

South Creek Community Development District

Board of Supervisors

Kelly Evans, Chairman
Laura Coffey, Vice Chairperson
Ryan Motko, Assistant Secretary
Nicholas Dister, Assistant Secretary
Carlos de la Ossa, Assistant Secretary

Heather Dilley, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Regular Meeting Agenda

Thursday, March 02, 2023, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **March 02, 2023 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:

All cellular phones and pagers must be turned off during the meeting

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. **PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. BUSINESS ITEMS

- A. Discussion on CDD/HOA Shared Well Cost Agreement Tab 01
- B. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
February 02, 2023,..... Tab 02
- B. Consideration of Operation and Maintenance Expenditures December 2022 Tab 03
- C. Consideration of Operation and Maintenance Expenditures January 2023 Tab 04
- D. Review of Financial Statements Month Ending January 31, 2023 Tab 05

5. STAFF REPORTS

- A. District Counsel
- B. District Manager..... Tab 06
 - i. Community Inspection Reports
- C. District Engineer

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Heather Dilley

District Manager

District Office

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873 – 7300

WELL COST SHARING AGREEMENT

This Well Cost Sharing Agreement (the “**Agreement**”) is entered into _____, 2023, by and between the South Creek Community Development District (the “**District**”), a special purpose unit of local government organized and existing under Chapter 190, Florida Statutes, and the South Creek Neighborhood Association, Inc., a Florida Not For Profit Corporation, (the “**HOA**”) (collectively, the “**Parties**”).

Background Information.

The HOA and the District have agreed to share one (1) well which is owned and maintained by the District and is located on the parcel shown on the attached **Exhibit “A.”** The District and the HOA desire to share the utility, maintenance, repair, and replacement expenses for the well. The District and the HOA have determined that based upon estimated use of the well by each entity, the utilities and expenses will be shared between the District and the HOA on a 50/50 basis.

OPERATIVE PROVISIONS

1. **Payments.** The HOA hereby covenants and agrees to pay during the term hereof, to the District 50% of the expenses for the utilities, operation, maintenance, and repair of the well for the previous month. Utilities will be paid on a monthly basis by the District and the HOA will be invoiced for 50% of said utility bill. In the event that the well needs to be replaced and/or maintained in any way, the HOA shall be responsible for paying the District 50% of the associated costs.

2. **Construction of Language.** The term agreement shall be inclusive of each other, also to include renewals, extensions, or modifications of the Agreement. Words of any gender used in this Agreement shall be held to include any other gender, and words in the singular shall be held to include the plural and the plural to include the singular, when the tense requires. The paragraph headings and titles are not a part of this Agreement and shall have no effect upon the construction and interpretation of any part hereof.

3. **Successors and Assigns.** This Agreement shall bind and inure to the benefit of the successors, assigns, heirs, executors, administrators, and legal representatives of the parties hereto.

4. **Non-Waiver.** No waiver of any covenant or condition of this Agreement by either party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.

5. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

6. **Renewal and Termination.** This Agreement shall automatically renew on an annual basis. Either party may terminate this Agreement with sixty (60) days written notice to the other party if that party determines that it does not need to use the irrigation well pump any longer.

7. **Governing Law.** This agreement shall be governed by Florida law with venue in the county in which the District is located.

8. **Jurisdiction.** This Agreement is subject to any rules, regulations, ordinances, and/or local government agency with jurisdiction over the District.

9. **Enforcement of Agreement.** In the event the either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

IN WITNESS WHEREOF, The District and HOA have caused this instrument to be executed as of the date first above written, by their respective officers or parties thereunto duly authorized.

Signed and sealed in the presence of:

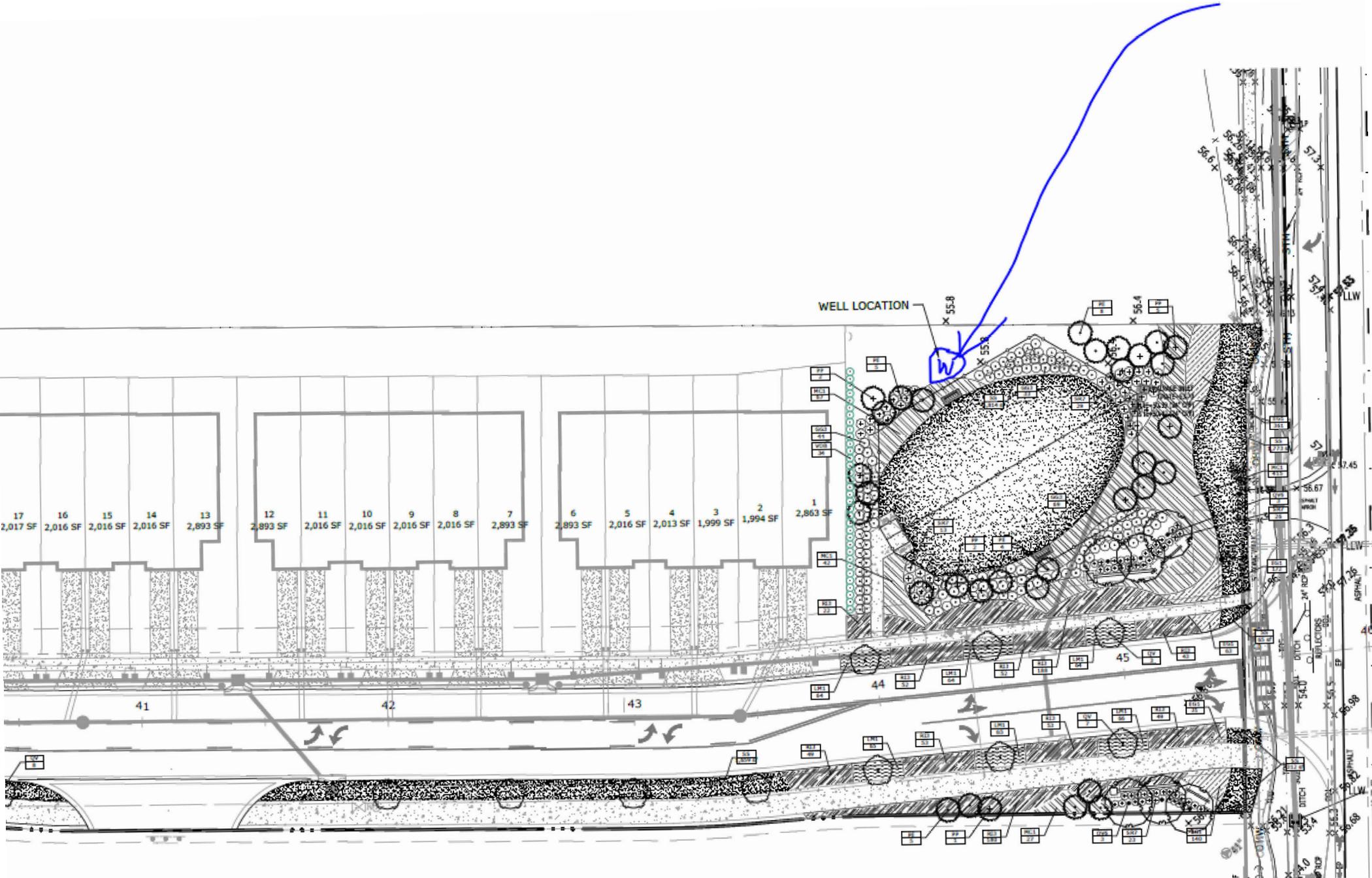
**South Creek
Community Development District**

