

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 22, 2022**

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 22, 2022 AT 2:00 P.M.
THE OFFICES OF MERITUS
LOCATED 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

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

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

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

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

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

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

August 22, 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 **August 22, 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. CONSIDERATION OF RESOLUTION 2022-04; AMENDING RESOLUTION APPROVING PROPOSED FY 2023 BUDGET & SETTING PUBLIC HEARING.....Tab 01**
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
 - A. Open Public Hearing on Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-05; Adopting Fiscal Year 2023 Budget.....Tab 02
 - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-06; Levying O&M Assessments.....Tab 03
 - i. Developer Budget Funding Agreement
 - E. Close Public Hearing on Levying O&M Assessments
- 7. RETURN TO REGULAR MEETING**
- 8. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-07; Setting FY 2023 Meeting Schedule.....Tab 04
 - B. Acceptance of Financial Report for Year Ended September 30, 2021.....Tab 05
 - C. General Matters of the District
- 9. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting June 02, 2022..... Tab 06
 - B. Consideration of Operation and Maintenance Expenditures May 2022..... Tab 07
 - C. Consideration of Operation and Maintenance Expenditures June 2022..... Tab 08
 - D. Consideration of Operation and Maintenance Expenditures July 2022..... Tab 09
 - E. Review of Financial Statements Month Ending July 31, 2022... Tab 10
- 10. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Manager..... Tab 11
 - C. District Engineer
- 11. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 13. ADJOURNMENT**

Sincerely,

Heather Dilley,
District Manager

RESOLUTION 2022-04

A RESOLUTION OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-02 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2022/2023 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the South Creek Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year; and,

WHEREAS, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2022/2023 was prepared and considered by the Board and was approved by the Board on June 2, 2022; and,

WHEREAS, the Board has postponed the public hearing date as set forth in Resolution 2022-02; and

WHEREAS, the original public hearing date scheduled for August 4, 2022 is now required to be amended and notice of the rescheduled public hearing shall be advertised and/or mailed, as legally required.

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

Section 1. Resolution 2022-02 is hereby amended; and the rescheduled public hearing date has been advertised and/or mailed, as legally required.

Section 2. A public hearing is hereby scheduled for **August 22, 2022, at 2:00 p.m. at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607**, for the purpose of receiving public comments on the proposed Fiscal Year 2022/2023 Final Budget.

PASSED, ADOPTED and EFFECTIVE August 22, 2022.

ATTEST:

**SOUTH CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

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

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the South Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the South

Creek Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$600,395.97, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$276,817.97
Total Debt Service Funds	\$323,578.00
Total All Funds*	\$600,395.97

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 22, 2022.

Attested By:

**South Creek Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Adopted Budget

2023

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 4, 2022

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The South Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

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
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts - Off Roll	0.00	42,097.88	0.00	42,097.88	42,097.88
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$42,097.88	\$0.00	\$42,097.88	\$42,097.88
INTEREST EARNINGS					
Interest Earnings	0.00	1.47	(1.47)	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$1.47	(\$1.47)	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	144,875.00	15,934.80	128,940.20	144,875.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$144,875.00	\$15,934.80	\$128,940.20	\$144,875.00	\$0.00
TOTAL REVENUES	\$144,875.00	\$58,034.15	\$128,938.73	\$186,972.88	\$42,097.88
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	5,000.00	1,200.00	1,200.00	2,400.00	(2,600.00)
TOTAL LEGISLATIVE	\$5,000.00	\$1,200.00	\$1,200.00	\$2,400.00	(\$2,600.00)
FINANCIAL & ADMINISTRATIVE					
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	950.70	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)
TOTAL FINANCIAL & ADMINISTRATIVE	\$60,125.00	\$20,365.10	\$7,628.75	\$27,993.85	(\$32,131.15)
LEGAL COUNSEL					
District Counsel	7,500.00	1,450.50	1,449.50	2,900.00	(4,600.00)
TOTAL DISTRICT COUNSEL	\$7,500.00	\$1,450.50	\$1,449.50	\$2,900.00	(\$4,600.00)
INSURANCE					
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
TOTAL INSURANCE	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
UTILITY SERVICES					
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
TOTAL UTILITY SERVICES	\$27,500.00	\$2,887.08	\$14,312.92	\$17,200.00	(\$10,300.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	0.00	0.00	0.00	0.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	0.00	0.00	2,750.00	0.00	0.00
TOTAL WATER UTILITY SERVICES	\$0.00	\$0.00	\$2,750.00	\$0.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
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
TOTAL OTHER PHYSICAL ENVIRONMENT	\$44,750.00	\$17,119.19	\$26,153.81	\$43,273.00	(\$1,477.00)
TOTAL EXPENDITURES	\$144,875.00	\$43,021.87	\$58,494.98	\$98,766.85	(\$46,108.15)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$15,012.28	\$70,443.75	\$88,206.03	\$88,206.03

*** 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 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts- On Roll	0.00	0.00	0.00	276,817.97	276,817.97
Operations & Maintenance Assmts- Off Roll	0.00	42,097.88	42,097.88	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$42,097.88	\$42,097.88	\$276,817.97	\$276,817.97
INTEREST EARNINGS					
Interest earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	144,875.00	144,875.00	0.00	0.00	(144,875.00)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$144,875.00	\$144,875.00	\$0.00	\$0.00	(\$144,875.00)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
Clubhouse Rentals	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$144,875.00	\$186,972.88	\$42,097.88	\$276,817.97	\$131,942.97
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	5,000.00	2,400.00	(2,600.00)	12,000.00	7,000.00
TOTAL LEGISLATIVE	\$5,000.00	\$2,400.00	(\$2,600.00)	\$12,000.00	\$7,000.00
FINANCIAL & ADMINISTRATIVE					
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
Legal Advertising	10,000.00	0.00	(10,000.00)	2,000.00	(8,000.00)
Bank Fees	500.00	500.00	0.00	1,500.00	1,000.00
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
TOTAL FINANCIAL & ADMINISTRATIVE	\$57,875.00	\$27,993.85	(\$29,881.15)	\$59,375.00	\$1,500.00
LEGAL COUNSEL					
District Counsel	7,500.00	2,900.00	(4,600.00)	7,500.00	0.00
TOTAL DISTRICT COUNSEL	\$7,500.00	\$2,900.00	(\$4,600.00)	\$7,500.00	\$0.00
INSURANCE					
Public Officials Insurance	2,250.00	2,250.00	0.00	\$2,542.97	292.97
General, Property & Casualty Insurance	2,750.00	2,750.00	0.00	\$15,000.00	\$292.97
TOTAL INSURANCE	\$5,000.00	\$5,000.00	\$0.00	\$17,542.97	\$585.94
UTILITY SERVICES					
Electric Utility Services - Streetlights	16,000.00	5,700.00	(10,300.00)	35,000.00	19,000.00
Electric Utility Services - Others	11,500.00	11,500.00	0.00	15,000.00	3,500.00
TOTAL UTILITY SERVICES	\$27,500.00	\$17,200.00	(\$10,300.00)	\$50,000.00	\$22,500.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	0.00	0.00	0.00	\$2,500.00	2,500.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	0.00	0.00	0.00	\$6,000.00	6,000.00
TOTAL WATER UTILITY SERVICES	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
OTHER PHYSICAL ENVIRONMENT					
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	5,000.00	5,000.00
Waterway Improvement & Repairs	0.00	0.00	0.00	1,000.00	1,000.00
Entrance, Monuments, 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)	62,500.00	22,500.00
Irrigation Maintenance	2,000.00	1,775.00	(225.00)	4,550.00	2,550.00
Pool Maintenance - Contract	0.00	0.00	0.00	5,500.00	5,500.00
Pool Treatments & Other	0.00	0.00	0.00	750.00	750.00
Miscellaneous Maintenance	0.00	0.00	0.00	5,000.00	5,000.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	5,000.00	5,000.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	3,600.00	3,600.00
Amenity Center Pest Control	0.00	0.00	0.00	1,000.00	1,000.00
Amenity Center Surveillance & security	0.00	0.00	0.00	15,000.00	15,000.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
Capital Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$42,000.00	\$43,273.00	\$1,273.00	\$121,900.00	\$79,900.00
TOTAL EXPENDITURES	\$144,875.00	\$88,766.85	(\$46,108.15)	\$276,817.97	\$119,985.94
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$88,206.03	\$88,206.03	(\$0.00)	\$11,957.03

