

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 03, 2022**

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 03, 2022 AT 2:00 P.M.
THE OFFICES OF INFRAMARK
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	Inframark	Heather Dilley
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.

November 03, 2022
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 **November 03, 2022 at 2:00 p.m.** at the Offices of Inframark 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. Discussion on Aquatic Maintenance Proposal.....Tab 01
 - B. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2022 Tab 02
 - B. Consideration of Minutes of the Public Hearing & Regular Meeting September 22, 2022 Tab 03
 - C. Consideration of Operation and Maintenance Expenditures August 2022..... Tab 04
 - D. Consideration of Operation and Maintenance Expenditures September 2022 Tab 05
 - E. Review of Financial Statements Month Ending September 30, 2022... Tab 06
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Manager..... Tab 07
 - i. Community Inspection Report
 - C. District Engineer
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

Sincerely,
Heather Dilley,
District Manager



Inframark Infrastructure Services

PROPOSAL FOR POND MAINTENANCE:

South Creek CDD

2654 Cypress Ridge Blvd. Ste 101, Wesley Chapel, FL 33544

(813) 610-3927 ■ STEADFASTENV.COM

October 27th, 2021

South Creek CDD

c/o Ms. Heather Dilley, District Manager

Inframark Infrastructure Services.

2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Dear Ms. Dilley,

We greatly appreciate the opportunity to bid on this project for you. Attached is the Agreement for waterway services at South Creek CDD.

Our range of aquatic services are listed below;

- Long lasting results based off applied herbicide techniques
- Monthly reporting with photographic documentation
- Exceptional physical removal of nuisance and invasive vegetation.
- Planting of native beneficial vegetation.
- Ability to bush hog dry retention areas when conditions allow.
- Pond dye application (If desirable)
- Stocking of Triploid grass carp for submersed aquatic plant species control.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Steadfast Environmental, LLC.

A handwritten signature in black ink that reads "Joseph C. Hamilton". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Joseph C. Hamilton, Owner/Operator

Monthly Maintenance Program:

Program to consist of: (2 ponds as indicated on attached map) Area to be serviced measures 3,166 LF & 5.76 AC

- Monthly herbicide treatment of invasive and exotic vegetation.
- Inspect/Herbicide treatment of drain structures. (2 Total)
- Removal of normal size trash and debris items.

Occurrence: 2 events/month

CDD Annual Cost: \$2,640.00 (\$220.00/month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request. These will be proposed on separate estimates outside of the monthly maintenance service agreement.

Special Services Include:

- Physical & Mechanical Removals of invasive and exotic vegetation.
- Planting of native and desirable, low lying aquatic vegetation.
- Triploid Grass Carp stocking for submersed aquatic vegetation.
- Aluminum Sulfate Applications to better control algae.
- Bush hogging & Conservation/Woodline Cutbacks.

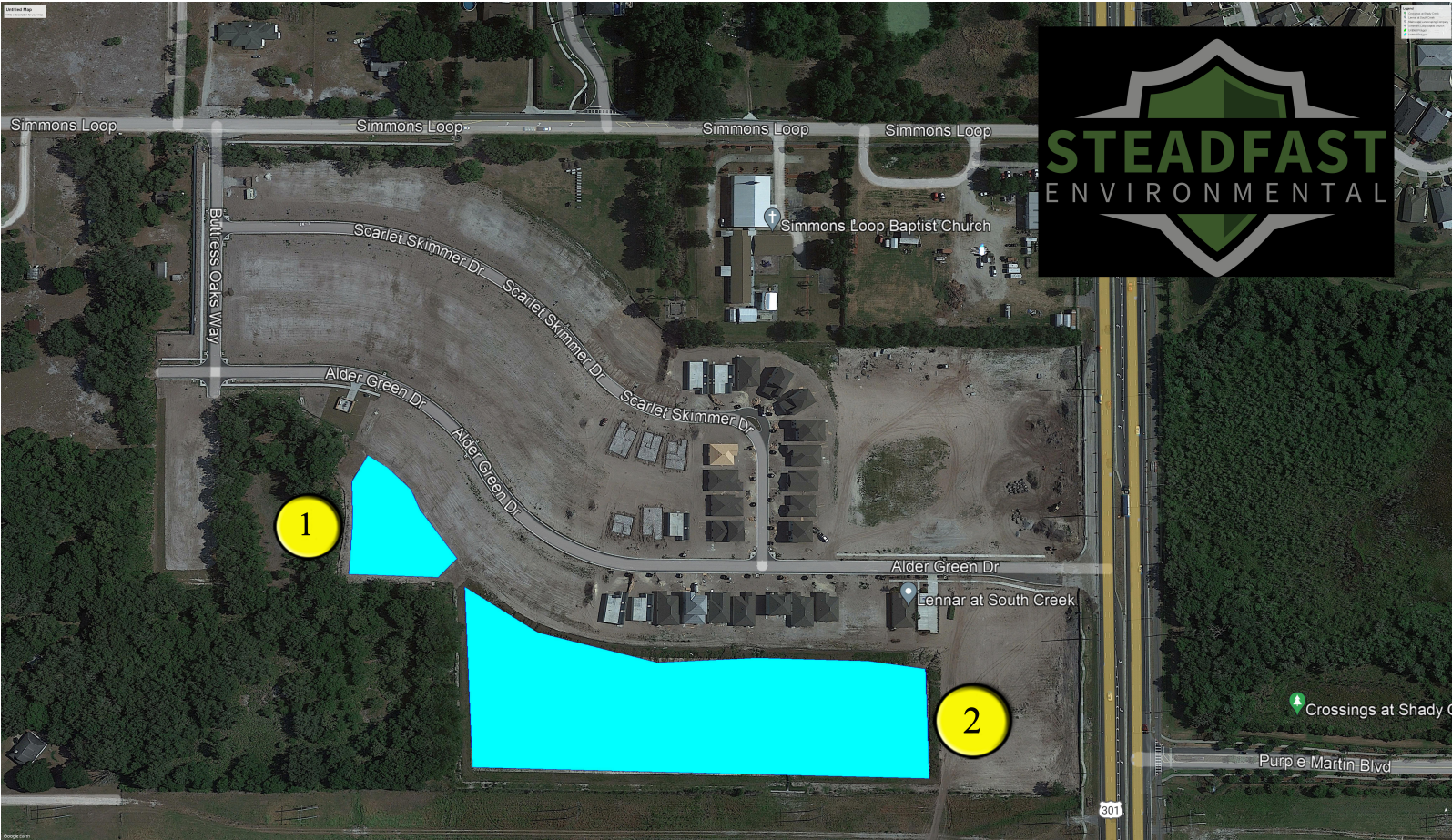
Thank you for reaching out with interest in our services! We look forward to building a long term, professional relationship.