**South Creek Neighborhood Association,
Inc.**
a Florida Not For Profit Corporation

Name: _____
Chair of the Board of Supervisors

Name: _____
Title: President

EXHIBIT "A"



**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

February 02, 2023, Minutes of Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for the South Creek Community Development District was held on **Thursday, February 02, 2023, 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

Heather Dilley called the Regular Meeting and of the Board of Supervisors of the South Creek Community Development District to order on **Thursday, February 02, 2023, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Heather Dilley	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Carlos de la Ossa	Eisenhower Property Group, LLC
Gary Schwartz	Field Manager, Inframark'

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. Acceptance of Board Resignation – Supervisor Hills

The Board stated that Supervisor Hills seat is still vacant. It was addressed at the previous meeting.

B. Appointment of Supervisor to Open Board Seat – Seat 2

i. Administer Oath of Office

ii. Confirmation of Board Compensation

The Board reviewed and discussed appointing a supervisor for Seat 2. The Board motioned to appoint Carlos de la Ossa to Seat 2 of the Board of Supervisors for South Creek CDD.

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MOTION TO:	Appoint Carlos de la Ossa to Seat 2 of the Board of Supervisors for South Creek CDD.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Ms. Dilley administered the Oath of Office to Mr. de la Ossa.

Mr. de la Ossa accepted compensation.

C. Consideration of Resolution 2023-01; Redesignating Officers

The Board reviewed and discussed to redesignate Ms. Evans as Chairman and Mr. Coffey as Vice-Chair with all other supervisors as Assistant Secretaries and Inframark staff will remain the same.

MOTION TO:	Approve the Resolution 2023-04; Re-Designating Officers as stated.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor de la Ossa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

D. General Matters of the District

Ms. Dilley discussed her managers’ report to the Board regarding irrigation issues and addressing the hogs.

4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting November 03, 2022**
- B. Consideration of Operation and Maintenance Expenditures October 2022**

The Board reviewed the Consent Agenda items.

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MOTION TO: Approve the Consent Agenda A and B.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

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C. Consideration of Operation and Maintenance Expenditures November 2022
D. Consideration of Operation and Maintenance Expenditures December 2022
E. Review of Financial Statements Month Ending December 31, 2022

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The Board tabled the O&Ms and Financials for month ending December 31, 2022, until the next meeting when documentation is available.

103

5. VENDOR AND STAFF REPORTS

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

108

Mr. Schwartz stated phase 2 landscaping from Cornerstone is completed and suggested Cornerstone to maintain the dog park.

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There were no additional reports from staff.

113

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

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Supervisor Evans commented on the start of the development on the amenity. Mr. Schwartz stated hopefully by March and have signs placed to inform residents.

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7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

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There were no audience comments.

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8. ADJOURNMENT

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MOTION TO: Adjourn the meeting at 2:43 P.M.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

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**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

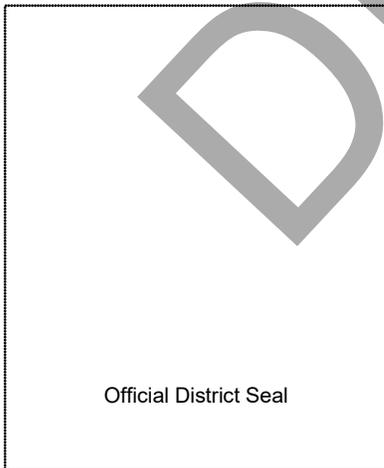
Printed Name

Title:

- Secretary**
- Assistant Secretary**

Title:

- Chairman**
- Vice Chairman**



Recorded by Records Administrator

Signature

Date

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	11219	\$23,125.00		DISTRICT SERVICES - FY 2021
INFRAMARK LLC	86236	\$2,760.92		DISTRICT INVOICE NOV 2022
INFRAMARK LLC	87576	\$2,764.37	\$28,650.29	DISTRICT INVOICE DEC 2022
SITEX AQUATICS LLC	7000B	\$285.00		AQUATIC MAINT. DEC 2022
Monthly Contract Subtotal		\$28,935.29		
Variable Contract				
		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
TECO	211024964853 120722	\$32.90		SERVICES - 11/01/22-12/01/22
TECO	211025945646 120722	\$157.83		SERVICES - 11/01/22-12/01/22
TECO	221008480321 120722	\$1,499.85	\$1,690.58	SERVICES - 11/01/22-12/01/22
Utilities Subtotal		\$1,690.58		
Regular Services				
HILLSBOROUGH COUNTY	ACH6591965140110722	\$113.83		PAST DUE SERVICES - DOG PARK METER
SOUTH CREEK CDD	11282022-25	\$10,205.34		SERIES 2021 FY23 TAX DIST ID 600
SOUTH CREEK CDD	12062022-24	\$277,651.13	\$287,856.47	SERIES 2021 FY23 TAX DIST ID 602
STRALEY ROBIN VERICKER	22395	\$431.65		PROFESSIONAL SERVICES THRU 11/15/22
Regular Services Subtotal		\$288,401.95		
Additional Services				
		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$319,027.82		