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

This is for maintenance and administration of the Districts official website.

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2021

REVENUES

CDD Debt Service Assessments	\$	323,578
TOTAL REVENUES	\$	323,578

EXPENDITURES

Series 2021 June Bond Interest Payment	\$	100,031
Series 2021 June Bond Principal Payment	\$	125,000
Series 2021 December Bond Interest Payment	\$	98,547
TOTAL EXPENDITURES	\$	323,578
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	5,765,000
Principal Payment Applied Toward Series 2021 Bonds	\$	125,000
Bonds Outstanding - Period Ending 12/15/2023	\$	5,640,000

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022

REVENUES

CDD Debt Service Assessments	\$	-
TOTAL REVENUES	\$	-

EXPENDITURES

Series 2022 June Bond Interest Payment	\$	-
Series 2022 June Bond Principal Payment	\$	-
Series 2022 December Bond Interest Payment	\$	-
TOTAL EXPENDITURES	\$	-
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	-
Principal Payment Applied Toward Series 2022 Bonds	\$	-
Bonds Outstanding - Period Ending 12/15/2023	\$	-

* Series 2022 Bonds Principal and Debt Service obligation to be established at issuance.

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

(1) SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
ASSESSMENT AREA ONE - SERIES 2021										
Townhomes 26'	0.667	30	\$850.90	\$251.34	\$1,102.24	\$850.90	\$375.34	\$1,226.24	\$124.00	49.3%
Single Family 40'	1.00	54	\$1,276.19	\$376.82	\$1,653.01	\$1,276.19	\$562.72	\$1,838.91	\$185.90	49.3%
Single Family 50'	1.25	158	\$1,595.24	\$471.03	\$2,066.27	\$1,595.24	\$703.40	\$2,298.64	\$232.37	49.3%
Subtotal		242								
ASSESSMENT AREA TWO - FUTURE BOND SERIES										
Townhomes 26'	0.667	0	\$0.00	\$251.34	\$251.34	\$0.00	\$375.34	\$375.34	\$124.00	49.3%
Single Family 40'	1.00	0	\$0.00	\$376.82	\$376.82	\$0.00	\$562.72	\$562.72	\$185.90	49.3%
Single Family 50'	1.25	110	\$0.00	\$471.02	\$471.02	\$0.00	\$703.40	\$703.40	\$232.38	49.3%
Subtotal		110								
TOTAL		352								

Notations:

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

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the South Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, **Simmons East, LLC** and **Eisenhower Property Group, LLC** (collectively, the "**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on

certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on October 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of

collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 22, 2022.

Attested By:

**South Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

2023

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 4, 2022

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The South Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

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
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts - Off Roll	0.00	42,097.88	0.00	42,097.88	42,097.88
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$42,097.88	\$0.00	\$42,097.88	\$42,097.88
INTEREST EARNINGS					
Interest Earnings	0.00	1.47	(1.47)	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$1.47	(\$1.47)	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	144,875.00	15,934.80	128,940.20	144,875.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$144,875.00	\$15,934.80	\$128,940.20	\$144,875.00	\$0.00
TOTAL REVENUES	\$144,875.00	\$58,034.15	\$128,938.73	\$186,972.88	\$42,097.88
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	5,000.00	1,200.00	1,200.00	2,400.00	(2,600.00)
TOTAL LEGISLATIVE	\$5,000.00	\$1,200.00	\$1,200.00	\$2,400.00	(\$2,600.00)
FINANCIAL & ADMINISTRATIVE					
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	950.70	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)
TOTAL FINANCIAL & ADMINISTRATIVE	\$60,125.00	\$20,365.10	\$7,628.75	\$27,993.85	(\$32,131.15)
LEGAL COUNSEL					
District Counsel	7,500.00	1,450.50	1,449.50	2,900.00	(4,600.00)
TOTAL DISTRICT COUNSEL	\$7,500.00	\$1,450.50	\$1,449.50	\$2,900.00	(\$4,600.00)
INSURANCE					
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
TOTAL INSURANCE	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
UTILITY SERVICES					
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
TOTAL UTILITY SERVICES	\$27,500.00	\$2,887.08	\$14,312.92	\$17,200.00	(\$10,300.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	0.00	0.00	0.00	0.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	0.00	0.00	2,750.00	0.00	0.00
TOTAL WATER UTILITY SERVICES	\$0.00	\$0.00	\$2,750.00	\$0.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
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
TOTAL OTHER PHYSICAL ENVIRONMENT	\$44,750.00	\$17,119.19	\$26,153.81	\$43,273.00	(\$1,477.00)
TOTAL EXPENDITURES	\$144,875.00	\$43,021.87	\$58,494.98	\$98,766.85	(\$46,108.15)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$15,012.28	\$70,443.75	\$88,206.03	\$88,206.03

