

**SOUTH CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JUNE 02, 2022**

**SOUTH CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**THURSDAY, JUNE 02, 2022 AT 2:00 P.M.**  
**THE OFFICES OF MERITUS**  
**LOCATED 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

<b>District Board of Supervisors</b>	Chair Vice-Chair Supervisor Supervisor Supervisor	Kelly Evans Jeffery Hills Laura Coffey Ryan Motko Nicholas Dister
<b>District Manager</b>	Inframark	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	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.

June 02, 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 **June 02, 2022 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. **Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Consideration of Resolution 2022-02; Approving FY 2023 Proposed Budget  
& Setting Public Hearing.....Tab 01
- B. Announcement of Qualified Electors.....Tab 02
- C. Consideration of Resolution 2022-03; Amending Supervisor Terms to Even Years.....Tab 03
- D. General Matters of the District

**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting October 07, 2021.....Tab 04
- B. Consideration of Minutes of the Regular Meeting November 04, 2021.....Tab 05
- C. Consideration of Operation and Maintenance Expenditures October – April 2022.....Tab 06
- D. Review of Financial Statements Month Ending April 30, 2022.....Tab 07

**5. VENDOR AND STAFF REPORTS**

- A. District Counsel
- B. District Manager.....Tab 08
- C. District Engineer

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

**7. ADJOURNMENT**

Sincerely,



Brian Lamb, CEO  
Meritus

## RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the South Creek Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 4, 2022

HOUR: 2:00 p.m.

LOCATION: Offices of Meritus (Inframark)  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON JUNE 2, 2022.**

Attest:

**South Creek Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2022/2023**

# SOUTH CREEK

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts - Off Roll	0.00	42,097.88	0.00	42,097.88	42,097.88
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$0.00</b>	<b>\$42,097.88</b>	<b>\$0.00</b>	<b>\$42,097.88</b>	<b>\$42,097.88</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	1.47	(1.47)	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$1.47</b>	<b>(\$1.47)</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	144,875.00	15,934.80	128,940.20	144,875.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$144,875.00</b>	<b>\$15,934.80</b>	<b>\$128,940.20</b>	<b>\$144,875.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$144,875.00</b>	<b>\$58,034.15</b>	<b>\$128,938.73</b>	<b>\$186,972.88</b>	<b>\$42,097.88</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	5,000.00	1,200.00	1,200.00	2,400.00	(2,600.00)
<b>TOTAL LEGISLATIVE</b>	<b>\$5,000.00</b>	<b>\$1,200.00</b>	<b>\$1,200.00</b>	<b>\$2,400.00</b>	<b>(\$2,600.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	16,500.00	14,700.00	(6,450.00)	8,250.00	(8,250.00)
District Engineer	7,500.00	262.00	262.00	524.00	(6,976.00)
Disclosure Report	4,200.00	2,500.02	1,699.98	4,200.00	0.00
Trustees Fees	4,100.00	0.00	4,100.00	4,100.00	0.00
Auditing Services	4,500.00	29.00	4,471.00	4,500.00	0.00
Accounting Services	5,250.00	1,166.68	1,165.32	2,332.00	(2,918.00)
Postage, Phone, Faxes, Copies	1,000.00	24.65	975.70	975.35	(24.65)
Public Officials Insurance	2,250.00	0.00	0.00	0.00	(2,250.00)
Legal Advertising	10,000.00	(461.00)	461.00	0.00	(10,000.00)
Bank Fees	500.00	0.00	500.00	500.00	0.00
Website Development & Maintenance	1,125.00	468.75	468.75	937.50	(187.50)
ADA Website Fee	2,900.00	1,500.00	0.00	1,500.00	(1,400.00)
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	100.00	0.00	0.00	0.00	(100.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$60,125.00</b>	<b>\$20,365.10</b>	<b>\$7,628.75</b>	<b>\$27,993.85</b>	<b>(\$32,131.15)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	7,500.00	1,450.50	1,449.50	2,900.00	(4,600.00)
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$7,500.00</b>	<b>\$1,450.50</b>	<b>\$1,449.50</b>	<b>\$2,900.00</b>	<b>(\$4,600.00)</b>
<b>INSURANCE</b>					
Public Officials Insurance	0.00	0.00	2,250.00	2,250.00	2,250.00
General, Property & Casualty Insurance	0.00	0.00	2,750.00	2,750.00	2,750.00
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>
<b>UTILITY SERVICES</b>					
Electric Utility Services - Streetlights	16,000.00	2,850.01	2,849.99	5,700.00	(10,300.00)
Electric Utility Services - Others	11,500.00	37.07	11,462.93	11,500.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$27,500.00</b>	<b>\$2,887.08</b>	<b>\$14,312.92</b>	<b>\$17,200.00</b>	<b>(\$10,300.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	0.00	0.00	0.00	0.00	0.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	0.00	0.00	2,750.00	0.00	0.00
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,750.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
General Property & Casualty Insurance	2,750.00	0.00	0.00	0.00	(2,750.00)
Field Staff Services	0.00	0.00	6,000.00	6,000.00	6,000.00
Waterway Managemane Program - Aquatic Contracr	0.00	0.00	1,710.00	1,710.00	1,710.00
Waterway Improvement & Repairs	0.00	0.00	0.00	0.00	0.00
Entrance, Monum,ents, Walls Maintenance & repairs	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	40,000.00	16,894.19	16,893.81	33,788.00	(6,212.00)
Irrigation Maitnenace	2,000.00	225.00	1,550.00	1,775.00	(225.00)
Pool Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Pool Treatments & Other	0.00	0.00	0.00	0.00	0.00
Miscellaneous Maintenance	0.00	0.00	0.00	0.00	0.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	0.00	0.00	0.00	0.00	0.00
Amenity Center Surveillance & security	0.00	0.00	0.00	0.00	0.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$44,750.00</b>	<b>\$17,119.19</b>	<b>\$26,153.81</b>	<b>\$43,273.00</b>	<b>(\$1,477.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$144,875.00</b>	<b>\$43,021.87</b>	<b>\$58,494.98</b>	<b>\$98,766.85</b>	<b>(\$46,108.15)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$15,012.28</b>	<b>\$70,443.75</b>	<b>\$88,206.03</b>	<b>\$88,206.03</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# SOUTH CREEK