SOUTH CREEK CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 11219
DATE: 12/16/2021
DUE DATE: 12/16/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	District Management Services District Management Services- FY2021 True up to budget	13,500.00	13,500.00
1	Accounting Services Accounting Services- FY2021 True up to budget	3,500.00	3,500.00
1	Dissemination Services Dissemination Services- FY2021 True up to budget	5,000.00	5,000.00
1	Website Administration Website Administration- FY2021 True up to budget	1,125.00	1,125.00
SUBTOTAL			23,125.00
NEW CHARGES			
TOTAL			23,125.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#86236

DATE

11/30/2022

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**

12/30/2022

Services provided for the Month of: November 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management Services - District Management	1	Ea	1,375.00		1,375.00
Field Management - Field Management	1	Ea	1,000.00		1,000.00
Accounting Services - Accounting Services	1	Ea	291.67		291.67
Website Maintenance - Website Maintenance / Admin	1	Ea	93.75		93.75
Copies - Color Copies- September	1	Ea	0.50		0.50
Subtotal					2,760.92

Subtotal	\$2,760.92
Tax	\$0.00
Total Due	\$2,760.92

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

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#87576

DATE

12/21/2022

CUSTOMER ID

C2311

NET TERMS

Net 30

PO#**DUE DATE**

1/20/2023

BILL TO

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

Services provided for the Month of: December 2022

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management Services - District Management	1	Ea	1,375.00		1,375.00
Field Management - Field Management	1	Ea	1,000.00		1,000.00
Accounting Services - Accounting Services	1	Ea	291.67		291.67
Website Maintenance - Website Maintenance / Admin	1	Ea	93.75		93.75
Postage - Postage- September	4	Ea	0.70		2.80
Copies - Color Copies- September	2	Ea	0.50		1.00
Copies - B/W Copies- September	1	Ea	0.15		0.15
Subtotal					2,764.37

Subtotal	\$2,764.37
Tax	\$0.00
Total Due	\$2,764.37

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.

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

Date	Invoice #
12/1/2022	7000B

Bill To
South Creek CDD

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-December	285.00	285.00
		Balance Due	\$285.00

Received

tampaelectric.com



DEC 12 2022

Statement Date: 12/07/2022

Account: 211024964853

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

Current month's charges:	\$32.90
Total amount due:	\$32.90
Payment Due By:	12/28/2022

Your Account Summary

Previous Amount Due	\$72.84
Payment(s) Received Since Last Statement	-\$72.84
Current Month's Charges	\$32.90
Total Amount Due	\$32.90

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

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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:	\$32.90
Total amount due:	\$32.90
Payment Due By:	12/28/2022

Amount Enclosed \$ _____
684717031042



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

6847170310422110249648530000000032902

Account: 211024964853
Statement Date: 12/07/2022
Current month's charges due 12/28/2022

Details of Charges – Service from 11/01/2022 to 12/01/2022

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	12/01/2022	2,369		2,295		74 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	74 kWh @ \$0.07089/kWh	\$5.25
Fuel Charge	74 kWh @ \$0.04126/kWh	\$3.05
Storm Protection Charge	74 kWh @ \$0.00315/kWh	\$0.23
Clean Energy Transition Mechanism	74 kWh @ \$0.00402/kWh	\$0.30
Florida Gross Receipt Tax		\$0.82

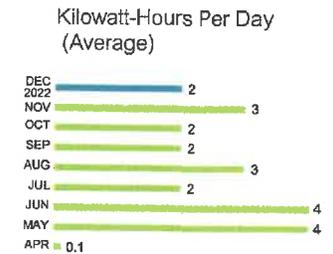
Electric Service Cost

\$32.90

Total Current Month's Charges

\$32.90

Tampa Electric Usage History



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Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.



Received

ACCOUNT INVOICE

DEC 12 2022

tampaelectric.com

f t p g+ i n

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

Statement Date: 12/07/2022
Account: 211025945646

Current month's charges:	\$157.83
Total amount due:	\$157.83
Payment Due By:	12/28/2022

Your Account Summary

Previous Amount Due	\$274.07
Payment(s) Received Since Last Statement	-\$274.07
Current Month's Charges	\$157.83
Total Amount Due	\$157.83

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

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025945646

Current month's charges:	\$157.83
Total amount due:	\$157.83
Payment Due By:	12/28/2022
Amount Enclosed	\$

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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



6118777633042110259456460000000157839

Account: 211025945646
Statement Date: 12/07/2022
Current month's charges due 12/28/2022

Details of Charges – Service from 11/01/2022 to 12/01/2022

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

Rate Schedule: General Service Demand - Standard

Meter Location: SOUTH CREEK PHASE 2A & 2B

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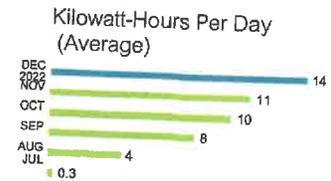
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853116	12/01/2022	1,423		998		425 kWh	1	31 Days
1000853116	12/01/2022	6.39		0		6.39 kW	1	31 Days

Daily Basic Service Charge	31 days @ \$1.08000	\$33.48
Billing Demand Charge	6 kW @ \$13.86000/kW	\$83.16
Energy Charge	425 kWh @ \$0.00736/kWh	\$3.13
Fuel Charge	425 kWh @ \$0.04126/kWh	\$17.54
Capacity Charge	6 kW @ \$0.17000/kW	\$1.02
Storm Protection Charge	6 kW @ \$0.59000/kW	\$3.54
Energy Conservation Charge	6 kW @ \$0.81000/kW	\$4.86
Environmental Cost Recovery	425 kWh @ \$0.00130/kWh	\$0.55
Clean Energy Transition Mechanism	6 kW @ \$1.10000/kW	\$6.60
Florida Gross Receipt Tax		\$3.95
Electric Service Cost		\$157.83

Total Current Month's Charges

\$157.83

Tampa Electric Usage History



Billing Demand



Load Factor



Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.