*** 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 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts- On Roll	0.00	0.00	0.00	276,817.97	276,817.97
Operations & Maintenance Assmts- Off Roll	0.00	42,097.88	42,097.88	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$42,097.88	\$42,097.88	\$276,817.97	\$276,817.97
INTEREST EARNINGS					
Interest earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	144,875.00	144,875.00	0.00	0.00	(144,875.00)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$144,875.00	\$144,875.00	\$0.00	\$0.00	(\$144,875.00)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
Clubhouse Rentals	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$144,875.00	\$186,972.88	\$42,097.88	\$276,817.97	\$131,942.97
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	5,000.00	2,400.00	(2,600.00)	12,000.00	7,000.00
TOTAL LEGISLATIVE	\$5,000.00	\$2,400.00	(\$2,600.00)	\$12,000.00	\$7,000.00
FINANCIAL & ADMINISTRATIVE					
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
Legal Advertising	10,000.00	0.00	(10,000.00)	2,000.00	(8,000.00)
Bank Fees	500.00	500.00	0.00	1,500.00	1,000.00
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
TOTAL FINANCIAL & ADMINISTRATIVE	\$57,875.00	\$27,993.85	(\$29,881.15)	\$59,375.00	\$1,500.00
LEGAL COUNSEL					
District Counsel	7,500.00	2,900.00	(4,600.00)	7,500.00	0.00
TOTAL DISTRICT COUNSEL	\$7,500.00	\$2,900.00	(\$4,600.00)	\$7,500.00	\$0.00
INSURANCE					
Public Officials Insurance	2,250.00	2,250.00	0.00	\$2,542.97	292.97
General, Property & Casualty Insurance	2,750.00	2,750.00	0.00	\$15,000.00	\$292.97
TOTAL INSURANCE	\$5,000.00	\$5,000.00	\$0.00	\$17,542.97	\$585.94
UTILITY SERVICES					
Electric Utility Services - Streetlights	16,000.00	5,700.00	(10,300.00)	35,000.00	19,000.00
Electric Utility Services - Others	11,500.00	11,500.00	0.00	15,000.00	3,500.00
TOTAL UTILITY SERVICES	\$27,500.00	\$17,200.00	(\$10,300.00)	\$50,000.00	\$22,500.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	0.00	0.00	0.00	\$2,500.00	2,500.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	0.00	0.00	0.00	\$6,000.00	6,000.00
TOTAL WATER UTILITY SERVICES	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
OTHER PHYSICAL ENVIRONMENT					
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	5,000.00	5,000.00
Waterway Improvement & Repairs	0.00	0.00	0.00	1,000.00	1,000.00
Entrance, Monuments, 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)	62,500.00	22,500.00
Irrigation Maintenance	2,000.00	1,775.00	(225.00)	4,550.00	2,550.00
Pool Maintenance - Contract	0.00	0.00	0.00	5,500.00	5,500.00
Pool Treatments & Other	0.00	0.00	0.00	750.00	750.00
Miscellaneous Maintenance	0.00	0.00	0.00	5,000.00	5,000.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	5,000.00	5,000.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	3,600.00	3,600.00
Amenity Center Pest Control	0.00	0.00	0.00	1,000.00	1,000.00
Amenity Center Surveillance & security	0.00	0.00	0.00	15,000.00	15,000.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
Capital Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$42,000.00	\$43,273.00	\$1,273.00	\$121,900.00	\$79,900.00
TOTAL EXPENDITURES	\$144,875.00	\$88,766.85	(\$46,108.15)	\$276,817.97	\$119,985.94
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$88,206.03	\$88,206.03	(\$0.00)	\$11,957.03

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

This is for maintenance and administration of the Districts official website.

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2021

REVENUES

CDD Debt Service Assessments	\$	323,578
TOTAL REVENUES	\$	323,578

EXPENDITURES

Series 2021 June Bond Interest Payment	\$	100,031
Series 2021 June Bond Principal Payment	\$	125,000
Series 2021 December Bond Interest Payment	\$	98,547
TOTAL EXPENDITURES	\$	323,578
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	5,765,000
Principal Payment Applied Toward Series 2021 Bonds	\$	125,000
Bonds Outstanding - Period Ending 12/15/2023	\$	5,640,000

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022

REVENUES

CDD Debt Service Assessments	\$	-
TOTAL REVENUES	\$	-

EXPENDITURES

Series 2022 June Bond Interest Payment	\$	-
Series 2022 June Bond Principal Payment	\$	-
Series 2022 December Bond Interest Payment	\$	-
TOTAL EXPENDITURES	\$	-
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	-
Principal Payment Applied Toward Series 2022 Bonds	\$	-
Bonds Outstanding - Period Ending 12/15/2023	\$	-

* Series 2022 Bonds Principal and Debt Service obligation to be established at issuance.

SOUTH CREEK

COMMUNITY DEVELOPMENT DISTRICT

(1) SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
ASSESSMENT AREA ONE - SERIES 2021										
Townhomes 26'	0.667	30	\$850.90	\$251.34	\$1,102.24	\$850.90	\$375.34	\$1,226.24	\$124.00	49.3%
Single Family 40'	1.00	54	\$1,276.19	\$376.82	\$1,653.01	\$1,276.19	\$562.72	\$1,838.91	\$185.90	49.3%
Single Family 50'	1.25	158	\$1,595.24	\$471.03	\$2,066.27	\$1,595.24	\$703.40	\$2,298.64	\$232.37	49.3%
Subtotal		242								
ASSESSMENT AREA TWO - FUTURE BOND SERIES										
Townhomes 26'	0.667	0	\$0.00	\$251.34	\$251.34	\$0.00	\$375.34	\$375.34	\$124.00	49.3%
Single Family 40'	1.00	0	\$0.00	\$376.82	\$376.82	\$0.00	\$562.72	\$562.72	\$185.90	49.3%
Single Family 50'	1.25	110	\$0.00	\$471.02	\$471.02	\$0.00	\$703.40	\$703.40	\$232.38	49.3%
Subtotal		110								
TOTAL		352								

Notations:

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

FY 2022-2023 Budget Funding Agreement
(South Creek Community Development District)

This FY 2022-2023 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 22, 2022, between the **South Creek Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Simmons East, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 and **Eisenhower Property Group, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the “**Developer**”).

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2022-2023 as attached hereto as **Exhibit A** (the “**FY 2022-2023 Budget**”), which commences on October 1, 2022, and concludes on September 30, 2023;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2022-2023 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2022-2023 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2022-2023 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2022-2023 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2022-2023 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2022-2023 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ [REDACTED] in accordance with the FY 2022-2023 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2022-2023 Budget Revisions.** The District and Developer agree that the FY 2022-2023 Budget shall be revised at the end of the 2022-2023 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2022 and ending on September 30, 2023. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2022-2023 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2022-2023 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
 - a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2022-2023 Budget" in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

- 8. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2022-2023 fiscal year on September 30, 2023. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
- 9. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**South Creek Community
Development District**

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

Simmons East, LLC,
a Florida limited liability company

Eisenhower Property Group, LLC,
a Florida limited liability company

Name: _____
Title: _____

Name: _____
Title: _____

Exhibit A: FY 2022-2023 Budget

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, South Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2022

ATTEST:

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023**

FISCAL YEAR 2022/2023

October 06, 2022	2:00 p.m.
November 03, 2022	2:00 p.m.
December 01, 2022	2:00 p.m.
January 05, 2023	2:00 p.m.
February 02, 2023	2:00 p.m.
March 02, 2023	2:00 p.m.
April 06, 2023	2:00 p.m.
May 04, 2023	2:00 p.m.
June 01, 2023	2:00 p.m.
July 06, 2023	2:00 p.m.
August 03, 2023	2:00 p.m.
September 07, 2023	2:00 p.m.