Joseph Hamilton, Owner/Operator.

South Creek CDD Rep.

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com



Steadfast Environmental, LLC

30435 Commerce Drive Suite 102

San Antonio, FL 33576

813-836-7940 | office@SteadfastAlliance.com

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 22, 2022, Minutes of Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meetings of the Board of Supervisors for the South Creek Community Development District was held on **Monday, August 22, 2022, at 2:00 p.m.** at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Regular Meeting and of the Board of Supervisors of the South Creek Community Development District to order on **Monday, August 22, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Lamb	District Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker
John Vericker	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. CONSIDERATION OF RESOLUTION 2022-04; AMENDING RESOLUTION
APPROVING PROPOSED FY 2023 BUDGET & SETTING PUBLIC HEARING'S**

The Board reviewed the Resolution 2022-04.

MOTION TO:	Approve the Resolution 2022-04.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

4. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

5. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Final Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

B. Staff Presentation

There were no staff presentation.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-05; Adopting Final Fiscal Year 2023 Budget

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-05.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Final Fiscal Year 2023 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

6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open 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

B. Staff Presentation

There were no staff presentation.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-06; Levying O&M Assessments

i. Developer Budget Funding Agreement

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-06.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Levying O&M Assessments

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

7. RETURN AND PROCEED TO THE REGULAR MEETING

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

8. BUSINESS ITEMS

A. Consideration of Resolution 2022-07; Setting FY 2023 Meeting Schedule

The Board reviewed the resolution. Mr. Lamb explained the amendment for October 3rd meeting date set for approval.

MOTION TO:	Approve Resolution 2022-07.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Acceptance of Financial Report for Year Ended September 30, 2021

Mr. Lamb discussed the financial report for year-end September 30th with the Board.

MOTION TO:	Approve the Financial Report for Yearend September 30 th , 2021.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. General Matters of the District

There are no general matters of the district at this time.

9. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting June 02, 2022

B. Consideration of Operation and Maintenance Expenditures May 2022

C. Consideration of Operation and Maintenance Expenditures June 2022

D. Consideration of Operation and Maintenance Expenditures July 2022

E. Review of Financial Statements Month Ending July 31, 2022.

The Board reviewed the Consent Agenda items.

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

10. VENDOR AND STAFF REPORTS

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

There were no additional reports from staff.

11. BOARD OF SUPERVISOR REQUESTS AND COMMENTS

There were no supervisor requests.

12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

13. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
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

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

September 22, 2022, Minutes of the Special Meeting

MINUTES OF THE SPECIAL MEETING

The Special Meeting of the Board of Supervisors for the South Creek Community Development District was held on **Thursday, September 22, 2022, at 2:00 p.m.** at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Special Meeting and of the Board of Supervisors of the South Creek Community Development District to order on **Thursday, September 22, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Supervisor
Ryan Motko	Supervisor
Laura Coffey	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
Vanessa Steinerts	District Counsel, Straley Robin Vericker	(via conference call)
John M. Vericker	District Counsel, Straley Robin Vericker	(via conference call)
Tonya Stewart	District Engineer, Stantec	

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. BUSINESS ITEMS

A. Consideration of District Engineer's Report

B. Consideration of Supplemental Assessment Methodology Report

Mr. Lamb stated the amount of project cost to build out the community and discussed the District Engineers report with the Board. The bonds have been assessed since June of 2021.

MOTION TO:	Approve the form of District Engineer's Report associated with the improvements of the 46 lots will benefit from along with the Supplemental Assessment Methodology Report in substantial form.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Consideration of Resolution 2022-08; Delegation Resolution

i. Second Supplemental Indenture

ii. Bond Purchase Contract

iii. Preliminary Limited Offering Memorandum

iv. Continuing Disclosure Agreement

Mr. Lamb discussed the resolution with the Board.

MOTION TO:	Approve Resolution 2022-08.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

D. Consideration of Resolution 2022-09; Amending FY 2023 Operating Budget

Mr. Lamb stated the Resolution 2022-09 will be discussed in the next meeting for Fiscal Year 2023 to be reviewed.

E. General Matters of the District

There were no general matters of the District.

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting August 22, 2022

B. Consideration of Operation and Maintenance Expenditures August 2022

C. Review of Financial Statements Month Ending August 30, 2022.

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda A through C.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS

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

There were no additional reports from staff.

6. SUPERVISOR REQUESTS AND AUDIENCE QUESTIONS

There were no supervisor requests.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - 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

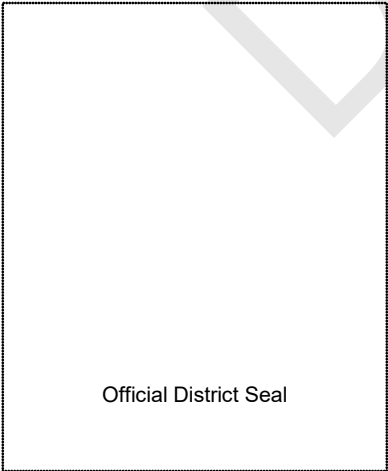
Signature

Printed Name

Printed Name

Title:
☐ **Secretary**
☐ **Assistant Secretary**

Title:
☐ **Chairman**
☐ **Vice Chairman**



Recorded by Records Administrator

Signature

Date

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	80870	\$ 4,880.34		District Invoices - July
Sitex Aquatics	6521B	285.00		Aquatics Maintenance - August
SteadFast	7135	2,597.32		Landscape Maintenance - August
Monthly Contract Sub-Total		\$ 7,762.66		
Variable Contract				
Supervisor: Laura Coffey	LC 082222	\$ 200.00		Supervisor Fee - 08/16/22
Supervisor: Nick Dister	ND 082222	200.00		Supervisor Fee - 08/22/22
Supervisor: Ryan Motko	RM 082222	200.00		Supervisor Fee - 08/22/22
Variable Contract Sub-Total		\$ 600.00		
Utilities				
Tampa Electric	211024964853 080522	\$ 75.66		Electricity Service - Thru 08/01/22
Tampa Electric	211025945646 080522	371.09		Electricity Service - Thru 08/01/22
Tampa Electric	221008480321 080522	1,499.85	\$ 1,946.60	Electricity Service - Thru 08/01/22
Utilities Sub-Total		\$ 1,946.60		
Regular Services				
Neptune Multi Services LLC	53186	\$ 260.00		Trash Pickup - 08/16/22
Tampa Bay Times	311198 072722	2,103.25		O&M Assessment - 07/27/22
Tampa Bay Times	311198 080322	418.50	\$ 2,521.75	Budget Hearing - 08/03/22
Regular Services Sub-Total		\$ 2,781.75		
Additional Services				
Supervisor: Kelly Evans	KE 082222	\$ 200.00		Supervisor Fee - 08/16/22
Additional Services Sub-Total		\$ 200.00		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 13,291.01		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