Received

ACCOUNT INVOICE

tampaelectric.com



DEC 12 2022

Statement Date: 12/07/2022
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:	12/28/2022

Your Account Summary

Previous Amount Due	\$3,022.20
Payment(s) Received Since Last Statement	-\$3,022.20
Current Month's Charges	\$1,499.85
Total Amount Due	\$1,499.85

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

One Less Worry :)

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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:	12/28/2022

Amount Enclosed \$ _____
653852965060

00000672 01 AV 0.45 33607 FTECO112072222513110 00000 03 01000000 014 02 14399 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



6538529650602210084803210000001499850

Account: 221008480321
Statement Date: 12/07/2022
Current month's charges due 12/28/2022

Details of Charges – Service from 11/01/2022 to 12/01/2022

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 31 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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Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.



6591965140 110722 AC#

A

**SOUTH CREEK CD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008**

Account Number
Date

6591965140
11/03/2022

NOTICE

Your utility account is past due. To avoid service interruption, the **TOTAL AMOUNT** of \$113.83 must be received by 5 p.m. on **11/12/2022**. If you have questions regarding your billing charges or if you are unable to make timely payment, contact Hillsborough County Water Resources Department at (813) 307-1000. If you have recently paid your bill, thank you for your payment and please disregard this notice.

Received

*** DO NOT MAIL PAYMENT ***

NOV 07 2022

Payment Options Now Available:

- Pay your water bill online at HCFLGov.net/WaterBill
- 24-hour payment by credit card, call (813) 307-1000
- Pay in person at 332 N. Falkenburg Road, Tampa, FL 33619, M-F, 8AM to 5PM.
- An after-hours drop box is available at 332 N. Falkenburg Road, Tampa, FL 33619, (payment will post the following business day.)

IN THE EVENT YOUR SERVICE IS INTERRUPTED FOR NON-PAYMENT, FULL PAYMENT OF THE ACCOUNT BALANCE AND RECONNECT CHARGES MUST BE PAID BEFORE SERVICE IS RESTORED THE FOLLOWING BUSINESS DAY.

Si usted tiene preguntas sobre este aviso favor de llamar por Telefono (813) 307-1000 para hablar con un representante en espanol de servicios al consumidor. Gracias.

Service address
10496 Shady Reserve Dr.
Riverview 33578



PLACE
STAMP
HERE

Dog Park Meter
cannot get bill to print
from site



HILLSBOROUGH COUNTY
PUBLIC UTILITIES DEPARTMENT
P.O. Box 89637
Tampa, FL 33689-0410

Hillsborough County Water Resources Department

ACH Withdrawal

Your payment was successful!

Please print this page for your records. Thank you for you online payment.

Date Paid	11/7/2022 3:24:01 PM
HCWRS Account Number	6591965140
Amount Paid	\$113.83
Bank Routing Number	063102152
Type of Account	Business Checking
Bank Account Number	*****5561
Confirmation Number	22110745814806

CHECK REQUEST FORM
South Creek

Date: 12/14/2022

Invoice#: 11282022-25

Vendor#: V00017

Vendor Name: South Creek

Pay From: Truist Acct# 5561

Description: Series 2021 - FY 23 Tax Dist. ID 600

Code to: 200.131000.1000

Amount: \$10,205.34

Requested By: 12/14/2022
Toni Campbell

SOUTH CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11/28/2022
Check Amount \$10,205.34
Payable To South Creek CDD
Check Description Series 2021 - FY 23 Tax Dist. ID 600
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM					
Fund		<u>001</u>			
G/L		<u>20702</u>			
Object Code					
Chk	#		Date		

CHECK REQUEST FORM
South Creek

Date: 12/8/2022

Invoice#: 12062022-24

Vendor#: V00017

Vendor Name: South Creek

Pay From: Truist Acct# 5561

Description: Series 2021 - FY 23 Tax Dist. ID 602

Code to: 200.131000.1000

Amount: \$277,651.13

Requested By: Toni Campbell 12/8/2022

SOUTH CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 12/6/2022
Check Amount \$277,651.13
Payable To South Creek CDD
Check Description Series 2021 - FY 23 Tax Dist. ID 602
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM				
Fund	<u>001</u>			
G/L	<u>20702</u>			
Object Code				
Chk #	_____	Date	_____	

SOUTH CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	183,757.97	36.069%	0.360700
Net DS	325,699.83	63.931%	0.639300
Net Total	509,457.80	100.0000%	1.000000

Date Received	Amount Received	36.07%	36.07%	63.93%	63.93%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue			
11/16/2022	11,737.61	4,233.68	4,233.68	7,503.93	7,503.93	-	598	1099
11/22/2022	37,091.85	13,378.78	13,378.78	23,713.07	23,713.07	-	599	1099
11/28/2022	15,963.14	5,757.80	5,757.80	10,205.34	10,205.34	-	600	
12/6/2022	✓ 434,300.30	156,649.17	156,649.17	277,651.13	✓ 277,651.13	-	602	
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	499,092.90	180,019.42	180,019.43	319,073.48	319,073.47			
Net Total on Roll	509,457.80		183,757.97		325,699.83			
Collection Surplus / (Deficit)	(10,364.90)		(3,738.54)		(6,626.36)			