**All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300,
Tampa, FL 33607**

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of Lake Deer Community Development District, Polk County, Florida ("District") as of and for the period from inception January 12, 2021 to September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2021, and the respective changes in financial position thereof for the period from inception January 12, 2021 to September 30, 2021 in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 30, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of South Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception January 12, 2021 to September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most period from inception January 12, 2021 to September 30, 2021 resulting in a net position deficit balance of (\$351,298)
- The change in the District's total net position was (\$351,298), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$3,419,345. The total fund balance is restricted for debt service and capital projects.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets from the period from inception January 12, 2021 to September 30, 2021.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,	
	2021
Assets, excluding capital assets	\$ 3,433,513
Capital assets, net of depreciation	2,296,282
Total assets	5,729,795
Current liabilities	64,896
Long-term liabilities	6,016,197
Total liabilities	6,081,093
Net Position	
Net investment in capital assets	(3,719,915)
Restricted	3,368,617
Total net position	\$ (351,298)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased from the period of inception January 12, 2021 to September 30, 2021. The majority of the decrease is attributed to Bonds being issued to fund capital assets acquisition.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

	<u>2021</u>
Revenues:	
Program revenues	
Operating grants and contributions	\$ 39,37
Capital grants and contributions	<u>36</u>
Total revenues	<u>39,413</u>
Expenses:	
General government	37,657
Maintenance and operations	1,718
Bond issuance costs	301,675
Interest	<u>49,661</u>
Total expenses	<u>390,711</u>
Change in net position	(351,298)
Net position - beginning	<u>-</u>
Net position - ending	<u><u>\$ (351,298)</u></u>

As noted above and in the statement of activities, the cost of all governmental activities from the period of inception January 12, 2021 to September 30, 2021 was \$390,711. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception January 12, 2021 to September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$2,296,282 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$5,885,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact South Creek Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 1,862
Due from Developer	12,306
Restricted assets:	
Investments	3,419,345
Capital assets:	
Nondepreciable	<u>2,296,282</u>
Total assets	<u>5,729,795</u>
LIABILITIES	
Accounts payable and accrued expenses	14,168
Accrued interest payable	50,728
Non-current liabilities:	
Due within one year	120,000
Due in more than one year	<u>5,896,197</u>
Total liabilities	<u>6,081,093</u>
NET POSITION	
Net investment in capital assets	(3,719,915)
Restricted for debt service	112,124
Restricted for capital projects	3,256,493
Unrestricted	<u>-</u>
Total net position	<u>\$ (351,298)</u>

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:				
Governmental activities:				
General government	\$ 37,657	\$ 37,657	\$ -	\$ -
Maintenance and operations	1,718	1,718	36	3
Bond issuance costs	301,675	-	-	6
Interest on long-term debt	49,661	2	-	(49,659)
Total governmental activities	<u>390,711</u>	<u>39,377</u>	<u>36</u>	<u>(351,298)</u>
		Change in net position		(351,298)
		Net position - beginning		-
		Net position - ending		<u>\$ (351,298)</u>

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 1,862	\$ -	\$ -	\$ 1,862
Investments	-	162,852	3,256,493	3,419,345
Due from Developer	12,306	-	-	12,306
Total assets	<u>\$ 14,168</u>	<u>\$ 162,852</u>	<u>\$ 3,256,493</u>	<u>\$ 3,433,513</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 14,168	\$ -	\$ -	\$ 14,168
Total liabilities	<u>14,168</u>	<u>-</u>	<u>-</u>	<u>14,168</u>
Fund balances:				
Restricted for:				
Debt service	-	162,852	-	162,852
Capital projects	-	-	3,256,493	3,256,493
Total fund balances	<u>-</u>	<u>162,852</u>	<u>3,256,493</u>	<u>3,419,345</u>
Total liabilities and fund balances	<u>\$ 14,168</u>	<u>\$ 162,852</u>	<u>\$ 3,256,493</u>	<u>\$ 3,433,513</u>

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Total fund balances - governmental funds \$ 3,419,345

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	2,296,282	
Accumulated depreciation	-	2,296,282

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(50,728)	
Original issue premium	(131,197)	
Bonds payable	(5,885,000)	(6,066,925)

Net position of governmental activities		\$ (351,298)
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See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Developer contributions	\$ 39,375	\$ -	\$ -	\$ 39,375
Interest income	-	2	36	38
Total revenues	39,375	2	36	39,413
EXPENDITURES				
Current:				
General government	37,657	-	-	37,657
Maintenance and operations	1,718	-	-	1,718
Debt Service:				
Bond cost of issuance	-	-	301,675	301,675
Capital outlay	-	-	2,296,282	2,296,282
Total expenditures	39,375	-	2,597,957	2,637,332
Excess (deficiency) of revenues over (under) expenditures	-	2	(2,597,921)	(2,597,919)
OTHER FINANCING SOURCES (USES)				
Bond premium	-	-	132,264	132,264
Bond proceeds	-	162,850	5,722,150	5,885,000
Total other financing sources (uses)	-	162,850	5,854,414	6,017,264
Net change in fund balances	-	162,852	3,256,493	3,419,345
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ -	\$ 162,852	\$ 3,256,493	\$ 3,419,345

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$	3,419,345
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		2,296,282
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Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(5,885,000)
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In connection with the issuance of the Bonds, the original issue premium is reported as a financing source when debt is first issued, whereas this amount is eliminated in the statement of activities and decreases long-term liabilities in the statement of net position.		(132,264)
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as		
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expenditures in the funds. The details of the differences are as follows:

Amortization of original issue premium		1,067
Change in accrued interest		<u>(50,728)</u>
Change in net position of governmental activities	\$	<u>(351,298)</u>

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

South Creek Community Development District ("District") was established on January 12, 2021, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 21-1. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, three of the Board members are affiliated with Simmons East, LLC and two with Lennar Homes, LLC (Developers).

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was funded by Developer contributions from inception January 12, 2021 to September 30, 2021.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Mmk-5 Ct	\$ 3,419,345	N/A	Not available
Total Investments	<u>\$ 3,419,345</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the period from inception January 12, 2021 to September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ -	\$ 2,296,282	\$ -	\$ 2,296,282
Total capital assets, not being depreciated	-	2,296,282	-	2,296,282
 Governmental activities capital assets, net	 \$ -	 \$ 2,296,282	 \$ -	 \$ 2,296,282

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$9,131,295. The infrastructure will include water management and control facilities, potable water, sewer and wastewater management, roadways, landscaping and hardscape. The Series 2021 is expected to finance a portion of the Series 2021 Project, with the remainder to be completed by the Developer.