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts- Off Roll	0.00	42,097.88	42,097.88	216,350.00	216,350.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$0.00</b>	<b>\$42,097.88</b>	<b>\$42,097.88</b>	<b>\$216,350.00</b>	<b>\$216,350.00</b>
<b>INTEREST EARNINGS</b>					
Interest earnings	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	144,875.00	144,875.00	0.00	0.00	(144,875.00)
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$144,875.00</b>	<b>\$144,875.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$144,875.00)</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
Clubhouse Rentals	0.00	0.00	0.00	400.00	400.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$400.00</b>	<b>\$400.00</b>
<b>TOTAL REVENUES</b>	<b>\$144,875.00</b>	<b>\$186,972.88</b>	<b>\$42,097.88</b>	<b>\$216,750.00</b>	<b>\$71,875.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	5,000.00	2,400.00	(2,600.00)	5,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$5,000.00</b>	<b>\$2,400.00</b>	<b>(\$2,600.00)</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	16,500.00	8,250.00	(8,250.00)	16,500.00	0.00
District Engineer	7,500.00	524.00	(6,976.00)	7,500.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	8,400.00	4,200.00
Trustees Fees	4,100.00	4,100.00	0.00	8,200.00	4,100.00
Auditing Services	4,500.00	4,500.00	0.00	5,250.00	750.00
Accounting Services	5,250.00	2,332.00	(2,918.00)	6,100.00	850.00
Postage, Phone, Faxes, Copies	1,000.00	975.35	(24.65)	1,000.00	0.00
Public Officials Insurance	2,250.00	0.00	(2,250.00)	2,000.00	(250.00)
Legal Advertising	10,000.00	0.00	(10,000.00)	500.00	(9,500.00)
Bank Fees	500.00	500.00	0.00	175.00	(325.00)
Website Administration	1,125.00	937.50	(187.50)	200.00	(925.00)
ADA Website Fee	2,900.00	1,500.00	(1,400.00)	1,125.00	(1,775.00)
Dues, Licenses & Fees	200.00	175.00	(25.00)	1,500.00	1,300.00
Miscellaneous Fees	100.00	0.00	(100.00)	100.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$60,125.00</b>	<b>\$27,993.85</b>	<b>(\$32,131.15)</b>	<b>\$58,550.00</b>	<b>(\$1,575.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	7,500.00	2,900.00	(4,600.00)	7,500.00	0.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$7,500.00</b>	<b>\$2,900.00</b>	<b>(\$4,600.00)</b>	<b>\$7,500.00</b>	<b>\$0.00</b>
<b>INSURANCE</b>					
Public Officials Insurance	0.00	2,250.00	2,250.00	\$2,531.00	2,531.00
General, Property & Casualty Insurance	0.00	2,750.00	2,750.00	\$3,094.00	\$2,531.00
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,625.00</b>	<b>\$5,062.00</b>
<b>UTILITY SERVICES</b>					
Electric Utility Services - Streetlights	16,000.00	5,700.00	(10,300.00)	12,075.00	(3,925.00)
Electric Utility Services - Others	11,500.00	11,500.00	0.00	16,000.00	4,500.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$27,500.00</b>	<b>\$17,200.00</b>	<b>(\$10,300.00)</b>	<b>\$28,075.00</b>	<b>\$575.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	0.00	0.00	0.00	\$2,500.00	2,500.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	0.00	0.00	0.00	\$6,000.00	6,000.00
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
General, Property & Casualty Insurance	2,750.00	0.00	(2,750.00)	0.00	(2,750.00)
Field Staff Services	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Waterway Managemane Program - Aquatic Contracr	0.00	1,710.00	1,710.00	3,500.00	3,500.00
Waterway Improvement & Repairs	0.00	0.00	0.00	1,000.00	1,000.00
Entrance, Monum,ents, Walls Maintenance & repairs	0.00	0.00	0.00	1,000.00	1,000.00
Landscape Maintenance Contract	40,000.00	33,788.00	(6,212.00)	40,000.00	0.00
Irrigation Maintenance	2,000.00	1,775.00	(225.00)	2,000.00	0.00
Pool Maintenance - Contract	0.00	0.00	0.00	15,000.00	15,000.00
Pool Treatments & Other	0.00	0.00	0.00	1,000.00	1,000.00
Miscellaneous Maintenance	0.00	0.00	0.00	5,000.00	5,000.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	1,000.00	1,000.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	5,500.00	5,500.00
Amenity Center Pest Control	0.00	0.00	0.00	500.00	500.00
Amenity Center Surveillance & security	0.00	0.00	0.00	15,000.00	15,000.00
Holiday Decorations	0.00	0.00	0.00	1,000.00	1,000.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$44,750.00</b>	<b>\$43,273.00</b>	<b>(\$1,477.00)</b>	<b>\$103,500.00</b>	<b>\$58,750.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$144,875.00</b>	<b>\$98,766.85</b>	<b>(\$46,108.15)</b>	<b>\$216,750.00</b>	<b>\$71,312.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$88,206.03</b>	<b>\$88,206.03</b>	<b>\$0.00</b>	<b>\$563.00</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT



April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

Community Development District	Number of Registered Electors
South Creek	49

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@votehillsborough.gov](mailto:ewhite@votehillsborough.gov).

Respectfully,

Enjoli White  
Candidate Services Manager





**RESOLUTION NO. 2022-\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF THE DISTRICT'S SUPERVISORS TO ALIGN WITH THE NOVEMBER GENERAL ELECTIONS IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES.**

**WHEREAS**, the South Creek Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes; and

**WHEREAS**, pursuant to Section 190.006 (3)(a)2.c, Florida Statutes, the Board of Supervisors of the District (the "**Board**") is authorized to amend the terms of office for the District's supervisors for the purpose of aligning the District's election cycle with the general election held in November; and

**WHEREAS**, the Board desires to align the terms of the District's supervisors with the general election cycle:

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD, THAT:**

1. The current term of office for each of the District's supervisors is hereby modified and amended to expire on the following dates:
  - a. The term for Seat #1 will expire November 2026.
  - b. The term for Seat #2 will expire November 2026.
  - c. The term for Seat #3 will expire November 2024.
  - d. The term for Seat #4 will expire November 2024.
  - e. The term for Seat #5 will expire November 2024.
2. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED ON JUNE 2, 2022.**

**Attest:**

**South Creek Community  
Development District**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

**SOUTH CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**October 7, 2021 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, October 7, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Brian Lamb called the Regular Meeting and of the Board of Supervisors of the South Creek Community Development District to order on **Thursday, October 7, 2021 at 2:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Kelly Evans	Chair
Nick Dister	Supervisor
Ryan Motko	Supervisor

**Staff Members Present:**

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

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-01; Supplemental Assessment Resolution –  
Final Terms of 2021 Bonds**

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**B. General Matters of the District**

There were no general matters to discuss at this time.

**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting August 5, 2021**
- B. Consideration of Operations and Maintenance Expenditures July 2021**
- C. Consideration of Operations and Maintenance Expenditures August 2021**
- E. Review of Financial Statements for Month Ending August 31, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
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**

Supervisor Evans noted she would like to receive the supervisor compensation for the meetings.

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
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**

\_\_\_\_\_  
**Printed Name**

**Title:**

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

Official District Seal

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

**SOUTH CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

---

**November 4, 2021 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, November 4, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Brian Lamb called the Regular Meeting and of the Board of Supervisors of the South Creek Community Development District to order on **Thursday, November 4, 2021 at 2:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Kelly Evans	Chair
Nick Dister	Supervisor
Ryan Motko	Supervisor

**Staff Members Present:**

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

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Ratification of Landscape Maintenance Agreement**

**B. Ratification of Aquatic Management Agreement**

Supervisor Evans went over the ratification of the Landscape Maintenance Agreement and Aquatic Management Agreement. The Landscape agreement is with Steadfast and the Aquatic agreement is with Sitex.