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

December 01, 2022
Client: 001545
Matter: 000001
Invoice #: 22395

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
10/25/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT RE PERIOD ENDED SEPTEMBER 30, 2022; PREPARE CORRESPONDENCE TO DISSEMINATION TRANSMITTING SAME.	0.2	\$33.00
11/3/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$177.50
11/3/2022	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.7	\$213.50
Total Professional Services			1.4	\$424.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
11/15/2022	Photocopies	\$7.65
Total Disbursements		\$7.65

December 01, 2022

Client: 001545

Matter: 000001

Invoice #: 22395

Page: 2

Total Services	\$424.00	
Total Disbursements	\$7.65	
Total Current Charges		\$431.65
Previous Balance		\$1,344.35
PAY THIS AMOUNT		\$1,776.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
21973	August 24, 2022	\$430.00	\$0.00	\$0.00	\$0.00	\$861.65
22109	October 05, 2022	\$365.50	\$0.00	\$0.00	\$0.00	\$797.15
22247	October 27, 2022	\$520.50	\$28.35	\$0.00	\$0.00	\$980.50
Total Remaining Balance Due						\$1,776.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$431.65	\$914.35	\$0.00	\$430.00

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
STEADFAST CONTRACTORS ALLIANCE	SE-21812	\$226.60		ROUTINE AQUATIC MAINT. POND SPRAYING - JANUARY 2023
Monthly Contract Subtotal		\$226.60		
Variable Contract				
Variable Contract Subtotal		\$0.00		
Utilities				
HILLSBOROUGH COUNTY	6591965140 011623	\$73.25		WATER SERVICE 09/14/22-12/28/22
HILLSBOROUGH COUNTY	6591965140 012423	\$18.18	\$91.43	WATER SERVICE 12//22-01/18/23
TECO	211024964853 010923	\$32.17		ELECTRICITY SERVICES 12/02/22-01/03/23
TECO	211025945646 010923	\$136.22		ELECTRICITY SERVICES 12/02/22-01/03/23
TECO	221008480321 011123	\$3,676.40	\$3,844.79	ELECTRICITY SERVICES 12/06/22-01/05/23
Utilities Subtotal		\$3,936.22		
Regular Services				
SOUTH CREEK CDD	12132022-25	\$2,729.56		SERIES 2021 FY23 TAX DIST ID 604
Regular Services Subtotal		\$2,729.56		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$6,892.38		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

SOUTH CREEK CDD Summary of Operations and Maintenance Invoices

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

Chariman Vice Chariman Assistant Secretary



**Steadfast Environmental, LLC
AKA Flatwoods Environmental**

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

Invoice

Date	Invoice #
1/1/2023	SE-21812

**Please make all Checks payable to:
Steadfast Environmental**

Bill To
South Creek CDD c/o Ms Heather Dilley, District Manager Inframark Infrastructure Management 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1214 South Creek CDD RAM	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			220.00		220.00
	3% Fuel Surcharge			3.00%		6.60

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.

Project Total Balance \$226.60 **Customer Total Balance** \$5,611.60

Total	\$226.60
Payments/Credits	\$0.00
Balance Due	\$226.60



Hillsborough County Florida

CUSTOMER NAME SOUTH CREEK CDD	ACCOUNT NUMBER 6591965140	BILL DATE 01/16/2023	DUE DATE 02/06/2023
---	-------------------------------------	--------------------------------	-------------------------------



Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702129800OLD	09/14/2022	214	09/15/2022	214	0 GAL	ACTUAL	WATER
702129800	09/15/2022	214	12/28/2022	7016	6802 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$20.54
Water Base Charge	\$36.26
Water Usage Charge	\$5.78

Miscellaneous Charges

Late Payment Charge	\$5.69
Total Miscellaneous Charges	\$5.69

Summary of Account Charges

Previous Balance	\$113.83
Net Payments - Thank You	-\$113.83
Bill Adjustments	\$5.69
Total Account Charges	\$67.56

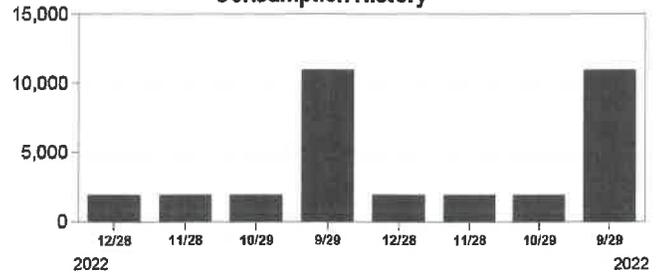
AMOUNT DUE	\$73.25
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Important Message

Due to a system transition this bill is for an extended usage period. If timely payment is difficult please contact us for a payment plan. Contact information is on the back of your bill or via our web page. We apologize for any inconvenience.

Received
JAN 23 2023

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6591965140



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



SOUTH CREEK CDD
C/O MERITUS CORP
2005 PAN AM CIR STE 300
TAMPA FL 33607-8008

1,488 8

DUE DATE	02/06/2023
AMOUNT DUE	\$73.25
AMOUNT PAID	



**Hillsborough
County** Florida

Received

JAN 23 2023

**BOARD OF COUNTY
COMMISSIONERS**
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal
COUNTY ADMINISTRATOR
Bonnie M. Wise
COUNTY ATTORNEY
Christine M. Beck
COUNTY INTERNAL AUDITOR
Peggy Caskey

**ASSISTANT COUNTY
ADMINISTRATOR**
George Cassady

PUBLIC UTILITIES

PO Box 1110, Tampa, FL 33601-1110

January 19, 2023

SOUTH CREEK CDD
2005 PAN AM CIR STE 300
TAMPA, FL 33607

Premise Address: 10496 SHADY PRESERVE DR - DOG PARK MTR
Account Number: 6591965140

Dear Customer:

A review of the above property and account indicates that Water service(s) have been provided by Hillsborough County Water Resources Department from 9/14/2022 to 12/28/2022, however due to a coding error, your account has failed to be billed for the service(s).

The next bill reflects charges calculated and back billed for the period of time services were provided. Your future bills will be forwarded to you on a monthly basis as charges are incurred for water and/or wastewater services at this corresponding address.