South Creek CDD
2005 Pan Am Circle
Ste 700
Tampa FL 33607
United States

Services provided for the Month of: July 2022

INVOICE#

#80870

CUSTOMER ID

C2311

PO#**DATE**

7/31/2022

NET TERMS

Net 30

DUE DATE

8/30/2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- June	11	Ea	0.15		1.65
Postage- June	9	Ea	0.53		4.77
Color Copies- June	22	Ea	0.50		11.00
Website Maintenance / Admin	1	Ea	93.75		93.75
Accounting Services	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	1,375.00		1,375.00
TECO/Peoples Gas Client Utility Payments	1	Ea	1,485.83		1,485.83
Subtotal					4,880.34

Subtotal

\$4,880.34

Tax

\$0.00

Total Due

\$4,880.34

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
8/1/2022	6521B

Bill To
South Creek CDD Meritus

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-August	285.00	285.00
<p>53900/4611 107</p>			
		Balance Due	\$285.00



Steadfast Contractors Alliance, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
8/1/2022	SM-7135

Please make all Checks payable to:
Steadfast Contractors Alliance
Tax ID: 83-2711799

Bill To

South Creek CDD
C/O Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SM1054
South Creek CDD
10441 Alder Green Dr
Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description	Rate	Serviced Date	Amount	
	Landscape Maintenance for the month of of the date of this invoice.			0.00	
1	General Maintenance Services	2,205.00		2,205.00	
1	Water Management	150.00		150.00	
1	Fertilization Plan	166.67		166.67	
	Subtotal			2,521.67	
	Fuel Surcharge of 3% due to cost of fuel being over \$4.00 per gallon currently.	3.00%		75.65	
53900/4604 HD					

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,597.32
Payments/Credits	\$0.00
Balance Due	\$2,597.32

SOUTH CREEK CDD

MEETING DATE: August 22, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
LAURA COFFEY	✓	Salary Waived	\$0.00

LC 082222

SOUTH CREEK CDD

MEETING DATE: August 22, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
LAURA COFFEY	✓	Salary Waived	\$0.00

ND082222

SOUTH CREEK CDD

MEETING DATE: August 22, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
LAURA COFFEY	✓	Salary Waived	\$0.00

Rm 082222



ACCOUNT INVOICE

tampaelectric.com



SOUTH CREEK COMMUNITY DEVELOPMENT
10317 ALDER GREEN DR, WELL
RIVERVIEW, FL 33578-6275

Statement Date: 08/05/2022

Account: 211024964853

Past Due – Pay Immediately **\$35.42**

Current month's charges: **\$40.24**

Total amount due: **\$75.66**

Payment Due By: **08/26/2022**

Your Account Summary

Previous Amount Due	\$73.30
Payment(s) Received Since Last Statement	-\$37.88
Past Due – Pay Immediately	\$35.42
Current Month's Charges	\$40.24
Total Amount Due	\$75.66

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!



tampaelectric.com/paperless

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Thanks for your vote of confidence.

We are proud to be recognized as a 2022 Trusted Business Partner, according to the 2022 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211024964853

Past Due – Pay Immediately **\$35.42**

Current month's charges: **\$40.24**

Total amount due: **\$75.66**

Payment Due By: **08/26/2022**

Amount Enclosed **\$**

674840458634



SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6748404586342110249648530000000075661

Account: 211024964853
Statement Date: 08/05/2022
Current month's charges due 08/26/2022

Details of Charges – Service from 07/01/2022 to 08/01/2022

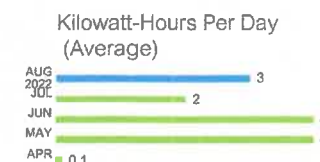
Service for: 10317 ALDER GREEN DR, WELL, RIVERVIEW, FL 33578-6275

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION/WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period										
1000846368	08/01/2022	2,064		1,974		90 kWh	1	32 Days										
Daily Basic Service Charge		32 days @ \$0.74000		\$23.68		<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <table><thead><tr><th>Month</th><th>Average kWh</th></tr></thead><tbody><tr><td>AUG 2022</td><td>3</td></tr><tr><td>JUN</td><td>2</td></tr><tr><td>MAY</td><td>4</td></tr><tr><td>APR</td><td>0.1</td></tr></tbody></table>			Month	Average kWh	AUG 2022	3	JUN	2	MAY	4	APR	0.1
Month	Average kWh																	
AUG 2022	3																	
JUN	2																	
MAY	4																	
APR	0.1																	
Energy Charge		90 kWh @ \$0.07035/kWh		\$6.33														
Fuel Charge		90 kWh @ \$0.04126/kWh		\$3.71														
Storm Protection Charge		90 kWh @ \$0.00315/kWh		\$0.28														
Clean Energy Transition Mechanism		90 kWh @ \$0.00402/kWh		\$0.36														
Florida Gross Receipt Tax				\$0.88														
Electric Service Cost						\$35.24												
Other Fees and Charges																		
Electric Late Payment Fee						\$5.00												
Total Other Fees and Charges						\$5.00												
Total Current Month's Charges						\$40.24												

Tampa Electric Usage History



Important Messages

Seeking approval to increase bills less than 1-percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022

Account: 211025945646

SOUTH CREEK COMMUNITY DEVELOPMENT
14088 CARRARA MANOR PL
RIVERVIEW, FL 33578

Current month's charges:	\$378.38
Total amount due:	\$371.09
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$1,625.60
Payment(s) Received Since Last Statement	-\$1,625.60
Miscellaneous Credits	-\$7.29
Credit balance after payments and credits	-\$7.29
Current Month's Charges	\$378.38
Total Amount Due	\$371.09

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

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tampaelectric.com/paperless



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Thanks for your vote of confidence.