NOTE 6 – LONG-TERM LIABILITIES

Series 2021

In June 2021, the District issued \$5,885,000 of Special Assessment Revenue Bonds, Series 2021, consisting of multiple term bonds with due dates ranging from June 15, 2026 to June 15 2051, and interest rates ranging from 2.375% - 4.0%. The Bonds were issued to finance the costs of acquisition of the Assessment Area One Project. Interest is to be paid semiannually on each June 15 and December 15, commencing December 15, 2021. Principal on the Bonds is to be paid serially commencing June 15, 2022 through June 15, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the period from inception to September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2021	-	5,885,000	-	5,885,000	120,000
Plus Bond premium	-	132,264	1,067	131,197	0
Total	<u>\$ -</u>	<u>\$ 6,017,264</u>	<u>\$ 1,067</u>	<u>\$ 6,016,197</u>	<u>\$ 120,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 120,000	\$ 202,913	\$ 322,913
2023	125,000	200,063	325,063
2024	130,000	197,094	327,094
2025	130,000	194,006	324,006
2026	135,000	190,919	325,919
2027-2031	730,000	897,738	1,627,738
2032-2036	850,000	780,000	1,630,000
2037-2041	1,000,000	632,775	1,632,775
2042-2046	1,200,000	441,000	1,641,000
2047-2051	1,465,000	180,400	1,645,400
Total	<u>\$ 5,885,000</u>	<u>\$ 3,916,908</u>	<u>\$ 9,801,908</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns the land within the District and has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$39,375 with a receivable of \$12,306 at September 30, 2021.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	\$ 83,075	\$ 39,375	\$ (43,700)
Total revenues	<u>83,075</u>	<u>39,375</u>	<u>(43,700)</u>
EXPENDITURES			
Current:			
General government	62,075	37,657	24,418
Maintenance and operations	21,000	1,718	19,282
Total expenditures	<u>83,075</u>	<u>39,375</u>	<u>43,700</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	-	<u>\$ -</u>
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ -</u>	

See notes to required supplementary information

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception January 12, 2021 to September 30, 2021.

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	None
Number of independent contractors compensated in September 2021	None
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	Not applicable
Construction projects to begin on or after October 1; (>\$65K)	
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Not applicable
Special assessments collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	
Series 2021, due June 1, 2051	see Note 6 page 19 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of South Creek Community Development District, Hillsborough County, Florida ("District") as of September 30, 2021 and the period from inception January 12, 2021 to September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 30, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

June 30, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

We have examined South Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception January 12, 2021 to September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of South Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 30, 2022



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of South Creek Community Development District, Hillsborough County, Florida ("District") as of September 30, 2021 and the period from inception January 12, 2021 to September 30, 2021, and have issued our report thereon dated June 30, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of South Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank South Creek Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 30, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not applicable

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period of inception January 12, 2021 to September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period of inception January 12, 2021 to September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

June 2, 2022, 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, June 2, 2022, at 2:00 p.m.** at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

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

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

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

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 2022-02; Approving FY 2023 Proposed Budget & Setting Public Hearing

Mr. Lamb stated there will be adjustment on the Budget and Supervisor Evans would like the assessment sheets included on the next meeting and keep the Board up to date. The date is set for August 4th at 2:00 P.M.

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Announcement of Qualified Electors

Mr. Lamb announced that there are currently 49 qualified electors.

C. Consideration of Resolution 2022-03; Amending Supervisor Terms to Even Years

The Board reviewed the Amending Supervisor Terms to even years.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. General Matters of the District

Supervisor Dister stated that there is an issuant coming up for lots 46-49 for Phase 4. Mr. Lamb will get with Tonja for updates.

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting October 07, 2021

B. Consideration of Minutes of the Regular Meeting November 04, 2021

C. Consideration of Operation and Maintenance Expenditures October – April 2022

D. Review of Financial Statements Month Ending April 30, 2022.

The Board reviewed the Consent Agenda items.

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

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	76817	\$ 3,378.19		District Management Services - April 2022
Sitex Aquatics	6138B	285.00		Monthly Aquatic Maintenance - May 2022
SteadFast	6498	2,521.67		Landscape Maintenance - May 2022
Monthly Contract Sub-Total		\$ 6,184.86		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221008480321 050622	\$ 1,519.34		Electric Service thru 05/02/2022
Tampa Electric.	211024964853 050622	45.21		Electric Service thru 05/02/2022
Utilities Sub-Total		\$ 1,564.55		
Regular Services				
SteadFast	6558	\$ 55.00		Irrigation Repairs - 4/06/2022
SteadFast	6434	990.00	\$ 1,045.00	Mulching Service - 4/19/2022
Straley Robin Vericker	21376	299.50		Professional Services thru 04/15/2022
Regular Services Sub-Total		\$ 1,344.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 9,093.91		

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
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Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#76817

DATE
4/29/2022

BILL TO

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

CUSTOMER ID
C2311

NET TERMS
Net 30

PO#

DUE DATE
5/29/2022

Services provided for the Month of: April 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - Color Copies- April	1	Ea	0.50	0.50
Copies - B/W Copies- April	4	Ea	0.15	0.60
Website Maintenance - Website Maintenance / Admin	1	Ea	93.75	93.75
Accounting Services - Accounting Services	1	Ea	291.67	291.67
Dissemination Services - Dissemination Services	1	Ea	416.67	416.67
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	1,375.00	1,375.00
Subtotal				3,378.19

Subtotal \$3,378.19

Tax \$0.00

Total Due \$3,378.19

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*



Invoice

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

Date	Invoice #
5/1/2022	6138B

Bill To
South Creek CDD Meritus

P.O. No.	Terms	Project
	Net 30	

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



Steadfast Contractors Alliance, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576

844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
5/1/2022	SM-6498

Bill To

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

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

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 May 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	
HD 53900 / 41004.						

HT 53900 / 41004

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: 05/06/2022

Account: 221008480321

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

Current month's charges:	\$1,519.34
Total amount due:	\$1,519.34
Payment Due By:	05/27/2022

Your Account Summary

Previous Amount Due	\$1,613.21
Payment(s) Received Since Last Statement	-\$1,299.58
Miscellaneous Credits	-\$313.63
Current Month's Charges	\$1,519.34
Total Amount Due	\$1,519.34



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If you see a downed power line,
move a safe distance away and call 911.

Visit tampaelectric.com/safety
for more safety tips.

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

Save Energy. Save Money.

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

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:	\$1,519.34
Total amount due:	\$1,519.34
Payment Due By:	05/27/2022
Amount Enclosed	\$

605704803596

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

6057048035962210084803210000001519344

Page 1 of 3



ACCOUNT INVOICE

tampaelectric.com



Account: 221008480321
Statement Date: 05/06/2022
Current month's charges due 05/27/2022

Details of Charges – Service from 04/01/2022 to 05/02/2022

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

Rate Schedule: LS-2 Customer Specified Lighting

Lighting Service Items LS-2 (Bright Choices) for 32 days

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

Lighting Charges **\$1,499.85**

Other Fees and Charges

Lighting Late Payment Fee	\$19.49
Total Other Fees and Charges	\$19.49

Total Current Month's Charges **\$1,519.34**

Miscellaneous Credits

Sales Tax Credit	-\$313.63
------------------	-----------

Total Current Month's Credits **-\$313.63**

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

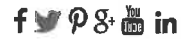
More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2022

Account: 211024964853

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

Current month's charges:	\$45.86
Total amount due:	\$45.21
Payment Due By:	05/27/2022

Your Account Summary

Previous Amount Due	\$168.35
Payment(s) Received Since Last Statement	-\$168.35
Miscellaneous Credits	-\$0.65
Credit balance after payments and credits	-\$0.65
Current Month's Charges	\$45.86
Total Amount Due	\$45.21



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for more safety tips.