MOTION TO: Ratify the Landscape Maintenance Agreement and  
Aquatic Management Agreement.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Dister  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

#### **C. General Matters of the District**

There were no general matters to discuss at this time.

#### **4. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting October 7, 2021**
- B. Consideration of Operations and Maintenance Expenditures September 2021**
- C. Review of Financial Statements for Month Ending September 30, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda.  
MADE BY: Supervisor Dister  
SECONDED BY: Supervisor Evans  
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**

There were no supervisor requests.

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience comments.

**8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Evans
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**

\_\_\_\_\_  
**Printed Name**

**Title:**

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10950	\$ 1,002.55		Management Fees - October 2021
Sitex Aquatics	5466B	1,420.00		Aquatic Maintenance - October 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,422.55</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
DEO	85550	\$ 175.00		Application - 10/01/2021
Meritus Districts	11000	461.00		Reimbursement - 09/22/2021
Straley Robin Vericker	20379	637.85		Professional Services thru 09/15/2021
Straley Robin Vericker	20469	264.50	<b>\$ 902.35</b>	Professional Services thru 10/15/2021
Supervisor: Ryan Motko	RM100721	200.00		Supervisor Fee - 10/07/2021
Supervisor: Steve Luce	ND 100721	200.00	<b>\$ 400.00</b>	Supervisor Fee - 10/07/2021
Tampa Bay Times	311198 092921	495.00		Meeting Schedule - 09/29/2021
<b>Regular Services Sub-Total</b>		<b>\$ 2,433.35</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 4,855.90</b>		

Approved (with any necessary revisions noted):

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

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

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10950  
DATE: 10/01/2021  
DUE DATE: 10/01/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Management Fees October	1,000.00	1,000.00
17	Copies BW August	0.15	2.55
SUBTOTAL			1,002.55
NEW CHARGES			
TOTAL			1,002.55






**Invoice**

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

Date	Invoice #
10/15/2021	5466B

<b>Bill To</b>
South Creek CDD Meritus

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance-2 ponds- Initial Start up  	1,420.00	1,420.00
<div> <p><b>Please note that our remittance address has changed. Our new remittance address is:</b></p> <p>7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</p> </div>			
		<b>Balance Due</b>	<b>\$1,420.00</b>

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85550			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.0

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



**South Creek Community Development District**  
 Mr. Brian Lamb  
 Meritus  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

2. Telephone: (813) 873-7300  
 3. Fax: (813) 837-7070  
 4. Email: brian.lamb@merituscorp.com  
 5. Status: Independent  
 6. Governing Body: Elected  
 7. Website Address: SouthCreekCDD.com  
 8. County(ies): Hillsborough  
 9. Function(s): Community Development  
 10. Boundary Map on File: 01/26/2021  
 11. Creation Document on File: 01/26/2021  
 12. Date Established: 01/13/2021  
 13. Creation Method: Local Ordinance  
 14. Local Governing Authority: Hillsborough County  
 15. Creation Document(s): County Ordinance 21-1  
 16. Statutory Authority: Chapter 190, Florida Statutes  
 17. Authority to Issue Bonds: Yes  
 18. Revenue Source(s): Assessments  
 19. Most Recent Update: 02/02/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/5/2021

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
  3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management,

107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

INVOICE NO.: 11000  
DATE: 09/22/2021  
DUE DATE: 09/22/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Reimbursement Tampa Times Advertising Paid by Meritus	461.00	461.00
SUBTOTAL			461.00
NEW CHARGES			
TOTAL			461.00

BS 4801 51302

# Payment Receipt

Wednesday, September 22, 2021

Transaction Type: Payment  
 Order Number:  
 Payment Method: Credit Card  
 Bad Debt: -  
 Credit Card Number: \*\*\*\*\*2379  
 Credit Card Expire Date: 1/28/2024  
 Payment Amount: 481.00  
 Reference Number: 400065  
 Charge to Company: Times Publishing Company  
 Category: Classified  
 Credit to Transaction Number: P74453  
 Invoice Text:  
 Invoice Notes:

Customer Type: Transient Business  
 Customer Category:  
 Customer Status:  
 Customer Group: CLS All Other  
 Customer Trade:  
 Account Number: 311198  
 Phone Number: 8133975120  
 Company / Individual: Company  
 Customer Name: SOUTH CREEK CDD  
 Customer Address: 2005 PAN AM CIRCLE, SUITE 120  
 TAMPA FL 33607 USA  
 Check Number:  
 Routing Number:

# Straley Robin Vericker

1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

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

September 21, 2021  
Client: 001545  
Matter: 000001  
Invoice #: 20379

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
8/23/2021	JMV	REVIEW COMMUNICATION FROM K. EVANS; REVIEW AND REVISE ERP TRANSFER DOCUMENTATION; DRAFT EMAIL TO K. EVANS.	0.7	
8/25/2021	LB	PREPARE DRAFT SUPPLEMENTAL ASSESSMENT RESOLUTION.	1.1	
8/26/2021	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.6	
8/26/2021	LB	FINALIZE SUPPLEMENTAL ASSESSMENT RESOLUTION; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD RE SUPPLEMENTAL ASSESSMENT RESOLUTION.	0.2	
Total Professional Services			2.6	\$630.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.3	\$422.50
LB	Lynn Butler	1.3	\$208.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
9/15/2021	Photocopies (49 @ \$0.15)	\$7.35



September 21, 2021  
Client: 001545  
Matter: 000001  
Invoice #: 20379

Page: 2

## DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$7.35
	Total Services	\$630.50
	Total Disbursements	\$7.35
	Total Current Charges	\$637.85
	<b>PAY THIS AMOUNT</b>	<b>\$637.85</b>

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

October 22, 2021

Client: 001545

Matter: 000001

Invoice #: 20469

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
10/1/2021	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
10/7/2021	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.7	
Total Professional Services			0.9	\$264.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.2	\$65.00
VTS	Vanessa T. Steinerts	0.7	\$199.50

034  
3/10/21  
223-9400

October 22, 2021

Client: 001545

Matter: 000001

Invoice #: 20469

Page: 2

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Total Services	\$264.50	
Total Disbursements	\$0.00	
Total Current Charges		\$264.50

**PAY THIS AMOUNT**

**\$264.50**

*Please Include Invoice Number on all Correspondence*

**SOUTH CREEK CDD**MEETING DATE: October 07, 2021DMS: 

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

RM 100721

**SOUTH CREEK CDD**MEETING DATE: October 07, 2021DMS: 

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

ND 100721

# 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	
09/29/21	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
09/29/2021	Deirdre Almeida	311198
Total Amount Due		Ad Number
\$495.00		0000184829