We are proud to be recognized as a 2022 Trusted Business Partner, according to the 2022 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



2022
TRUSTED
BUSINESS
PARTNER

Business Customer

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025945646

Current month's charges:	\$378.38
Total amount due:	\$371.09
Payment Due By:	08/26/2022

Amount Enclosed \$ _____
689655209572

00004951 02 AV 0.45 33607 FTECO108062201284710 00000 03 01000000 014 02 14127 006



SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6896552095722110259456460000000371092

Account: 211025945646
Statement Date: 08/05/2022
Current month's charges due 08/26/2022

Details of Charges – Service from 07/01/2022 to 08/01/2022

Service for: 14088 CARRARA MANOR PL, RIVERVIEW, FL 33578

Rate Schedule: General Service Demand - Standard

Meter Location: SOUTH CREEK PHASE 2A & 2B

00004951-0014935-Page 3 of 12

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853116	08/01/2022	130		4		126 kWh	1	32 Days
1000853116	08/01/2022	20.43		0		20.43 kW	1	32 Days

Daily Basic Service Charge	32 days @ \$1.07000	\$34.24
Billing Demand Charge	20 kW @ \$13.75000/kW	\$275.00
Energy Charge	126 kWh @ \$0.00730/kWh	\$0.92
Fuel Charge	126 kWh @ \$0.04126/kWh	\$5.20
Capacity Charge	20 kW @ \$0.17000/kW	\$3.40
Storm Protection Charge	20 kW @ \$0.59000/kW	\$11.80
Energy Conservation Charge	20 kW @ \$0.81000/kW	\$16.20
Environmental Cost Recovery	126 kWh @ \$0.00130/kWh	\$0.16
Clean Energy Transition Mechanism	20 kW @ \$1.10000/kW	\$22.00
Florida Gross Receipt Tax		\$9.46

Electric Service Cost

\$378.38

Total Current Month's Charges

\$378.38

Miscellaneous Credits

Sales Tax Credit -\$7.29

Total Current Month's Credits

-\$7.29

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Statement Date: 08/05/2022

Account: 221008480321

SOUTH CREEK COMMUNITY DEVELOPMENT
C/O MERITUS CORP
10441 ALDER GREEN DR, SOLAR
RIVERVIEW, FL 33578-6276

Current month's charges:	\$1,499.85
Total amount due:	\$1,499.85
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$1,499.85
Payment(s) Received Since Last Statement	-\$1,499.85
Current Month's Charges	\$1,499.85
Total Amount Due	\$1,499.85

**One Less
Worry :)**

Paperless Billing -
Contact free;
worry free!

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tampaelectric.com/paperless



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tampaelectric.com/news



2022
TRUSTED
BUSINESS
PARTNER
BUSINESS CUSTOMERS

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008480321

Current month's charges:	\$1,499.85
Total amount due:	\$1,499.85
Payment Due By:	08/26/2022

Amount Enclosed \$ 651383756626

00004888 01 AV 0.45 33607 FTECO108062201284710 00000 03 01000000 014 02 14064 003



SOUTH CREEK COMMUNITY DEVELOPMENT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6513837566262210084803210000001499859



Account: 221008480321
Statement Date: 08/05/2022
Current month's charges due 08/26/2022

Details of Charges – Service from 07/01/2022 to 08/01/2022

Service for: 10441 ALDER GREEN DR, SOLAR, RIVERVIEW, FL 33578-6276

Rate Schedule: LS-2 Customer Specified Lighting
Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$1407.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$92.20
Municipal Public Service Tax	\$0.00
Lighting Charges	\$1,499.85

Total Current Month's Charges
\$1,499.85
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Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569
 Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
 813-778-9857

Invoice

Invoice No: 0053186
Date: 08/16/2022
Terms: NET 0
Due Date: 08/16/2022

Bill To: South Creek CDD
 heather.dilley@inframark.com,
 teresa.farlow@inframark.com

Description	Quantity	Rate	Amount
Trash Pick up One time service 4 hours of service, A lot of trash still present around the perimeter another service should be conducted.	4	\$65.00	\$260.00
Subtotal			\$260.00
TAX 0%			\$0.00
Total			\$260.00
Paid			\$0.00
Balance Due			\$260.00

53900/4611
 HJ





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	
07/27/22	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/27/2022	Deirdre Bonett	311198
Total Amount Due		Ad Number
\$2,103.25		0000237940

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/27/22	07/27/22	0000237940	Times	Legals CLS	O&M Assessments	1	5x10.25 IN	\$2,101.25
07/27/22	07/27/22	0000237940	Tampabay.com	Legals CLS	O&M Assessments	1	5x10.25 IN	\$0.00
					AffidavitMaterial			\$2.00

Received

AUG 01 2022

57300/4801
HD

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/27/22	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/27/2022	Deirdre Bonett	311198
Total Amount Due		Ad Number
\$2,103.25		0000237940

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of 7/27/22 or by publication on the newspaper's website, if authorized, on

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 not 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.



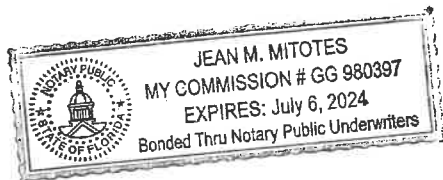
Signature Affiant

Sworn to and subscribed before me this 07/27/2022


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the South Creek Community Development District

The Board of Supervisors (the "Board") of the South Creek Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2022, at 2:00 p.m. at the offices of Meritus (Inframark) located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda

In accordance with the provisions of the Americans with Disabilities Act, a person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Howell
District Manager

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
ASSESSMENT AREA ONE - SERIES 2021										
Townhomes 26'	0.667	30	\$850.90	\$251.34	\$1,102.24	\$850.90	\$480.24	\$1,331.14	\$228.90	91.1%
Single Family 40'	1.00	54	\$1,276.19	\$376.82	\$1,653.01	\$1,276.19	\$720.00	\$1,996.19	\$343.18	91.1%
Single Family 50'	1.25	158	\$1,595.24	\$471.03	\$2,066.27	\$1,595.24	\$900.00	\$2,495.24	\$428.97	91.1%
Subtotal		242								
ASSESSMENT AREA TWO - FUTURE BOND SERIES										
Townhomes 26'	0.667	0	\$0.00	\$251.34	\$251.34	\$0.00	\$480.24	\$480.24	\$228.90	91.1%
Single Family 40'	1.00	0	\$0.00	\$376.82	\$376.82	\$0.00	\$720.00	\$720.00	\$343.18	91.1%
Single Family 50'	1.25	110	\$0.00	\$471.02	\$471.02	\$0.00	\$900.00	\$900.00	\$428.98	91.1%
Subtotal		110								
TOTAL		352								

Notations:

⁽¹⁾ Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.

may be viewed on the District's website at least 2 days before the meeting <https://southcreekcdd.com>, or may be obtained by contacting the District Manager's office via email at brian.howell@inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