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

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tampaelectric.com/bizsave

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



WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 211024964853

Current month's charges:	\$45.86
Total amount due:	\$45.21
Payment Due By:	05/27/2022
Amount Enclosed	\$

678544096287

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

6785440962872110249648530000000045218



ACCOUNT INVOICE

tampaelectric.com



Account: 211024964853
Statement Date: 05/06/2022
Current month's charges due 05/27/2022

Details of Charges – Service from 04/01/2022 to 05/02/2022

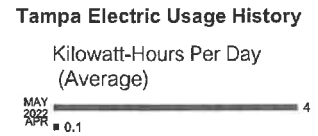
Service for: 10317 ALDER GREEN DR, WELL, RIVERVIEW, FL 33578-6275

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION/WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	05/02/2022	1,781		1,645		136 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	136 kWh @ \$0.07035/kWh	\$9.57
Fuel Charge	136 kWh @ \$0.04126/kWh	\$5.61
Storm Protection Charge	136 kWh @ \$0.00315/kWh	\$0.43
Clean Energy Transition Mechanism	136 kWh @ \$0.00402/kWh	\$0.55
Florida Gross Receipt Tax		\$1.02



Electric Service Cost	\$40.86
Other Fees and Charges	
Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges **\$45.86**

Miscellaneous Credits

Sales Tax Credit	-\$0.65
------------------	---------

Total Current Month's Credits **-\$0.65**



STEADFAST

Steadfast Contractors Alliance, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576

844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
4/6/2022	SM-6558

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	4/6/2022	0.00
1	Irrigation Repairs made during wet check: Zone 9 had a broken elbow/head		55.00	4/6/2022	55.00
	Parts used				
	(1/2')1/2" flex				
	(1) 90 street elbow				
	(1) 4" hunter pop up				
	(1) 10h nozzle				
	53900 / 4604 MD				

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	\$55.00
Payments/Credits	\$0.00
Balance Due	\$55.00



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

Invoice

Date	Invoice #
4/19/2022	SM-6434

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
Kelly			Floyd Wyatt	Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	This will include lightly mulching the entrance up to the model left/right side with pine bark- This will include areas that mulch was washed away due to water retention.				
18	Pine Bark Mulch Work approved by Kelly		55.00	4/15/2022	990.00
MT 53900/4604					

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	\$990.00
Payments/Credits	\$0.00
Balance Due	\$990.00

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

April 25, 2022

Client: 001545

Matter: 000001

Invoice #: 21376

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/6/2022	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022 RE SERIES 2021 BONDS.	0.2	\$33.00
4/8/2022	LB	PREPARE DRAFT RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	0.4	\$66.00
4/10/2022	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO DISSEMINATION AGENT.	0.3	\$106.50
4/14/2022	LB	FINALIZE QUARTERLY REPORT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022.	0.2	\$33.00
4/15/2022	DCC	REVIEW AND FINALIZE BUDGET RESOLUTION.	0.2	\$61.00
Total Professional Services			1.3	\$299.50

MT 51400/3107

April 25, 2022

Client: 001545

Matter: 000001

Invoice #: 21376

Page: 2

Total Services	\$299.50	
Total Disbursements	\$0.00	
Total Current Charges		\$299.50
Previous Balance		\$32.00
Less Payments		(\$32.00)
PAY THIS AMOUNT		\$299.50

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
Monthly Contract				
Inframark	77951	\$ 3,378.64		District Management Services - May 2022
Sitex Aquatics	6252B	285.00		Monthly Aquatic Maintenance - June 2022
SteadFast	6684	2,597.32		Landscape Maintenance - June 2022
Monthly Contract Sub-Total		\$ 6,260.96		
Variable Contract				
Supervisor: Kelly Evans	KE 060222	\$ 200.00		Supervisor Fee - 06/2/2022
Supervisor: Laura Coffey	LC 060222	200.00		Supervisor Fee - 06/2/2022
Supervisor: Nick Dister	ND 060222	200.00		Supervisor Fee - 06/2/2022
Supervisor: Ryan Motko	RM 060222	200.00		Supervisor Fee - 06/2/2022
Variable Contract Sub-Total		\$ 800.00		
Utilities				
Tampa Electric	221008480321 060722	\$ 1,522.64		Electric Service thru 06/01/2022
Utilities Sub-Total		\$ 1,522.64		
Regular Services				
Grau & Associates	22746	\$ 1,000.00		Audit FYE 09/30/2021 - 06/01/2022
SteadFast	6636	350.00		Magnolia Trees Assessment (HOA) 05/27/22
Straley Robin Vericker	21533	647.00		Professional Services thru 05/15/2022
Regular Services Sub-Total		\$ 1,997.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 10,580.60		

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

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#77951

DATE

5/26/2022

BILL TO

South Creek CDD
2005 Pan Am Circle
Ste 300
Tampa FL 33607
United States

CUSTOMER ID

C2311

NET TERMS

Net 30

PO#**DUE DATE**

6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - Color Copies- May	1	Ea	0.50	0.50
Copies - B/W Copies- May	7	Ea	0.15	1.05
Website Maintenance - Website Maintenance / Admin	1	Ea	93.75	93.75
Accounting Services - Accounting Services	1	Ea	291.67	291.67
Dissemination Services - Dissemination Services	1	Ea	416.67	416.67
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	1,375.00	1,375.00
Subtotal				3,378.64

Subtotal

\$3,378.64

Tax

\$0.00

Total Due

\$3,378.64

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





Invoice

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

Date	Invoice #
6/1/2022	6252B

Bill To
South Creek CDD Meritus

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-June	285.00	285.00
<p>53900/4611 117</p>			
		Balance Due	\$285.00



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
6/1/2022	SM-6684

Bill To

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

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

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 June 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	
	Subtotal			2,521.67	
	Fuel Surcharge of 3% due to cost of fuel being over \$4.00 per gallon currently.	3.00%		75.65	
53900 / 4604 HD					

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

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

SOUTH CREEK CDDMEETING DATE: June 2, 2022

DMS: _____

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

KE 060222

SOUTH CREEK CDDMEETING DATE: June 2, 2022

DMS: _____

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

LC 060222

SOUTH CREEK CDD
MEETING DATE: June 2, 2022

DMS: _____

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

AD 060222

SOUTH CREEK CDDMEETING DATE: June 2, 2022

DMS: _____

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

RM 060222



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 06/07/2022

Account: 221008480321

Past Due – Pay Immediately

\$1,519.34

Current month's charges:

\$1,522.64

Total amount due:

\$3,041.98

Payment Due By:

06/28/2022

Your Account Summary

Previous Amount Due

\$1,519.34

Payment(s) Received Since Last Statement

\$0.00

Past Due – Pay Immediately

\$1,519.34

Current Month's Charges

\$1,522.64

Total Amount Due

\$3,041.98

Received
JUN 10 2022

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at tecoaccount.com today!