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/21	09/29/21	0000184829	Times	Legals CLS	Meeting Schedule	1	2x59 L	\$493.00
09/29/21	09/29/21	0000184829	Tampabay.com	Legals CLS	Meeting Schedule	1	2x59 L	\$0.00
					AffidavitMaterial			\$2.00

4861 5130 B

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

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	
09/29/21	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
09/29/2021	Deirdre Almeida	311198
Total Amount Due		Ad Number
\$495.00		0000184829

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

Received  
OCT 04 2021

REMIT TO:

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 Almeida** 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: Meeting Schedule** was published in **Tampa Bay Times: 9/29/21** in said newspaper in the issues of **Baylink Hillsborough**

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 **09/29/2021**

\_\_\_\_\_  
Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF REGULAR BOARD MEETING SCHEDULE**  
**FISCAL YEAR 2022**  
**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the South Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 07, 2021	2:00 p.m.
November 04, 2021	2:00 p.m.
December 02, 2021	2:00 p.m.
January 06, 2022	2:00 p.m.
February 03, 2022	2:00 p.m.
March 03, 2022	2:00 p.m.
April 07, 2022	2:00 p.m.
May 05, 2022	2:00 p.m.
June 02, 2022	2:00 p.m.
July 07, 2022	2:00 p.m.
August 04, 2022	2:00 p.m.
September 01, 2022	2:00 p.m.

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.

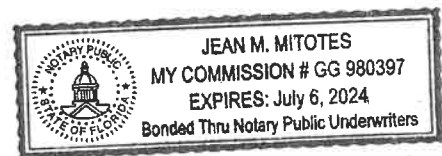
The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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.

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: 09/29/2021

0000184829



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	11065	\$ 1,517.38		District Management Service - November 2021
Sitex Aquatics	5538B	285.00		Aquatic Maintenance - November 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,802.38</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Grau & Associates	GA 110121	\$ 29.00		Audit FYE 09/30/2021
Supervisor: Kelly Evans	KE 100721	200.00		Supervisor Fee - 10/07/2021
Supervisor: Kelly Evans	KE 110421	200.00		Supervisor Fee - 11/04/2021
Supervisor: Nick Dister	ND 110421	200.00		Supervisor Fee - 11/04/2021
Supervisor: Ryan Motko	RM110421	200.00	<b>\$ 800.00</b>	Supervisor Fee - 11/04/2021
<b>Regular Services Sub-Total</b>		<b>\$ 829.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 2,631.38</b>		



**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

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

## INVOICE

INVOICE NO.: 11065  
DATE: 11/01/2021  
DUE DATE: 11/01/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	District Management Services November	1,000.00	1,000.00
	Website Administration		93.75
	Website Administration October		93.75
1	Postage September	27.03	27.03
19	Copies BW September	0.15	2.85

SUBTOTAL	1,217.38
NEW CHARGES	
TOTAL	1,217.38

*Discontinue  
300*

*[Signature]*

*300.00  
1517.38*

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

## INVOICE

INVOICE NO.: 11065  
DATE: 11/01/2021  
DUE DATE: 11/01/2021

### BILLING ADDRESS

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


QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	District Management Services November	1,000.00	1,000.00
	Website Administration		93.75
	Website Administration October		93.75
1	Postage September	27.03	27.03
19	Copies BW September	0.15	2.85
	Disclosure Report		300.00
SUBTOTAL			1,517.38
NEW CHARGES			
TOTAL			1,517.38

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

Date	Invoice #
11/1/2021	5538B

Bill To
South Creek CDD Meritus

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-November  <div data-bbox="308 1050 406 1134">  </div> <div data-bbox="324 1554 941 1785"> <p>Please note that our remittance address has changed.  Our new remittance address is:</p> <p>7643 Gate Parkway  Suite# 104-167  Jacksonville, FL 32256</p> </div>	285.00	285.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$285.00

Invoice Month	Request Date	Client Name	PR#	Responder	Qty	Price	Amount
October	09/30/2021	Avelar Creek CDD	X53043176V40	U.S. Bank	1	29	29
October	09/30/2021	Belmond Reserve	I5304318M054	U.S. Bank	1	29	29
October	09/30/2021	Berry Bay	X53043195S56	U.S. Bank	1	29	29
October	09/30/2021	Corkscrew Farms	M53043217X72	U.S. Bank	2	29	58
October	09/30/2021	Carlton Lakes	T5304328M027	U.S. Bank	3	29	87
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Shadows	L53043376V97	U.S. Bank	2	29	58
October	09/30/2021	Grand Oaks	X5304344A254	U.S. Bank	2	29	58
October	09/30/2021	Champions Reserve	E53043476V75	U.S. Bank	1	29	29
October	09/30/2021	La Collina	X53043517X44	U.S. Bank	1	29	29
October	09/30/2021	Longleaf	T53043576V87	U.S. Bank	2	29	58
October	09/30/2021	North Park Isle	A5304360G320	U.S. Bank	1	29	29
October	09/30/2021	Parkway Center	Z5304362I113	U.S. Bank	3	29	87
October	09/30/2021	Rivercrest	Y5304364A273	U.S. Bank	2	29	58
October	09/30/2021	Shell Point	L53043676V82	U.S. Bank	1	29	29
October	09/30/2021	Sherwood Manor CDD	Y5304370G395	U.S. Bank	1	29	29
October	09/30/2021	South Fork III	R53043717X10	U.S. Bank	3	29	87
October	09/30/2021	Spencer Creek	L53043739R56	U.S. Bank	1	29	29
October	09/30/2021	Spring Lake	R5304376P498	U.S. Bank	2	29	58
October	09/30/2021	Summit at Fern Hill	H53043817X23	U.S. Bank	2	29	58
October	09/30/2021	The Heights CDD	V53043839R14	U.S. Bank	2	29	58
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	South Creek	L53043876V22	U.S. Bank	1	29	29
October	09/30/2021	Creek Preserve	H53043958K10	U.S. Bank	2	29	58
October	09/30/2021	Parrish Plantation	Q53044058K66	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	Ventana CDD	M5304414A275	U.S. Bank	2	29	58
October	09/30/2021	Bull Frog Creek	W53054258K26	U.S. Bank	2	29	58
						<b>Total</b>	<b>1,508</b>

## Grau and Associates

951 Yamato Road, Suite 280  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meritus*  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date 11/1/2021

