676.09	59.80%
Fund Balance, End of Period	0.00	(7,877.55)	(7,877.55)	0.00%

South Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2021
From 10/1/2020 Through 8/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	1.05	1.05	0.00%
Total Revenues	0.00	1.05	1.05	0.00%
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	162,850.00	162,850.00	0.00%
Total Other Financing Sources	0.00	162,850.00	162,850.00	0.00%
Fund Balance, End of Period	0.00	162,851.05	162,851.05	0.00%

South Creek CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund - Series 2021
From 10/1/2020 Through 8/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	22.00	22.00	0.00%
Total Revenues	0.00	22.00	22.00	0.00%
Expenditures				
Financial & Administrative				
District Manager	0.00	37,500.00	(37,500.00)	0.00%
District Engineer	0.00	10,000.00	(10,000.00)	0.00%
Trustee Fees	0.00	5,725.00	(5,725.00)	0.00%
Underwriting Counsel	0.00	6,000.00	(6,000.00)	0.00%
Underwriter's Discount	0.00	117,700.00	(117,700.00)	0.00%
Original Issue Discount	0.00	(132,263.95)	132,263.95	0.00%
Postage, Phone, Faxes, Copies	0.00	1,500.00	(1,500.00)	0.00%
Legal Counsel				
District Counsel	0.00	40,500.00	(40,500.00)	0.00%
Legal Counsel	0.00	6,000.00	(6,000.00)	0.00%
Bond Counsel	0.00	76,750.00	(76,750.00)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0.00	2,296,281.89	(2,296,281.89)	0.00%
Total Expenditures	0.00	2,465,692.94	(2,465,692.94)	0.00%
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	5,722,150.00	5,722,150.00	0.00%
Total Other Financing Sources	0.00	5,722,150.00	5,722,150.00	0.00%
Fund Balance, End of Period	0.00	3,256,479.06	3,256,479.06	0.00%

South Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Bank Balance	775.93
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	775.93
Balance Per Books	<u>775.93</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

South Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1016	8/9/2021	System Generated Check/Voucher	2,105.25	Times Publishing Company
Cleared Checks/Vouchers			2,105.25	

South Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR013	8/31/2021	August Bank Interest	0.02	
Cleared Deposits			0.02	