July 27, 2022



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	
08/ 3/22	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	311198
Total Amount Due	Ad Number	
\$418.50	0000237938	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000237938	Times	Legals CLS	Budget Hearing	1	2x50 L	\$416.50
08/03/22	08/03/22	0000237938	Tampabay.com	Legals CLS	Budget Hearing	1	2x50 L	\$0.00
					AffidavitMaterial			\$2.00

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Tampa Bay Times

tampabay.com

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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

51300/4801
HD

Advertising Run Dates	Advertiser Name	
08/ 3/22	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	311198
Total Amount Due	Ad Number	
\$418.50	0000237938	

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TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

SOUTH CREEK CDD

MEETING DATE: August 22, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
LAURA COFFEY	✓	Salary Waived	\$0.00

KE 082222

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	81967	\$ 3,189.95		District Invoices - August
Sitex Aquatics	6638B	285.00		Aquatic Maintenance - September
SteadFast	7295	2,521.67		Landscape Maintenance - September
Monthly Contract Sub-Total		\$ 5,996.62		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	211024964853 090722	\$ 30.42		Electricity Service - Thru 08/31/22
Tampa Electric	211025945646 090722	96.59		Electricity Service - Thru 08/31/22
Tampa Electric	221008480321 090722	1,499.85	\$ 1,626.86	Electricity Service - Thru 08/31/22
Utilities Sub-Total		\$ 1,626.86		
Regular Services				
Stantec	1965996	\$ 318.00		Professional Service - Thru 07/29/22
Stantec	1976935	4,068.00	\$ 4,386.00	Professional Service - Thru 08/26/22
SteadFast	7169	130.00		Irrigation Check - 08/01/22
Straley Robin Vericker	21973	430.00		Professional Service - Thru 08/15/22
Tampa Bay Times	311198 090722	359.00		Special Meeting - 09/07/22
Regular Services Sub-Total		\$ 5,305.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 12,928.48		

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

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

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#81967

DATE

8/25/2022

BILL TO

South Creek CDD
2005 Pan Am Circle
Ste 700
Tampa FL 33607
United States

CUSTOMER ID

C2311

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

Services provided for the Month of: August 2022

DESCRIPTION	QTY.	UOM	RATE	MARKUP	AMOUNT
Copies - Color Copies- July	7	Ea	0.50		3.50
Postage - Postage- July	8	Ea	0.57		4.56
Copies - B/W Copies- July	32	Ea	0.15		4.80
Website Maintenance - Website Maintenance / Admin	1	Ea	93.75		93.75
Accounting Services - Accounting Services	1	Ea	291.67		291.67
Dissemination Services - Dissemination Services	1	Ea	416.67		416.67
Field Management - Field Management	1	Ea	1,200.00		1,200.00
District Management Services - District Management	1	Ea	1,375.00		1,375.00
Subtotal					3,389.95

3189.95

Subtotal	\$3,389.95
Tax	\$0.00
Total Due	\$3,389.95

3189.95

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
9/1/2022	6638B

Bill To
South Creek CDD
Meritus

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-September	285.00	285.00
53900/4611 H17			
		Balance Due	\$285.00



Steadfast Contractors Alliance, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
9/1/2022	SM-7295

Please make all Checks payable to:
Steadfast Contractors Alliance
Tax ID: 83-2711799

Bill To

South Creek CDD
C/O Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SM1054
South Creek CDD
10441 Alder Green Dr
Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance for the month of of the date of this invoice.				0.00
1	General Maintenance Services		2,205.00		2,205.00
1	Water Management		150.00		150.00
1	Fertilization Plan		166.67		166.67
	Subtotal				2,521.67
<div>53900 / 41004 MD</div>					

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,521.67
Payments/Credits	\$0.00
Balance Due	\$2,521.67



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2022

Account: 211024964853

SOUTH CREEK COMMUNITY DEVELOPMENT
10317 ALDER GREEN DR, WELL
RIVERVIEW, FL 33578-6275

Current month's charges:	\$30.42
Total amount due:	\$30.42
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$75.66
Payment(s) Received Since Last Statement	-\$75.66
Current Month's Charges	\$30.42
Total Amount Due	\$30.42

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211024964853

Current month's charges:	\$30.42
Total amount due:	\$30.42
Payment Due By:	09/28/2022

Amount Enclosed \$
653852917020

00000552 02 AV 0.45 33607 FTECO109072222280610 00000 03 01000000 014 02 14570 004

00000552 02 AV 0.45 33607 FTECO109072222280610 00000 03 01000000 014 02 14570 004
SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



ACCOUNT INVOICE

tampaelectric.com



Account: 211024964853
Statement Date: 09/07/2022
Current month's charges due 09/28/2022

Details of Charges – Service from 08/02/2022 to 08/31/2022

Service for: 10317 ALDER GREEN DR, WELL, RIVERVIEW, FL 33578-6275

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION/WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	08/31/2022	2,124		2,064		60 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	60 kWh @ \$0.07089/kWh	\$4.25
Fuel Charge	60 kWh @ \$0.04126/kWh	\$2.48
Storm Protection Charge	60 kWh @ \$0.00315/kWh	\$0.19
Clean Energy Transition Mechanism	60 kWh @ \$0.00402/kWh	\$0.24
Florida Gross Receipt Tax		\$0.76

Electric Service Cost

\$30.42

Total Current Month's Charges

\$30.42

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000552-0001382- Page 3 of 8





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2022

Account: 211025945646

SOUTH CREEK COMMUNITY DEVELOPMENT
14088 CARRARA MANOR PL
RIVERVIEW, FL 33578

Current month's charges:	\$96.59
Total amount due:	\$96.59
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$371.09
Payment(s) Received Since Last Statement	-\$371.09
Current Month's Charges	\$96.59
Total Amount Due	\$96.59

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025945646

Current month's charges:	\$96.59
Total amount due:	\$96.59
Payment Due By:	09/28/2022

Amount Enclosed \$

667433076406



SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211025945646
Statement Date: 09/07/2022
Current month's charges due 09/28/2022

Details of Charges – Service from 08/02/2022 to 08/31/2022

Service for: 14088 CARRARA MANOR PL, RIVERVIEW, FL 33578

Rate Schedule: General Service Demand - Standard

Meter Location: SOUTH CREEK PHASE 2A & 2B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853116	08/31/2022	374		130		244 kWh	1	30 Days
1000853116	08/31/2022	3.33		0		3.33 kW	1	30 Days