We apologize for the inconvenience. We understand that unexpected expenses can be financially detrimental, and we offer to distribute the cost over several months. For additional information or assistance, please call Customer Service at (813) 307-1000.

Sincerely,
Hillsborough County
Water Resources



Hillsborough County Florida

CUSTOMER NAME SOUTH CREEK CDD	ACCOUNT NUMBER 6591965140	BILL DATE 01/24/2023	DUE DATE 02/14/2023
---	-------------------------------------	--------------------------------	-------------------------------



Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702129800	12/28/2022	7016	01/18/2023	8344	1328 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$4.01
Water Base Charge	\$7.69
Water Usage Charge	\$1.20

Summary of Account Charges

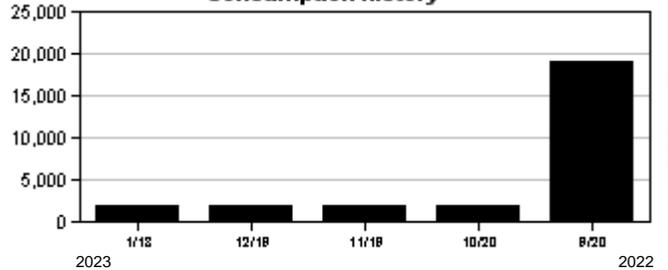
Previous Balance	\$73.25
Net Payments	\$0.00
Past Due Amount	\$73.25
Total Account Charges	\$18.18

AMOUNT DUE	\$91.43
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Notice

An estimated read was used to calculate your bill

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6591965140



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
 Internet Payments: HCFLGov.net/WaterBill
 Additional Information: HCFLGov.net/Water



**** NOTICE ** THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**



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

1,516 8

DUE DATE	02/14/2023
AMOUNT DUE	\$91.43
AMOUNT PAID	

37
 0065919651409 00000091439

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

Statement Date: 01/09/2023
Account: 211024964853

Current month's charges:	\$34.19
Total amount due:	\$32.17
Payment Due By:	01/30/2023

Your Account Summary

Previous Amount Due	\$32.90
Payment(s) Received Since Last Statement	-\$32.90
Miscellaneous Credits	-\$2.02
Credit balance after payments and credits	-\$2.02
Current Month's Charges	\$34.19
Total Amount Due	\$32.17



**Save Energy.
Save Money.**

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

00000526-0001280-Page 5 of 8

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



SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$34.19
Total amount due:	\$32.17
Payment Due By:	01/30/2023

Amount Enclosed \$ _____
667433133052

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

6674331330522110249648530000000032176

Account: 211024964853
Statement Date: 01/09/2023
Current month's charges due 01/30/2023

Details of Charges – Service from 12/02/2022 to 01/03/2023

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	01/03/2023	2,432	2,369	63 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	63 kWh @ \$0.07990/kWh	\$5.03
Fuel Charge	63 kWh @ \$0.04832/kWh	\$3.04
Storm Protection Charge	63 kWh @ \$0.00400/kWh	\$0.25
Clean Energy Transition Mechanism	63 kWh @ \$0.00427/kWh	\$0.27
Florida Gross Receipt Tax		\$0.85

Electric Service Cost

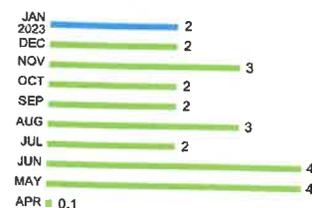
\$34.19

Total Current Month's Charges

\$34.19

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$2.02

Total Current Month's Credits

-\$2.02

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



00000526-0001231-Page 7 of 8



Received
JAN 13 2023

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 01/09/2023
Account: 211025945646

Current month's charges:	\$136.22
Total amount due:	\$136.22
Payment Due By:	01/30/2023

Your Account Summary

Previous Amount Due	\$157.83
Payment(s) Received Since Last Statement	-\$157.83
Current Month's Charges	\$136.22
Total Amount Due	\$136.22

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tampaelectric.com/bizsave

00000526-0001288-Page 1 of 8

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
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- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$136.22
Total amount due:	\$136.22
Payment Due By:	01/30/2023

Amount Enclosed \$
664964009135

00000526 02 AV 0.45 33607 FTECO101092322302910 00000 03 01000000 014 02 14569 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

6649640091352110259456460000000136225

Account: 211025945646
Statement Date: 01/09/2023
Current month's charges due 01/30/2023

Details of Charges – Service from 12/02/2022 to 01/03/2023

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

Rate Schedule: General Service Demand - Standard

Meter Location: SOUTH CREEK PHASE 2A & 2B

00000525-0001289- Page 3 of 8

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853116	01/03/2023	1,961		1,423		538 kWh	1	33 Days
1000853116	01/03/2023	3.9		0		3.9 kW	1	33 Days

Daily Basic Service Charge	33 days @ \$1.08000	\$35.64
Billing Demand Charge	4 kW @ \$14.13000/kW	\$56.52
Energy Charge	538 kWh @ \$0.00736/kWh	\$3.96
Fuel Charge	538 kWh @ \$0.04832/kWh	\$26.00
Capacity Charge	4 kW @ -\$0.06000/kW	-\$0.24
Storm Protection Charge	4 kW @ \$0.62000/kW	\$2.48
Energy Conservation Charge	4 kW @ \$0.88000/kW	\$3.52
Environmental Cost Recovery	538 kWh @ \$0.00084/kWh	\$0.45
Clean Energy Transition Mechanism	4 kW @ \$1.12000/kW	\$4.48
Florida Gross Receipt Tax		\$3.41

Electric Service Cost

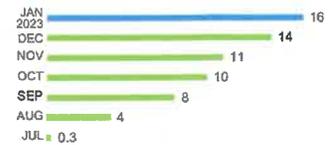
\$136.22

Total Current Month's Charges

\$136.22

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Received
JAN 17 2023

ACCOUNT INVOICE

tampaelectric.com | 

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

Statement Date: 01/11/2023
Account: 221008480321

Current month's charges:	\$3,676.40
Total amount due:	\$3,676.40
Payment Due By:	02/01/2023

Your Account Summary

Previous Amount Due	\$1,499.85
Payment(s) Received Since Last Statement	-\$1,499.85
Current Month's Charges	\$3,676.40
Total Amount Due	\$3,676.40



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Save Money.**

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

00002648-0005350-Page 1 of 4

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



SCAM ALERT!