### SERVICE

### AMOUNT

Audit FYE 09/30/2021 - Confirmation.com / October

\$ 1,508.00

Current Amount Due

\$ 1,508.00

**SOUTH CREEK CDD**MEETING DATE: October 07, 2021DMS: 

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

KE 100721

**SOUTH CREEK CDD**

MEETING DATE: November 04, 2021

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 110421



**SOUTH CREEK CDD**

MEETING DATE: November 04, 2021

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

ND 110421

**SOUTH CREEK CDD**MEETING DATE: November 04, 2021

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 110421

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10906	\$ 1,000.00		District Management Service - 09/01/2021
Meritus Districts	10776	1,000.00		District Management Service - 08/01/2021
Meritus Districts	10950	1,000.00		District Management Service - 10/01/2021
Meritus Districts	11065	1,093.75		District Management Service - 11/01/2021
Meritus Districts	11110 121421	6,614.20	<b>\$ 10,707.95</b>	District Management Service - 12/14/2021
Sitex Aquatics	5644B	285.00		Aquatic Maintenance - 12/01/2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 10,992.95</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Egis	14401	\$ 5,000.00		Policy Renewal - 09/13/2021
SteadFast	5832	180.00		Professional Personnel - 11/30/2021
Straley Robin Vericker	20656	602.00		Professional Services - 11/24/2021
<b>Regular Services Sub-Total</b>		<b>\$ 5,782.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 16,774.95</b>		

Approved (with any necessary revisions noted):

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

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

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

INVOICE NO.: 10906

DATE: 09/01/2021

DUE DATE: 09/01/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		1,000.00
4101	Postage July		<del>2.04</del>
48 4101	Copies BW July	0.15	<del>7.20</del>
SUBTOTAL			<del>1,009.24</del>
NEW CHARGES			
TOTAL			1,009.24

\$1000<sup>00</sup>

  
12/22/21

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

## INVOICE

INVOICE NO.: 10776

DATE: 08/01/2021

DUE DATE: 08/01/2021

### BILLING ADDRESS

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

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

1000<sup>00</sup>

  
12/23/21

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

INVOICE NO.: 10950

DATE: 10/01/2021

DUE DATE: 10/01/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Management Fees October	1,000.00	1,000.00
17	Copies BW August	0.15	<del>2.55</del>
SUBTOTAL			1,002.55
NEW CHARGES			
TOTAL			1,002.55

1000.00

*[Signature]* 10/23/21

*[Signature]*

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

## INVOICE

INVOICE NO.: 11065

DATE: 11/01/2021

DUE DATE: 11/01/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	District Management Services November	1,000.00	1,000.00
	Website Administration		93.75
	Website Administration October		93.75
1	Postage September	27.03	27.03
19	Copies BW September	0.15	2.85

SUBTOTAL	<del>1,217.38</del>
NEW CHARGES	
TOTAL	1,217.38

*Disputed*  
*200*

*[Signature]*

~~300.00~~  
~~1517.38~~

\$1093<sup>75</sup>

*[Signature]*



## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

## INVOICE

INVOICE NO.: 11110

DATE: 12/14/2021

DUE DATE: 12/14/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	District Management Services December	1,375.00	1,375.00
1	Accounting Services December	291.67	291.67
3	Field Management October, November, December	1,200.00	3,600.00
1	Website Administration December	93.75	93.75
3	Dissemination Services October, November, December	416.67	1,250.01
	Postage October		2.12
11	Copies BW October	0.15	1.65
SUBTOTAL			6,614.20
NEW CHARGES			
TOTAL			6,614.20





**Invoice**

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

Date	Invoice #
12/1/2021	5644B

<b>Bill To</b>
South Creek CDD Meritus

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-December	285.00	285.00
	<div style="text-align: center;"> <i>h34 h34 53900 4500</i> </div> <div style="border: 1px solid black; padding: 10px; margin-top: 20px;"> <p>Please note that our remittance address has changed. Our new remittance address is:</p> <p>7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</p> </div>		
		<b>Balance Due</b>	<b>\$285.00</b>



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

# INVOICE

<b>Customer</b>	South Creek Community Development District
<b>Acct #</b>	1068
<b>Date</b>	09/13/2021
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 5,000.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#14401
100121784	

Thank You

Please detach and return with payment



Customer: South Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
14401	10/01/2021	Renew policy	Policy #100121784 10/01/2021-10/01/2022 Florida Insurance Alliance  Package - Renew policy Due Date: 9/13/2021  <div style="text-align: center;"> <i>\$2750 - gen liab</i>  <i>\$2250 - pub. off</i> </div>	5,000.00
				<b>Total</b>
				\$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/13/2021



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

## Invoice

Date	Invoice #
11/30/2021	SM-5832


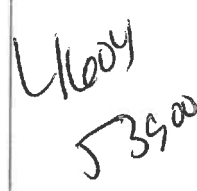
Please make all Checks payable to:  
**Steadfast Contractors Alliance**  
Tax ID: 83-2711799

### Bill To

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

### Ship To

10441 Alder Green Dr  
Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	SM-WO-0279			Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description	Rate	Serviced Date	Amount	
1	Irrigation Wet Check: First wet check at this address.  Zone 6: Unburied a bubbler and cleaned it out  Zone 7: Fixed bubbler and 2 sprays.  Zone 10: Fixed a flex from a bubbler that was cut.  Zone 11: Fixed broken pipe line of 1/2.  Parts: \$115 Labor: \$65.00  Date of Service: November 15, 2021  	180.00  	11/15/2021	180.00	

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.

<b>Total</b>	<b>\$180.00</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$180.00</b>

# Straley Robin Vericker

1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

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

November 24, 2021  
Client: 001545  
Matter: 000001  
Invoice #: 20656

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2021

*Handwritten:* R H 3107  
S 9400

## SERVICES

Date	Person	Description of Services	Hours	
10/18/2021	DCC	PREPARE CONTRACT WITH STEADFAST.	0.5	
10/18/2021	DCC	PREPARE CONTRACT WITH STEADFAST; TRANSMIT TO CHAIR AND DISTRICT MANAGER FOR HANDLING.	0.5	
10/28/2021	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
11/3/2021	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
11/4/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
11/4/2021	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.2	
Total Professional Services			2.0	\$602.00

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.8	\$260.00
DCC	Dana C. Collier	1.0	\$285.00
VTs	Vanessa T. Steinerts	0.2	\$57.00

November 24, 2021  
Client: 001545  
Matter: 000001  
Invoice #: 20656

Page: 2

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Total Services	\$602.00	
Total Disbursements	\$0.00	
Total Current Charges		\$602.00

<b>PAY THIS AMOUNT</b>	<b>\$602.00</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Sitex Aquatics	5748B	\$ 285.00		Aquatic Maintenance - January 2022
SteadFast	5890	1,260.84		Landscape Maintenance - October 2021
SteadFast	5891	2,521.67		Landscape Maintenance - November 2021
SteadFast	5892	2,521.67		Landscape Maintenance - December 2021
SteadFast	5893	2,521.67	<b>\$ 8,825.85</b>	Landscape Maintenance - January 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 9,110.85</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Stantec	1874725	\$ 262.00		Professional Services 01/06/2022
Straley Robin Vericker	20825	415.00		Professional Services thru 12/15/2021
<b>Regular Services Sub-Total</b>		<b>\$ 677.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 9,787.85</b>		

Approved (with any necessary revisions noted):

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

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

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary





Invoice

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

Date	Invoice #
1/1/2022	5748B

Bill To

South Creek CDD  
Meritus

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-January  BWA	285.00	285.00
		<b>Balance Due</b>	<b>\$285.00</b>



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
10/15/2021	SM-5890

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 October 2021			0.00	
	Half Month of Service				
0.5	General Maintenance Services	2,205.00		1,102.50	
0.5	Water Management	150.00		75.00	
0.5	Fertilization Plan	166.67		83.34	

53900  
4500



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.