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

Ready for
storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit tampaelectric.com/reliability

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

Past Due – Pay Immediately

\$1,519.34

Current month's charges:

\$1,522.64

Total amount due:

\$3,041.98

Payment Due By:

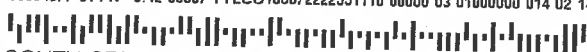
06/28/2022

Amount Enclosed

\$ 1,522.64

673605858486

00004677 01 AV 0.42 33607 FTECO10607222551110 00000 03 01000000 014 02 14380 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

6736058584862210084803210000003041986



ACCOUNT INVOICE

tampaelectric.com



Account: 221008480321
Statement Date: 06/07/2022
Current month's charges due 06/28/2022

Details of Charges – Service from 05/03/2022 to 06/01/2022

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

Rate Schedule: LS-2 Customer Specified Lighting

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

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

Lighting Charges

\$1,499.85

Other Fees and Charges

Lighting Late Payment Fee	\$22.79
---------------------------	---------

Total Other Fees and Charges

\$22.79

Total Current Month's Charges

\$1,522.64

00004677-0014351- Page 3 of 6



Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

*South Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 22746
Date 06/01/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>1,000.00</u>
Current Amount Due	\$ <u>1,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

Grau & Associates

951 Yamato Road, Suite 280
Boca Raton, FL 33431
561-994-9299

South Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Statement Date 06/01/2022
Client No. 820

Invoice	Date	Description	Charge	Credit	Balance
Current Activity Through 06/01/2022					
22746	06/01/2022	Invoice	1,000.00		1,000.00
Current Balance				\$	1,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	\$ 1,000.00



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

Invoice

Date	Invoice #
5/27/2022	SM-6636

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	
					SM1054 South Creek CDD Maintenance	
Quantity	Description			Rate	Serviced Date	Amount
1	Magnolia Tree Assesment @ South Creek HOA			350.00	5/27/2022	350.00
53900/4604 HM						

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	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

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

May 24, 2022

Client: 001545

Matter: 000001

Invoice #: 21533

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2022	LB	FINALIZE RESOLUTION RE APPROVAL OF FY 2022/2023 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$32.00
4/25/2022	LB	PREPARE DRAFT PUBLICATION ADS FOR FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	0.8	\$128.00
5/3/2022	LB	PREPARE DRAFT RESOLUTION SETTING EVEN TERMS FOR BOARD SEATS.	0.3	\$49.50
5/4/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.5	\$177.50
5/4/2022	LB	TELEPHONE CONFERENCE WITH B. CRUTCHFIELD RE RESOLUTION SETTING EVEN TERMS; FINALIZE RESOLUTION; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING RESOLUTION.	0.2	\$33.00
5/8/2022	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING.	0.5	\$177.50
5/10/2022	LB	REVISE RESOLUTION TO APPROVE TENTATIVE BUDGET AND SET PUBLIC HEARING; REVISE PUBLICATION ADS FOR FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.3	\$49.50
Total Professional Services			2.8	\$647.00

51400/3107 JMV

May 24, 2022
Client: 001545
Matter: 000001
Invoice #: 21533

Page: 2

Total Services	\$647.00	
Total Disbursements	\$0.00	
Total Current Charges		\$647.00
Previous Balance		\$299.50
PAY THIS AMOUNT		\$946.50

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
Monthly Contract				
Inframark	79414	\$ 3,400.57		District Management Services - June 2022
Sitex Aquatics	6019B	285.00		Monthly Aquatic Maintenance - April 2022
Sitex Aquatics	6379B	285.00	\$ 570.00	Monthly Aquatic Maintenance - July 2022
SteadFast	SM-6909	2,597.32		Landscape Maintenance - July 2022
Monthly Contract Sub-Total		\$ 6,567.89		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	211024964853 060722	\$ 37.88		Electric Service thru 06/01/2022
Tampa Electric	211025945646 070722	1,625.60		Electric Service thru 06/30/2022
Tampa Electric	221008480321 070722	1,499.85	\$ 3,163.33	Electric Service thru 06/30/2022
Utilities Sub-Total		\$ 3,163.33		
Regular Services				
Grau & Associates	22942	\$ 2,000.00		Audit FYE 09/30/2021 - 7/01/22
Straley Robin Vericker	21704	589.00		Professional Services thru 06/15/2022
Straley Robin Vericker	21834	713.45	\$ 1,302.45	Professional Services thru 7/15/2022
Regular Services Sub-Total		\$ 3,302.45		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 13,033.67		

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

Services provided for the Month of: June 2022

INVOICE#

#79414

CUSTOMER ID

C2311

PO#**DATE**

6/30/2022

NET TERMS

Net 30

DUE DATE

7/30/2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage- May	1	Ea	0.53		0.53
B/W Copies- May	73	Ea	0.15		10.95
Color Copies- May	24	Ea	0.50		12.00
Website Maintenance / Admin	1	Ea	93.75		93.75
Accounting Services	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	1,375.00		1,375.00
Subtotal					3,400.57

Subtotal

\$3,400.57

Tax

\$0.00

Total Due

\$3,400.57

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



Invoice

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

Date	Invoice #
4/1/2022	6019B

Bill To
South Creek CDD
Merit

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-April 53900 / 4611 M7	285.00	285.00
		Balance Due	\$285.00



Invoice

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

Date	Invoice #
7/1/2022	6379B

Bill To
South Creek CDD Meritus

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-July	285.00	285.00
53900/4611 H7			
		Balance Due	\$285.00



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

Invoice

Date	Invoice #
7/1/2022	SM-6909

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 July 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
	Subtotal				2,521.67
	Fuel Surcharge of 3% due to cost of fuel being over \$4.00 per gallon currently.		3.00%		75.65
53900/ 4604 H17					

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

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/07/2022

Account: 211024964853

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

Current month's charges:	\$37.88
Total amount due:	\$37.88
Payment Due By:	06/28/2022

Your Account Summary

Previous Amount Due	\$45.21
Payment(s) Received Since Last Statement	-\$45.21
Current Month's Charges	\$37.88
Total Amount Due	\$37.88

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at tecoaccount.com today!