Scammers are calling. Don't be a victim.

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- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$3,676.40
Total amount due:	\$3,676.40
Payment Due By:	02/01/2023
Amount Enclosed	\$

600000514444

00002648 01 AV 0.45 33607 FTECO101112322091010 00000 01 01000000 006 01 2648 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

6000005144442210084803210000003676408

Account: **221008480321**
 Statement Date: 01/11/2023
 Current month's charges due **02/01/2023**

Details of Charges – Service from 12/06/2022 to 01/03/2023

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 29 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$133.80
Municipal Public Service Tax	\$0.00

Lighting Charges

\$2,176.55

Details of Charges – Service from 12/02/2022 to 01/03/2023

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 33 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

\$3,676.40

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CHECK REQUEST FORM
South Creek

Date: 12/28/2022

Invoice#: 12132022-25

Vendor#: V00017

Vendor Name: South Creek

Pay From: Truist Acct# 5561

Description: Series 2021 - FY 23 Tax Dist. ID 604

Code to: 200.131000.1000

Amount: \$2,729.56

Requested By: Toni Campbell
12/28/2022

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2023

Prepared by:



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

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 119,316	\$ -	\$ -	\$ -	\$ -	\$ 119,316
Cash in Transit	-	321,803	-	-	-	321,803
Due From Developer	12,306	-	-	-	-	12,306
Due From Other Funds	-	2,772	-	-	-	2,772
Investments:						
Acq. & Construction - Amenity	-	-	6	-	-	6
Acq. & Construction Account (Phase 1)	-	-	1,756,571	-	-	1,756,571
Acq. & Construction Account (Phase 2)	-	-	1	-	-	1
Acquisition & Construction Account	-	-	1,500,091	-	-	1,500,091
Reserve Fund	-	162,850	-	-	-	162,850
Revenue Fund	-	104,377	-	-	-	104,377
Fixed Assets						
Construction Work In Process	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	5,562,088	5,562,088
TOTAL ASSETS	\$ 131,622	\$ 591,802	\$ 3,256,669	\$ 2,296,282	\$ 5,562,088	\$ 11,838,463
LIABILITIES						
Accounts Payable	\$ 17,927	\$ -	\$ -	\$ -	\$ -	\$ 17,927
Accounts Payable - Other	1,300	-	-	-	-	1,300
Bonds Payable	-	-	-	-	5,562,088	5,562,088
Due To Other Funds	2,772	-	-	-	-	2,772
TOTAL LIABILITIES	21,999	-	-	-	5,562,088	5,584,087
FUND BALANCES						
Restricted for:						
Debt Service	-	591,802	-	-	-	591,802
Capital Projects	-	-	3,256,669	-	-	3,256,669
Unassigned:	109,623	-	-	2,296,282	-	2,405,905
TOTAL FUND BALANCES	109,623	591,802	3,256,669	2,296,282	-	6,254,376
TOTAL LIABILITIES & FUND BALANCES	\$ 131,622	\$ 591,802	\$ 3,256,669	\$ 2,296,282	\$ 5,562,088	\$ 11,838,463

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5	\$ 5	0.00%
Special Assmnts- Tax Collector	276,818	182,817	(94,001)	66.04%
TOTAL REVENUES	276,818	182,822	(93,996)	66.04%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	6,667	1,733	79.37%
District Counsel	7,500	1,592	5,908	21.23%
District Engineer	7,500	396	7,104	5.28%
District Manager	16,500	5,500	11,000	33.33%
Accounting Services	6,100	18,167	(12,067)	297.82%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	1,000	19	981	1.90%
Public Officials Insurance	2,543	-	2,543	0.00%
Legal Advertising	2,000	-	2,000	0.00%
Bank Fees	1,500	30	1,470	2.00%
Website Administration	1,125	1,500	(375)	133.33%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	837	(637)	418.50%
Total Administration	81,418	36,208	45,210	44.47%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	570	14,430	3.80%
Utility - StreetLights	35,000	8,582	26,418	24.52%
Total Electric Utility Services	50,000	9,152	40,848	18.30%
<u>Water Utility Services</u>				
Utility - Water	6,000	205	5,795	3.42%
Total Water Utility Services	6,000	205	5,795	3.42%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,500	-	2,500	0.00%
Total Garbage/Solid Waste Services	2,500	-	2,500	0.00%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	5,000	797	4,203	15.94%
ProfServ - Field Management Onsite Staff	12,000	4,000	8,000	33.33%
Amenity Center Cleaning & Supplies	3,600	-	3,600	0.00%
Contracts-Pools	5,500	-	5,500	0.00%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Insurance -Property & Casualty	15,000	-	15,000	0.00%
R&M-Pools	750	-	750	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	62,500	2,522	59,978	4.04%
Security System Monitoring & Maint.	15,000	-	15,000	0.00%
R&M - Amenity Center	5,000	-	5,000	0.00%
Miscellaneous Maintenance	5,000	1,550	3,450	31.00%
Irrigation Maintenance	4,550	285	4,265	6.26%
Total Other Physical Environment	136,900	9,154	127,746	6.69%
TOTAL EXPENDITURES	276,818	54,719	222,099	19.77%
Excess (deficiency) of revenues				
Over (under) expenditures	-	128,103	128,103	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(18,480)		
FUND BALANCE, ENDING		\$ 109,623		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
Special Assmnts- Tax Collector	323,578	324,575	997	100.31%
TOTAL REVENUES	323,578	324,576	998	100.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	125,000	-	125,000	0.00%
Interest Expense	198,578	-	198,578	0.00%
Total Debt Service	323,578	-	323,578	0.00%
TOTAL EXPENDITURES	323,578	-	323,578	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	324,576	324,576	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		267,226		
FUND BALANCE, ENDING		\$ 591,802		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13	\$ 13	0.00%
TOTAL REVENUES	-	13	13	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13	13	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		3,256,656		
FUND BALANCE, ENDING		<u>\$ 3,256,669</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		2,296,282		
FUND BALANCE, ENDING		<u>\$ 2,296,282</u>		