<b>Total</b>	<b>\$1,260.84</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$1,260.84</b>



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
11/1/2021	SM-5891

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 November 2021			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	
By 4604 539w					

*By 4604 5390*

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.

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



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
12/1/2021	SM-5892

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 December 2021				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

*Year  
Base Bl*

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.

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



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

## Invoice

Date	Invoice #
1/1/2022	SM-5893

**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 January 2022				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
<div>8320 4604 B4</div>					

*8390  
4604 B N*

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.

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

**INVOICE**

Page 1 of 1

Invoice Number	1874725
Invoice Date	January 6, 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)	262.00	

**December 24, 2021**

Add projects to SWFWMD spreadsheet

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

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.00	131.00	262.00
<b>Subtotal Professional Services</b>	<u>2.00</u>		<u>262.00</u>

Top Task Subtotal	2022 FY General Consulting	262.00
-------------------	----------------------------	--------

<b>Total Fees &amp; Disbursements</b>	<u>262.00</u>
<b>INVOICE TOTAL (USD)</b>	<b>262.00</b>

**Due upon receipt or in accordance with terms of the contract**

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

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

Thank you.

## Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

December 24, 2021

Client: 001545

Matter: 000001

Invoice #: 20825

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2021

### SERVICES

Date	Person	Description of Services	Hours	
11/18/2021	VKB	REVIEW AND REPLY TO EMAIL FROM L. COFFEY RE: TRANSFER OF SWFWMD PERMIT TO OPERATIONAL STATUS AND CDD RESPONSIBILITIES.	0.3	
11/19/2021	VKB	DRAFT DEED CONVEYING DRAINAGE TRACT TO CDD; REVIEW PLAT RE: SAME; REVIEW AND REPLY TO EMAIL FROM L. COFFEY RE: SAME.	0.8	
Total Professional Services			1.1	\$385.00

### PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	1.1	\$385.00

### DISBURSEMENTS

Date	Description of Disbursements	Amount
11/26/2021	Simplefile E-Recording- Filing Fee- E-Filing	\$24.45
12/15/2021	Photocopies (37 @ \$0.15)	\$5.55
Total Disbursements		\$30.00

December 24, 2021  
Client: 001545  
Matter: 000001  
Invoice #: 20825

Page: 2

---

Total Services	\$385.00	
Total Disbursements	\$30.00	
Total Current Charges		\$415.00

**PAY THIS AMOUNT**

**\$415.00**

*Please Include Invoice Number on all Correspondence*



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	75288	\$ 3,378.45		District Management Services – March 2022
Sitex Aquatics	5897B	285.00		Aquatic Maintenance - March 2022
SteadFast	6194	2,521.67		Landscape Maintenance - March 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 6,185.12</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	211023013470 030822	\$ 37.07		Electric Service thru 03/02/2022
Tampa Electric	221008480321 030922	1,613.21	<b>\$ 1,650.28</b>	Electric Services thru 03/02/2022
<b>Utilities Sub-Total</b>		<b>\$ 1,650.28</b>		
<b>Regular Services</b>				
SteadFast	6229	\$ 225.00		Irrigation Wet Check Maintenance - 3/2/2022
Straley Robin Vericker	21099	32.00		Professional Services thru 02/15/2022
<b>Regular Services Sub-Total</b>		<b>\$ 257.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 8,092.40</b>		

Approved (with any necessary revisions noted):

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

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

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

February 24, 2022

Client: 001545

Matter: 000001

Invoice #: 21099

Page: 1

RE: General

NY 2/03  
5/14/03

For Professional Services Rendered Through February 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	
1/20/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2021; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
Total Professional Services			0.2	\$32.00

## PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.2	\$32.00

February 24, 2022  
Client: 001545  
Matter: 000001  
Invoice #: 21099

Page: 2

---

Total Services	\$32.00	
Total Disbursements	\$0.00	
Total Current Charges		\$32.00

<b>PAY THIS AMOUNT</b>	<b>\$32.00</b>
------------------------	----------------

*Please Include Invoice Number on all Correspondence*



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
3/1/2022	SM-6194

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 March 2022				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
<i>DN 4604 J32</i>					

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.

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



Invoice

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

Date	Invoice #
3/1/2022	5897B

Bill To
South Creek CDD Meritus

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-March  BSH	285.00	285.00
		<b>Balance Due</b>	<b>\$285.00</b>



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/09/2022

Account: 221008480321

SOUTH CREEK COMMUNITY DEVELOPMENT  
C/O MERITUS CORP  
10441 ALDER GREEN ST, SOLAR  
RIVERVIEW, FL 33579

Current month's charges:	\$1,613.21
Total amount due:	\$1,613.21
Payment Due By:	03/30/2022

### Your Account Summary

Previous Amount Due	\$1,236.80
Payment(s) Received Since Last Statement	-\$1,236.80
<b>Current Month's Charges</b>	<b>\$1,613.21</b>
<b>Total Amount Due</b>	<b>\$1,613.21</b>

Received  
MAR 14 2022

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worry free!

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



### SCAM AWARE TIP:

Remember, we will never call to ask for  
your credit or debit card info.

[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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:	\$1,613.21
Total amount due:	\$1,613.21
Payment Due By:	03/30/2022

**Amount Enclosed**

\$

600000438360

00000272 01 AV 0.42 33607 FTECO103092223341310 00000 02 01000000 012 01 5184 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



6000004383602210084803210000001613214

**Account:** 221008480321  
**Statement Date:** 03/09/2022  
**Current month's charges due** 03/30/2022

## Details of Charges – Service from 02/02/2022 to 03/02/2022

Service for: 10441 ALDER GREEN ST, SOLAR, RIVERVIEW, FL 33579

**Rate Schedule: LS-2 Customer Specified Lighting**

### Lighting Service Items LS-2 (Bright Choices) for 29 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
State Tax	\$113.36

### Lighting Charges

**\$1,613.21**

### Total Current Month's Charges

**\$1,613.21**

00000272-0000815-Page 3 of 6







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

## Invoice

Date	Invoice #
3/2/2022	SM-6229

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
1	Irrigation Wet Check		0.00	3/2/2022	0.00
1	Irrigation Repairs made during wet check:		225.00		225.00
5390 5060 Rsk	This clock is located to the right of the lift station in Alden green rd. It has 12 zones. Start time 12am Run days Wednesday and Friday				
	Zone 9- 1 broken head Zone 11- broken zone line 1/2"				
	All repairs have been made and system is running as it should.				

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.