Daily Basic Service Charge	30 days @ \$1.08000	\$32.40
Billing Demand Charge	3 kW @ \$13.86000/kW	\$41.58
Energy Charge	244 kWh @ \$0.00736/kWh	\$1.80
Fuel Charge	244 kWh @ \$0.04126/kWh	\$10.07
Capacity Charge	3 kW @ \$0.17000/kW	\$0.51
Storm Protection Charge	3 kW @ \$0.59000/kW	\$1.77
Energy Conservation Charge	3 kW @ \$0.81000/kW	\$2.43
Environmental Cost Recovery	244 kWh @ \$0.00130/kWh	\$0.32
Clean Energy Transition Mechanism	3 kW @ \$1.10000/kW	\$3.30
Florida Gross Receipt Tax		\$2.41

Electric Service Cost
\$96.59
Total Current Month's Charges
\$96.59

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Billing Demand

(Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2022

Account: 221008480321

SOUTH CREEK COMMUNITY DEVELOPMENT
C/O MERITUS CORP
10441 ALDER GREEN DR, SOLAR
RIVERVIEW, FL 33578-6276

Current month's charges:	\$1,499.85
Total amount due:	\$1,499.85
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$1,499.85
Payment(s) Received Since Last Statement	-\$1,499.85
Current Month's Charges	\$1,499.85
Total Amount Due	\$1,499.85

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 221008480321

Current month's charges:	\$1,499.85
Total amount due:	\$1,499.85
Payment Due By:	09/28/2022

Amount Enclosed \$

608174013493

00000520 01 AV 0.45 33607 FTECO109072222280610 00000 03 01000000 014 02 14638 002



SOUTH CREEK COMMUNITY DEVELOPMENT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6081740134932210084803210000001499850



ACCOUNT INVOICE

tampaelectric.com



Account: 221008480321
Statement Date: 09/07/2022
Current month's charges due 09/28/2022

Details of Charges – Service from 08/02/2022 to 08/31/2022

Service for: 10441 ALDER GREEN DR, SOLAR, RIVERVIEW, FL 33578-6276

Rate Schedule: LS-2 Customer Specified Lighting

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$1407.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$92.20
Municipal Public Service Tax	\$0.00

Lighting Charges

\$1,499.85

Total Current Month's Charges

\$1,499.85

00000520-0001271-Page 3 of 4





INVOICE

Page 1 of 1

Invoice Number	1965996
Invoice Date	August 15, 2022
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

Project South Creek CDD - District Engineering Services

Project Manager	Stewart, Tonja L	For Period Ending
Current Invoice Total (USD)	318.00	

July 29, 2022

Prepare and submit stormwater 20 year needs analysis

Top Task 2022 2022 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Burns, Alex Paul	0.50	132.00	66.00
Clark, Caitlin Lee Ann	0.25	144.00	36.00
Nurse, Vanessa M	1.50	144.00	216.00
Subtotal Professional Services	2.25		318.00

Top Task Subtotal	2022 FY General Consulting	318.00
-------------------	----------------------------	--------

Total Fees & Disbursements**318.00****INVOICE TOTAL (USD)****318.00****Due upon receipt or in accordance with terms of the contract**

51300/3103
HD

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

Phone: (614) 233 - 6714 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

**INVOICE**

Page 1 of 1

Invoice Number	1976935
Invoice Date	September 12, 2022
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

Project South Creek CDD - District Engineering Services

Project Manager

Stewart, Tonja L

For Period Ending

August 26, 2022

Current Invoice Total (USD)

4,068.00

Prepare community mapping

Top Task**2022****2022 FY General Consulting****Professional Services****Category/Employee**

Nurse Vanessa M

**Current
Hours**

28.25

Rate

144.00

**Current
Amount**

4,068.00

Subtotal Professional Services

28.25

4,068.00

Top Task Subtotal

2022 FY General Consulting

4,068.00

Total Fees & Disbursements

4,068.00

INVOICE TOTAL (USD)**4,068.00****Due upon receipt or in accordance with terms of the contract**

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

Phone: (262) 241-8222 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

5/300/3103
H17



Steadfast Contractors Alliance, LLC
30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
8/15/2022	SM-7169

Please make all Checks payable to:
Steadfast Contractors Alliance
Tax ID: 83-2711799

Bill To

South Creek CDD
C/O Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SM1054
South Creek CDD
10441 Alder Green Dr
Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Irrigation Wet Check 08/01/22		0.00	8/1/2022	0.00
	During inspection these repairs were made: 2- 1/2" coupling 1ft- 1/2" flex pipe		45.00		45.00
	Labor for repairs		85.00		85.00
53900 / 4604 HD					

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$130.00
Payments/Credits	\$0.00
Balance Due	\$130.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

August 24, 2022

Client: 001545

Matter: 000001

Invoice #: 21973

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
7/16/2022	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR DISSEMINATION AGENT.	0.3	\$106.50
7/19/2022	LB	PREPARE DRAFT RESOLUTION AMENDING RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 BUDGET.	0.3	\$49.50
7/20/2022	LB	FINALIZE RESOLUTION AMENDING BUDGET PUBLIC HEARING DATE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$33.00
7/21/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.4	\$142.00
7/21/2022	LB	REVISE RESOLUTION ADOPTING BUDGET, RESOLUTION LEVYING O&M ASSESSMENTS ON BUDGET, BUDGET FUNDING AGREEMENT, AND RESOLUTION AMENDED PUBLIC HEARING RESOLUTION.	0.2	\$33.00
7/22/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$33.00
7/26/2022	LB	FINALIZE RESOLUTIONS RELATING TO FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME FOR AUGUST 22ND BOARD MEETING AND PUBLIC HEARING.	0.2	\$33.00
Total Professional Services			1.8	\$430.00

51400/3107
HB

August 24, 2022

Client: 001545

Matter: 000001

Invoice #: 21973

Page: 2

Total Services	\$430.00	
Total Disbursements	\$0.00	
Total Current Charges		\$430.00
Previous Balance		\$713.45
Less Payments		(\$713.45)
PAY THIS AMOUNT		\$430.00

Please Include Invoice Number on all Correspondence



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	
09/ 7/22	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
09/07/2022	Deirdre Bonett	311198
Total Amount Due	Ad Number	
\$359.00	0000244386	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/07/22	09/07/22	0000244386	Times	Legals CLS	Special Meeting	1	2x43 L	\$357.00
09/07/22	09/07/22	0000244386	Tampabay.com	Legals CLS	Special Meeting	1	2x43 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/ 7/22	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
09/07/2022	Deirdre Bonett	311198
Total Amount Due	Ad Number	
\$359.00	0000244386	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

51300/4801

HD

Received
SEP 12 2022

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in said newspaper by print in the issues of: **9/7/22** or by publication on the newspaper's website, if authorized, on

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.