SOUTH CREEK CDD

Bank Reconciliation

Bank Account No. 5561 TRUIST - GF Operating
 Statement No. 01-23
 Statement Date 1/31/2023

G/L Balance (LCY)	119,316.18	Statement Balance	121,203.87
G/L Balance	119,316.18	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	119,316.18	Subtotal	121,203.87
Negative Adjustments	0.00	Outstanding Checks	1,887.69
	<hr/>	Differences	0.00
Ending G/L Balance	119,316.18	Ending Balance	119,316.18
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/13/2022	Payment	1111	SOUTH CREEK CDD	277,651.13	277,651.13	0.00
12/15/2022		JE000031	Debt Service/Tax Revenue	15,963.14	15,963.14	0.00
12/21/2022	Payment	1114	STRALEY ROBIN VERICKER	431.65	431.65	0.00
12/22/2022	Payment	1116	SOUTH CREEK CDD	10,205.34	10,205.34	0.00
1/6/2023	Payment	1118	INFRAMARK LLC	2,764.37	2,764.37	0.00
1/6/2023	Payment	1119	SOUTH CREEK CDD	2,729.56	2,729.56	0.00
1/12/2023	Payment	1120	STEADFAST CONTRACTORS ALLIANCE	226.60	226.60	0.00
Total Checks				309,971.79	309,971.79	0.00
Deposits						
12/15/2022		JE000031	Debt Service/Tax Revenue	G/L 15,963.14	15,963.14	0.00
1/5/2023		JE000039	Special Assmnts- Tax Collector	G/L 2,347.52	2,347.52	0.00
1/23/2023		JE000040	Special Assmnts- Tax Collector	G/L 205.14	205.14	0.00
1/31/2023		JE000038	Interest - Investments	G/L 1.36	1.36	0.00
Total Deposits				18,517.16	18,517.16	0.00
Outstanding Checks						
10/1/2022		JE000018	Outstanding Check# 1063; Kelly Ann Evans	200.00	0.00	200.00
10/1/2022		JE000027	Reclass Outstanding Deposits	1,687.69	0.00	1,687.69
Total Outstanding Checks.....				1,887.69		1,887.69

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Wednesday February 22, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	18	-2	Algae noted is dead.
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	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	20	-5	Good
PAINTING	25	20	-5	Damage to the painting due to an accident
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	23	-2	Good overall

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Wednesday February 22, 2023

	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	682	-18	97%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

 Site: South Creek

 Date: Tuesday February 21, 2023

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	8	-2	Good overall
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Good overall
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	4	-1	Better
WEED CONTROL - BED AREAS	5	4	-1	Good overall
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	95	-5	95%
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Contractor Signature: _____

 Manager's Signature: Gary Schwatz

Supervisor's Signature: _____

South Creek February 2023.



The entrance on 301 and Alder Green looks good.



The North & South sides on Alder Green look good.



The damage on the North side of the entrance sign needs to be repaired.



Heading West on the South sidewalk of Alder Green looks good.



New construction just South of the Alder Green entrance.



There is construction turf damage on the South pond bank.



The rocks are weed free & look good on Scarlett Skimmer.



The S.W entrance on Buttress oaks & Simmons loop has turf issues that need to be addressed.



Heading East on the Simmons Loop sidewalk looks good.



The N.E. entrance on Buttress oaks & Simmons loop has turf issues that need to be addressed.



Heading East on Buttriss Oaks looks good.



Heading East on the Buttress Oaks sidewalk looks good.



The mailboxes are clean & look good.



The invasives and weeds are dead in the North pond. Steadfast is the new pond vendor.



The invasives & weeds are dead within the pond. The pond looks good overall.



The new South Creek entrance sign on Shady Preserve looks good.



The plants & trees on the South side of Shady Preserve are healthy & look good.



The plants and trees look good on the South side of Shady Preserve.



The leaning Pine tree on the South side of Shady Preserve needs to be straightened.



The South Creek sign on the North side of Shady preserve looks good. There is a cinder block underneath the sign that needs to be removed.



The plants and trees are heathy & look good on the North side of Shady Peserve.



There are many areas of the irrigation drip line above the mulch that needs to be fixed under warranty.



Heading North from the Shady Preserve entrance. There is trash in the bed that needs to be removed. Steadfast is submitting a proposal for service to the D.M.



The Hawthorne plants look good in the black mulch.



The drain plugs on Shady preserve will need to be removed soon.



There is a missing section of the dog fence.



There are some with the Thryallis plant installation that will need to be resolved.



There are more plant issues inside of the dog park that need to be resolved.



Plant replacement needed under warranty in the dog park.



There is an area in the turf that is saturated with water. It is probably an irrigation issue.



Blue Plume dead end needs to be detailed and the trash needs to be removed.



The turf installed adjacent to the ponds is uneven & needs to be repaired under warranty.



There is a lot of contractor trash within the pond that needs to be removed.



The dead end on Heath Star Place needs to be detailed.



The turf is uneven and needs to be repaired under warranty.



Uneven turf. It can not be mowed unless it is even.



There is filamentous algae within the pond. The D.M. has hired Steadfast to maintain all ponds.



Heading East on the Poseidon Way looks good overall. The turf fertility is lacking in color.



The new hardwood trees planted adjacent to the Poseidon Way ponds are healthy and look good.



There is missing turf just South Of Poseidon Way.



Invasives. Weeds, & algae in all the ponds need to be chemically treated.



This area next to the Poseidon Way pond needs to be maintained.



Cattails, Invasives, weeds, & algae within the ponds.



The dead tree on the North side of Poseidon Way needs to be removed.