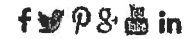
<b>Total</b>	<b>\$225.00</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$225.00</b>



South Creek CDD

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/08/2022

Account: 211023013470

LENNAR HOMES LLC - TAMPA  
10317 ALDER GREEN DR, WELL  
RIVERVIEW, FL 33578



Current month's charges:	\$37.07
Total amount due:	\$37.07
Payment Due By:	03/29/2022

### Your Account Summary

Previous Amount Due	\$40.20
Payment(s) Received Since Last Statement	-\$40.20
Current Month's Charges	\$37.07
<b>Total Amount Due</b>	<b>\$37.07</b>

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worry free!

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[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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: 211023013470

Current month's charges:	\$37.07
Total amount due:	\$37.07
Payment Due By:	03/29/2022

Amount Enclosed \$  
629161505831

LENNAR HOMES LLC - TAMPA  
4301 W BOY SCOUT BLVD, STE 600  
TAMPA, FL 33607-5732

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

6291615058312110230134700000000037073



## ACCOUNT INVOICE

tampaelectric.com



Account: 211023013470  
Statement Date: 03/08/2022  
Current month's charges due 03/29/2022



### Details of Charges – Service from 02/02/2022 to 03/02/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION/WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	03/02/2022	1,629		1,519		110 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	110 kWh @ \$0.07014/kWh	\$7.72
Fuel Charge	110 kWh @ \$0.03057/kWh	\$3.36
Storm Protection Charge	110 kWh @ \$0.00315/kWh	\$0.35
Clean Energy Transition Mechanism	110 kWh @ \$0.00402/kWh	\$0.44
Florida Gross Receipt Tax		\$0.85
<b>Electric Service Cost</b>		<b>\$34.18</b>
State Tax		\$2.89

**Total Electric Cost, Local Fees and Taxes**

**\$37.07**

**Total Current Month's Charges**

**\$37.07**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

MAR 2022	4
FEB	5
JAN	5
DEC	13
NOV	19
OCT	9
SEP	0

00000012-0001726-Page 688 of 1010

**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#75288

**DATE**  
3/23/2022

**CUSTOMER ID**  
C2311

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
4/22/2022

**BILL TO**

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

Services provided for the Month of: March 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Accounting Services - Accounting Services	1	Ea	291.67	291.67
Copies - B/W Copies- January	2	Ea	0.15	0.30
Dissemination Services - Dissemination Services	1	Ea	416.67	416.67
District Management Services - District Management	1	Ea	1,375.00	1,375.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
Postage - Postage- January	1	Ea	1.06	1.06
Website Maintenance - Website Maintenance / Admin	1	Ea	93.75	93.75
<b>Subtotal</b>				3,378.45

**Subtotal** \$3,378.45

**Tax** \$0.00

**Total Due** \$3,378.45

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
SteadFast	6360	\$ 2,521.67		Landscape Maintenance - April 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,521.67</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	211024964853 040622	\$ 168.35		Electric Service thru 03/31/2022
Tampa Electric	221008480321 040622	1,613.21	<b>\$ 1,781.56</b>	Electric Service thru 03/31/2022
<b>Utilities Sub-Total</b>		<b>\$ 1,781.56</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 4,303.23</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

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

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

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
4/1/2022	SM-6360

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 April 2022			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	

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: 04/06/2022

Account: 211024964853

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

Current month's charges:	\$168.35
Total amount due:	\$168.35
Payment Due By:	04/27/2022

### Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$168.35</b>
<b>Total Amount Due</b>	<b>\$168.35</b>

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

## Yard project?

### Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



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:	\$168.35
Total amount due:	\$168.35
Payment Due By:	04/27/2022

**Amount Enclosed** \$

661260200313

00000766 01 AV 0.42 33607 FTECO104062223524510 00000 03 01000000 014 02 14659 002



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

66126020031321102496485300000000168357

Page 1 of 4





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211024964853  
**Statement Date:** 04/06/2022  
**Current month's charges due** 04/27/2022

### Details of Charges – Service from 03/22/2022 to 03/31/2022

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

**Rate Schedule: General Service - Non Demand**

Meter Location: IRRIGATION/WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	03/31/2022	1,645		1,644		1 kWh	1	10 Days
Daily Basic Service Charge						10 days @ \$0.74000		
Energy Charge						1 kWh @ \$0.07035/kWh		
Fuel Charge						1 kWh @ \$0.04126/kWh		
Florida Gross Receipt Tax								
<b>Electric Service Cost</b>						<b>\$7.70</b>		
State Tax						\$0.65		
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$8.35</b>	
<b>Other Fees and Charges</b>								
Electric Security Deposit						\$150.00		
Elec Connection Chrg Subsq						\$10.00		
<b>Total Other Fees and Charges</b>							<b>\$160.00</b>	
<b>Total Current Month's Charges</b>							<b>\$168.35</b>	

**Tampa Electric Usage History**  
Kilowatt-Hours Per Day  
(Average)  
APR 2022

### Important Messages

#### Welcome to Tampa Electric!

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

#### Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221008480321

SOUTH CREEK COMMUNITY DEVELOPMENT  
C/O MERITUS CORP  
10441 ALDER GREEN ST, SOLAR  
RIVERVIEW, FL 33579

Current month's charges:	\$1,613.21
Total amount due:	\$1,613.21
Payment Due By:	04/27/2022

### Your Account Summary

Previous Amount Due	\$1,613.21
Payment(s) Received Since Last Statement	-\$1,613.21
<b>Current Month's Charges</b>	<b>\$1,613.21</b>
<b>Total Amount Due</b>	<b>\$1,613.21</b>

# One Less Worry :)

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Contact free;  
worry free!

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[tampaelectric.com/paperless](http://tampaelectric.com/paperless)



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

## Yard project?

### Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



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:	\$1,613.21
Total amount due:	\$1,613.21
Payment Due By:	04/27/2022

**Amount Enclosed** \$

650149145000

00000767 01 AV 0.42 33607 FTECO104062223524510 00000 03 01000000 014 02 14660 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

6501491450002210084803210000001613214

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008480321  
**Statement Date:** 04/06/2022  
**Current month's charges due** 04/27/2022

### Details of Charges – Service from 03/03/2022 to 03/31/2022

Service for: 10441 ALDER GREEN ST, SOLAR, RIVERVIEW, FL 33579

**Rate Schedule: LS-2 Customer Specified Lighting**

#### Lighting Service Items LS-2 (Bright Choices) for 29 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
State Tax	\$113.36