} ss

NOTICE OF SPECIAL BOARD MEETING
SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the South Creek Community Development District will hold a Special Meeting of the Board, for conducting any and all business which may properly come before them on Thursday, September 22, 2022 at 2:00 P.M., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

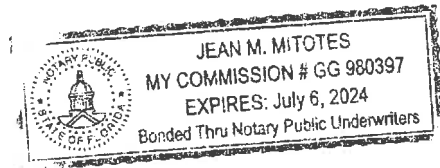
A copy of the agenda for any of the meetings may be obtained by contacting Meritus Corp at (813) 873-7300; Fax: (813) 873-7070.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
 District Manager

Run Date: 09-07-2022

0000244386



DB

Signature Affiant

Sworn to and subscribed before me this **09/07/2022**

Md

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

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Signature Affiant

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Signature of Notary Public

Personally known ☒ or produced identification

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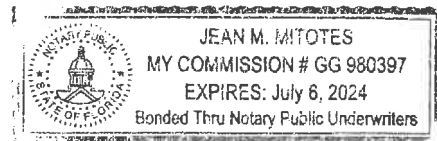
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Brian Lamb
 District Manager

Run Date: 09-07-2022

0000244386



South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



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

South Creek CDD
Balance Sheet
As of 9/30/2022

(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	970.00	0.00	0.00	0.00	0.00	970.00
Investment - Revenue 2021 (4000)	0.00	104,376.00	0.00	0.00	0.00	104,376.00
Investment - Interest 2021 (4001)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2021 (4002)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2021 (4003)	0.00	162,850.00	0.00	0.00	0.00	162,850.00
Investment - Acq & Const 2021 (4005)	0.00	0.00	1,500,091.00	0.00	0.00	1,500,091.00
Investment - Acq & Const Phase One 2021 (4006)	0.00	0.00	1,756,564.00	0.00	0.00	1,756,564.00
Investment - Acq & Const Phase Two 2021 (4007)	0.00	0.00	1.00	0.00	0.00	1.00
Investment - Cost of Issuance 2021 (4008)	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	12,306.00	0.00	0.00	0.00	0.00	12,306.00
Construction Work in Progress	0.00	0.00	0.00	2,296,282.00	0.00	2,296,282.00
Amount To Be Provided-Debt	0.00	0.00	0.00	0.00	5,562,088.00	5,562,088.00
Total Assets	<u>13,277.00</u>	<u>267,226.00</u>	<u>3,256,656.00</u>	<u>2,296,282.00</u>	<u>5,562,088.00</u>	<u>11,395,528.00</u>
Liabilities						
Accounts Payable	6,427.00	0.00	0.00	0.00	0.00	6,427.00
Accounts Payable-Other	1,300.00	0.00	0.00	0.00	0.00	1,300.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable - Series	0.00	0.00	0.00	0.00	5,562,088.00	5,562,088.00
Total Liabilities	<u>7,726.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,562,088.00</u>	<u>5,569,814.00</u>
Fund Equity & Other Credits						
Retained Earnings-All Other	0.00	0.00	0.00	0.00	0.00	0.00
Fund Balance-Unreserved	0.00	162,852.00	3,256,493.00	0.00	0.00	3,419,345.00
Investment in General Fixed Assets	0.00	0.00	0.00	2,296,282.00	0.00	2,296,282.00
Other	5,551.00	104,374.00	163.00	0.00	0.00	110,088.00
Total Fund Equity & Other Credits	<u>5,551.00</u>	<u>267,226.00</u>	<u>3,256,656.00</u>	<u>2,296,282.00</u>	<u>0.00</u>	<u>5,825,714.00</u>
Total Liabilities and Net Assets	<u>13,277.00</u>	<u>267,226.00</u>	<u>3,256,656.00</u>	<u>2,296,282.00</u>	<u>5,562,088.00</u>	<u>11,395,528.00</u>

South Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

001 - General Fund

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	0.00	42,097.88	42,097.88	0.00%
Interest Earnings				
Interest Earnings	0.00	1.79	1.79	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	<u>144,875.00</u>	<u>15,934.80</u>	<u>(128,940.20)</u>	<u>(89.00)%</u>
Total Revenues	<u>144,875.00</u>	<u>58,034.47</u>	<u>(86,840.53)</u>	<u>(59.94)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000.00	2,800.00	2,200.00	44.00%
Financial & Administrative				
District Manager	16,500.00	27,375.00	(10,875.00)	(65.91)%
District Engineer	7,500.00	580.00	6,920.00	92.27%
Disclosure Report	4,200.00	4,583.37	(383.37)	(9.13)%
Trustee Fees	4,100.00	0.00	4,100.00	100.00%
Accounting Services	5,250.00	2,625.03	2,624.97	50.00%
Auditing Services	4,500.00	3,029.00	1,471.00	32.69%
Postage, Phone, Faxes, Copies	1,000.00	81.06	918.94	91.89%
Public Officials Insurance	2,250.00	2,250.00	0.00	0.00%
Legal Advertising	10,000.00	2,060.75	7,939.25	79.39%
Bank Fees	500.00	80.75	419.25	83.85%
Dues, Licenses, & Fees	200.00	175.00	25.00	12.50%
Miscellaneous Fees	100.00	0.00	100.00	100.00%
Website Administration	1,125.00	937.50	187.50	16.67%
ADA Website Fee	2,900.00	1,500.00	1,400.00	48.28%
Legal Counsel				
District Counsel	7,500.00	4,129.45	3,370.55	44.94%
Electric Utility Services				
Electric Utility Services - All Others	11,500.00	1,880.42	9,619.58	83.65%
Electric Utility Services - Streetlights	16,000.00	13,784.40	2,215.60	13.85%
Other Physical Environment				
Property & Casualty Insurance	2,750.00	2,750.00	0.00	0.00%
Landscape Maintenance-Contract	40,000.00	34,446.16	5,553.84	13.88%
Irrigation Maintenance	<u>2,000.00</u>	<u>1,525.00</u>	<u>475.00</u>	<u>23.75%</u>
Total Expenditures	<u>144,875.00</u>	<u>106,592.89</u>	<u>38,282.11</u>	<u>26.42%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>54,108.98</u>	<u>54,108.98</u>	<u>0.00%</u>
Total Other Financing Sources	<u>0.00</u>	<u>54,108.98</u>	<u>54,108.98</u>	<u>0.00%</u>
Fund Balance, End of Period	<u>0.00</u>	<u>5,550.56</u>	<u>5,550.56</u>	<u>0.00%</u>

South Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

200 - Debt Service Fund - Series 2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	0.00	142,576.20	142,576.20	0.00%
Debt Service Assmts-Off Roll	321,487.50	338,807.03	17,319.53	5.39%
Interest Earnings				
Interest Earnings	0.00	12.61	12.61	0.00%
Total Revenues	<u>321,487.50</u>	<u>481,395.84</u>	<u>159,908.34</u>	<u>49.74%</u>
Expenditures				
Debt Service Payments				
Interest	201,487.50	202,912.50	(1,425.00)	(0.71)%
Principal	<u>120,000.00</u>	<u>120,000.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Expenditures	<u>321,487.50</u>	<u>322,912.50</u>	<u>(1,425.00)</u>	<u>(0.44)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(54,108.98)	(54,108.98)	0.00%
Total Other Financing Sources	<u>0.00</u>	<u>(54,108.98)</u>	<u>(54,108.98)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period				
	0.00	162,851.74	162,851.74	0.00%
Fund Balance, End of Period				
	<u>0.00</u>	<u>267,226.10</u>	<u>267,226.10</u>	<u>0.00%</u>

South Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

300 - Capital Projects Fund - Series 2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>162.82</u>	<u>162.82</u>	<u>0.00%</u>
Total Revenues	<u>0.00</u>	<u>162.82</u>	<u>162.82</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0.00	3,256,492.89	3,256,492.89	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>3,256,655.71</u>	<u>3,256,655.71</u>	<u>0.00%</u>

South Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

900 - General Fixed Assets

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	2,296,281.89	2,296,281.89	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>2,296,281.89</u>	<u>2,296,281.89</u>	<u>0.00%</u>

South Creek CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	3,058.13
Less Outstanding Checks/Vouchers	400.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(1,687.69)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	970.44
Balance Per Books	<u>970.44</u>
Unreconciled Difference	<u>0.00</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1063	6/23/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1091	9/1/2022	System Generated Check/Voucher	<u>200.00</u>	Ryan Motko
Outstanding Checks/Vouchers			<u>400.00</u>	

South Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Other Cash Items

Document Number	Document Date	Document Description	Document Amount
211024964853 040622	4/29/2022	payment made by credit card	(168.35)
221008480321 050622	6/9/2022	payment made online	(1,519.34)
Outstanding Other Cash Items			(1,687.69)

South Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1085	8/28/2022	System Generated Check/Voucher	260.00	Neptune Multi Services LLC
1086	8/28/2022	System Generated Check/Voucher	2,597.32	Steadfast Contractors Alliance, LLC
1087	8/28/2022	System Generated Check/Voucher	418.50	Times Publishing Company
1088	9/1/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1089	9/1/2022	System Generated Check/Voucher	200.00	Laura Coffey
1090	9/1/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1092	9/8/2022	System Generated Check/Voucher	318.00	Stantec Consulting Services Inc.
1093	9/8/2022	System Generated Check/Voucher	130.00	Steadfast Contractors Alliance, LLC
1094	9/14/2022	System Generated Check/Voucher	<u>1,626.86</u>	TECO
Cleared Checks/Vouchers			<u>5,950.68</u>	

South Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR081	9/1/2022	Sept Bank Int	<u>0.04</u>	
Cleared Deposits			<u>0.04</u>	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Tuesday October 25, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	2	-3	Viburnum fertility is not its best due to fungus which has been treated
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	NA

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	NA
INSECT/DISEASE CONTROL	7	7	0	NA
DEADHEADING/PRUNING	3	3	0	NA

SCORE

100	97	-3	97%
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Contractor Signature: _____

Manager's Signature: Gary Schwatz

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Wednesday October 26, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	18	-7	One pond has a lot of trash within it due to the storm
INVASIVE MATERIAL (FLOATING)	20	17	-3	Filamentous algae, alligator weed in both ponds
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Marginal amount of submersed material within the ponds
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	NA
CLUBHOUSE EXTERIOR	3	3	0	NA
POOL WATER	10	10	0	NA
POOL TILES	10	10	0	NA
POOL LIGHTS	5	5	0	NA
POOL FURNITURE/EQUIPMENT	8	8	0	NA
FIRST AID/SAFETY ITEMS	10	10	0	NA
SIGNAGE (rules, pool, playground)	5	5	0	NA
PLAYGROUND EQUIPMENT	5	5	0	NA
RECREATIONAL FACILITIES	7	7	0	NA
RESTROOMS	6	6	0	NA
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	NA
FOUNTAINS	8	6	-2	NA
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	20	-5	The entrance sign has a scrape on it caused by a vehicle



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Wednesday October 26, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	NA
GATES				
ACCESS CONTROL PAD	25	25		NA
OPERATING SYSTEM	25	25		NA
GATE MOTORS	25	25		N/A
GATES	25	25		NA
SCORE	700	680	-20	97%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

South Creek October 2022.



South Creek signage is looks good & visible from 301.



Entrance on 301 is clean & looks good.



North sidewalk on Alder Green looks good. The Awabuki Viburnum plant fertility still needs improvement.



The Awabuki Viburnum plants have been treated 3 times for fungus & pests, and the plants are not showing a significant improvement in their fertility. I will ask the landscaper to take a soil sample to find out if there is a soil deficiency.



I asked the landscaper to remove the suckers from the Sabal palm.



I asked Roger to find out if we are responsible to maintain the vacant lot just North of the 301 & Alder Green entrance. He will get back o me with an answer.



The rock island on Scarlett Skimmer is weed free & looks good.



The mailboxes on Alder Green look good.



The pump station on Alder Green looks good.



There are hogs are damaging the turf next to the preserve just West of the pump station on Alder Green. The DM is looking into getting a trapper if there continues to be a problem.



Close-up of the turf damage caused by the hogs.



Heading South on Buttriss Oaks looks good.



The resident at 10297 Alder Green requested the CDD to maintain the overgrown area adjacent to their property. I requested the landscaper to include this area in their monthly service.



There are some Magnolia trees along the fence line on Buttress Oaks that are & have been declining. The DM informed me that she has been waiting to hear back from her contact for months regarding a warranty claim submitted regarding the Magnolia trees.



Heading South on the sidewalk from the West entrance on Simmons & Buttress Oaks looks good.



I asked the landscaper to remove the palm fronds blocking the South Creek name on the entrance wall on Buttress Oaks.



N.E. entrance on Buttress Oaks & Simmons.



Heading East on the Simmons entrance sidewalk looks good.



The South Pond was recently treated for filamentous algae and the algae is starting to die.



The North Pond was recently treated for filamentous algae and the algae is starting to die. There is a lot of trash on the N.W. end of the pond most likely due from the recent hurricane. The DM was notified, and the pond vendor was notified to remove. See next picture.



North Pond trash.



Trees down in the preserve on the West side of the North Pond.