#### Lighting Charges

**\$1,613.21**

#### Total Current Month's Charges

**\$1,613.21**

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# South Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 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 4/30/2022  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	865	0	0	0	0	865
Investment - Revenue 2021 (4000)	0	142,581	0	0	0	142,581
Investment - Interest 2021 (4001)	0	0	0	0	0	0
Investment - Reserve 2021 (4003)	0	162,850	0	0	0	162,850
Investment - Acq & Const 2021 (4005)	0	0	1,500,060	0	0	1,500,060
Investment - Acq & Const Phase One 2021 (4006)	0	0	1,756,527	0	0	1,756,527
Investment - Acq & Const Phase Two 2021 (4007)	0	0	1	0	0	1
Investment - Cost of Issuance 2021 (4008)	0	0	0	0	0	0
Due From Developer	12,306	0	0	0	0	12,306
Construction Work in Progress	0	0	0	2,296,282	0	2,296,282
Amount To Be Provided-Debt Service	0	0	0	0	5,783,544	5,783,544
<b>Total Assets</b>	<b>13,171</b>	<b>305,431</b>	<b>3,256,587</b>	<b>2,296,282</b>	<b>5,783,544</b>	<b>11,655,016</b>
<b>Liabilities</b>						
Accounts Payable	11,867	0	0	0	0	11,867
Due To Debt Service Fund	0	0	0	0	0	0
Revenue Bonds Payable - Series 2021	0	0	0	0	5,783,544	5,783,544
<b>Total Liabilities</b>	<b>11,867</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,783,544</b>	<b>5,795,411</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0	0	0	0	0	0
Fund Balance-Unreserved	0	162,852	3,256,493	0	0	3,419,345
Investment in General Fixed Assets	0	0	0	2,296,282	0	2,296,282
Other	1,304	142,580	95	0	0	143,978
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,304</b>	<b>305,431</b>	<b>3,256,587</b>	<b>2,296,282</b>	<b>0</b>	<b>5,859,605</b>
<b>Total Liabilities and Net Assets</b>	<b>13,171</b>	<b>305,431</b>	<b>3,256,587</b>	<b>2,296,282</b>	<b>5,783,544</b>	<b>11,655,016</b>

**South Creek CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2021 Through 4/30/2022

	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	1.52	1.52	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	144,875.00	15,934.80	(128,940.20)	(89.00)%
Total Revenues	<u>144,875.00</u>	<u>58,034.20</u>	<u>(86,840.80)</u>	<u>(59.94)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000.00	1,200.00	3,800.00	76.00%
Financial & Administrative				
District Manager	16,500.00	17,275.00	(775.00)	(4.70)%
District Engineer	7,500.00	262.00	7,238.00	96.51%
Disclosure Report	4,200.00	2,916.69	1,283.31	30.55%
Trustee Fees	4,100.00	0.00	4,100.00	100.00%
Accounting Services	5,250.00	1,458.35	3,791.65	72.22%
Auditing Services	4,500.00	29.00	4,471.00	99.36%
Postage, Phone, Faxes, Copies	1,000.00	25.75	974.25	97.42%
Public Officials Insurance	2,250.00	2,250.00	0.00	0.00%
Legal Advertising	10,000.00	(461.00)	10,461.00	104.61%
Bank Fees	500.00	51.00	449.00	89.80%
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	562.50	562.50	50.00%
ADA Website Fee	2,900.00	1,500.00	1,400.00	48.28%
Legal Counsel				
District Counsel	7,500.00	1,750.00	5,750.00	76.67%
Electric Utility Services				
Electric Utility Services - All Others	11,500.00	205.42	11,294.58	98.21%
Electric Utility Services - Streetlights	16,000.00	4,149.59	11,850.41	74.07%
Other Physical Environment				
Property & Casualty Insurance	2,750.00	2,750.00	0.00	0.00%
Landscape Maintenance-Contract	40,000.00	20,405.86	19,594.14	48.99%
Irrigation Maintenance	2,000.00	225.00	1,775.00	88.75%
Total Expenditures	<u>144,875.00</u>	<u>56,730.16</u>	<u>88,144.84</u>	<u>60.84%</u>
Fund Balance, End of Period	<u>0.00</u>	<u>1,304.04</u>	<u>1,304.04</u>	<u>0.00%</u>

**South Creek CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2021  
From 10/1/2021 Through 4/30/2022

	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	101,453.15	(220,034.35)	(68.44)%
Interest Earnings				
Interest Earnings	0.00	6.61	6.61	0.00%
Total Revenues	<u>321,487.50</u>	<u>244,035.96</u>	<u>(77,451.54)</u>	<u>(24.09)%</u>
Expenditures				
Debt Service Payments				
Interest	201,487.50	101,456.25	100,031.25	49.65%
Principal	<u>120,000.00</u>	<u>0.00</u>	<u>120,000.00</u>	<u>100.00%</u>
Total Expenditures	<u>321,487.50</u>	<u>101,456.25</u>	<u>220,031.25</u>	<u>68.44%</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>305,431.45</u>	<u>305,431.45</u>	<u>0.00%</u>

**South Creek CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund - Series 2021  
From 10/1/2021 Through 4/30/2022

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	94.57	94.57	0.00%
Total Revenues	0.00	94.57	94.57	0.00%
Fund Balance, Beginning of Period				
	0.00	3,256,492.89	3,256,492.89	0.00%
Fund Balance, End of Period	0.00	3,256,587.46	3,256,587.46	0.00%



**South Creek CDD**  
Statement of Revenues and Expenditures  
900 - General Fixed Assets  
From 10/1/2021 Through 4/30/2022

	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: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Bank Balance	1,033.46
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(168.35)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	865.11
Balance Per Books	<u>865.11</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

South Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 04/30/2022  
Reconciliation Date: 4/30/2022  
Status: Locked

Outstanding Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
211024964853 040622	4/29/2022	payment made by credit card	(168.35)
Outstanding Other Cash Items			(168.35)

South Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD006-1	4/8/2022	RETURNED ITEM FEE 4.08.22	36.00	
CD006	4/21/2022	SERVICE CHARGES - PRIOR PERIOD 4.21.22	15.00	
Cleared Checks/Vouchers			51.00	

South Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 04/30/2022  
Reconciliation Date: 4/30/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR060	4/30/2022	INTEREST PAID THIS STATEMENT THRU 04/30/22	0.01	
Cleared Deposits			0.01	



# District Management Services, LLC

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Wednesday May 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	5	0	Good
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	2	-3	Contractor trash issue
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%
-----	----	----	-----

Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwatz

Supervisor's Signature: \_\_\_\_\_



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Thursday May 25 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	18	-2	Filamentous algae outburst noticed on multiple ponds due to weather conditions & excess nitrogen
INVASIVE MATERIAL (SUBMERSED)	20	20	0	Good
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	Good
<b>AMENITIES</b>				
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
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Thursday May 25 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	NA
<b>HARDSCAPE ELEMENTS</b>				
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
<b>LIGHTING ELEMENTS</b>				
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
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		NA
OPERATING SYSTEM	25	25		NA
GATE MOTORS	25	25		N/A
GATES	25	25		NA
<b>SCORE</b>	700	696	-4	99%

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_



South Creek May 2022.



301 & Alder Green entrance.





North entrance view off 301.



South entrance view off 301.



South sidewalk off the Alder Green entrance.



North Sidewalk off the Alder Green entrance.



Stop sign needs to be straightened on Buttress Oaks.





Contractor trash on fence line on Buttress Oaks.





Area in front of the fenced in utility has irrigation within the mulch indicating that there was once either trees or plants at this location.





Turf issues on Alder Green.





Alder Green construction progress.







Ponds look good but have some trash issues. Vendor was notified.