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

Ready for
storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit tampaelectric.com/reliability

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:	\$37.88
Total amount due:	\$37.88
Payment Due By:	06/28/2022
Amount Enclosed	\$

657556547390

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

6575565473902110249648530000000037880



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g+](#) [v](#) [in](#)

Account: 211024964853
Statement Date: 06/07/2022
Current month's charges due 06/28/2022

Details of Charges – Service from 05/03/2022 to 06/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION/WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	06/01/2022	1,905		1,781		124 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	124 kWh @ \$0.07035/kWh	\$8.72
Fuel Charge	124 kWh @ \$0.04126/kWh	\$5.12
Storm Protection Charge	124 kWh @ \$0.00315/kWh	\$0.39
Clean Energy Transition Mechanism	124 kWh @ \$0.00402/kWh	\$0.50
Florida Gross Receipt Tax		\$0.95
Electric Service Cost		\$37.88

Total Current Month's Charges

\$37.88

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022

Account: 211025945646

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

Current month's charges:	\$1,625.6
Total amount due:	\$1,625.6
Payment Due By:	07/28/202

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$1,625.60
Total Amount Due	\$1,625.60



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025945646

Current month's charges:	\$1,625.6
Total amount due:	\$1,625.6
Payment Due By:	07/28/202

Amount Enclosed \$
667433046037

00004646 01 AV 0.42 33607 FTECO107072223144210 00000 03 01000000 014 02 14280 003



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

Received
JUL 13 2022

6674330460372110259456460000001625602



ACCOUNT INVOICE

tampaelectric.com



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

Details of Charges – Service from 06/17/2022 to 06/30/2022

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

Rate Schedule: General Service Demand - Standard

Meter Location: SOUTH CREEK PHASE 2A & 2B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853116	06/30/2022	4		0		4 kWh	1	14 Days
1000853116	06/30/2022	8.54		0		8.54 kW	1	14 Days

Daily Basic Service Charge	14 days @ \$1.07000	\$14.98
Billing Demand Charge	9 kW @ \$13.75000/kW	\$57.75
Energy Charge	4 kWh @ \$0.00730/kWh	\$0.03
Fuel Charge	4 kWh @ \$0.04126/kWh	\$0.17
Capacity Charge	9 kW @ \$0.17000/kW	\$0.71
Storm Protection Charge	9 kW @ \$0.59000/kW	\$2.48
Energy Conservation Charge	9 kW @ \$0.81000/kW	\$3.40
Environmental Cost Recovery	4 kWh @ \$0.00130/kWh	\$0.01
Clean Energy Transition Mechanism	9 kW @ \$1.10000/kW	\$4.62
Florida Gross Receipt Tax		\$2.16
Electric Service Cost		\$86.31
State Tax		\$7.29

Total Electric Cost, Local Fees and Taxes

\$93.60

Other Fees and Charges

Electric Security Deposit	\$1,420.00
Elec Connection Chrg Initial	\$112.00

Total Other Fees and Charges

\$1,532.00

Total Current Month's Charges

\$1,625.60

Tampa Electric Usage Histor

Kilowatt-Hours Per Day
(Average)

JUL
2022

Billing Demand

(Kilowatts)

JUL
2022

Load Factor

(Percentage)

JUL
2022 0.14

Important Messages

Welcome to Tampa Electric!

Please visit 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: 07/07/2022

Account: 221008480321

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

Current month's charges:	\$1,499.8
Total amount due:	\$1,499.8
Payment Due By:	07/28/202

Your Account Summary

Previous Amount Due	\$3,041.98
Payment(s) Received Since Last Statement	-\$3,041.98
Current Month's Charges	\$1,499.85
Total Amount Due	\$1,499.85



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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

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- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008480321

Current month's charges:	\$1,499.8
Total amount due:	\$1,499.8
Payment Due By:	07/28/202

Amount Enclosed \$
643976375688

00004648 01 AV 0.42 33607 FTECO107072223144210 00000 03 01000000 014 02 14282 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

6439763756882210084803210000001499852



ACCOUNT INVOICE

tampaelectric.com



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

Details of Charges – Service from 06/02/2022 to 06/30/2022

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

Rate Schedule: LS-2 Customer Specified Lighting

Lighting Service Items LS-2 (Bright Choices) for 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

Lighting Charges

\$1,499.85

Total Current Month's Charges

\$1,499.85

00004648-0014333-Page 3 of 6



Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

South Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 22942
Date 07/01/2022

SERVICE

AMOUNT

Audit FYE 09/30/2021

\$ 2,000.00

Current Amount Due

\$ 2,000.00

51300/3201
H17

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

June 27, 2022

Client: 001545

Matter: 000001

Invoice #: 21704

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/27/2022	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	\$71.00
5/27/2022	VTs	RECEIPT AND REVIEW OF JUNE BOARD MEETING AGENDA.	0.2	\$61.00
5/31/2022	LB	REVIEW PROPOSED BUDGET FOR FY 2022/2023; PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE IN FY 2022/2023 BUDGET.	0.4	\$66.00
6/2/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.5	\$177.50
6/2/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.6	\$183.00
6/13/2022	VTs	REVIEW CORRESPONDENCE FROM R. MOTKO RE: MAINTENANCE AGREEMENT.	0.1	\$30.50
Total Professional Services			2.0	\$589.00

51400/3107
HD

June 27, 2022

Client: 001545

Matter: 000001

Invoice #: 21704

Page: 2

Total Services

\$589.00

Total Disbursements

\$0.00

Total Current Charges

\$589.00

Previous Balance

\$946.50

PAY THIS AMOUNT

\$1,535.50

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

July 21, 2022

Client: 001545

Matter: 000001

Invoice #: 21834

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
6/16/2022	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$82.50
6/20/2022	LB	FINALIZE MAILED NOTICE LETTER; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING MAILED NOTICE LETTER, PUBLICATION ADS AND INSTRUCTIONS FOR SAME.	0.2	\$33.00
7/7/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2021 BONDS.	0.2	\$33.00
7/8/2022	LB	REVIEW PROPOSED FY 2022/2023 BUDGET; PREPARE DRAFT RESOLUTION ADOPTING FY 2022/2023 BUDGET, DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS FOR FY 2022/2023 AND DRAFT BUDGET FUNDING AGREEMENT.	1.4	\$231.00
7/13/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.8	\$284.00
7/13/2022	LB	REVISE RESOLUTION ADOPTING FY 2022/2023 BUDGET, RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS FOR FY 2022/2023 AND BUDGET FUNDING AGREEMENT.	0.3	\$49.50
Total Professional Services			3.4	\$713.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2022	Photocopies	\$0.45

July 21, 2022
Client: 001545
Matter: 000001
Invoice #: 21834

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$0.45
	Total Services	\$713.00
	Total Disbursements	\$0.45
	Total Current Charges	\$713.45
	Previous Balance	\$1,535.50
	Less Payments	(\$1,535.50)
	PAY THIS AMOUNT	\$713.45

Please Include Invoice Number on all Correspondence

51400/3107
MD

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash-Operating Account	16,336.00	0.00	0.00	0.00	0.00	16,336.00
Investment - Revenue 2021 (4000)	0.00	104,374.00	0.00	0.00	0.00	104,374.00
Investment - Interest 2021 (4001)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2021 (4002)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2021 (4003)	0.00	162,850.00	0.00	0.00	0.00	162,850.00
Investment - Acq & Const 2021 (4005)	0.00	0.00	1,500,078.00	0.00	0.00	1,500,078.00
Investment - Acq & Const Phase One 2021 (4006)	0.00	0.00	1,756,549.00	0.00	0.00	1,756,549.00
Investment - Acq & Const Phase Two 2021 (4007)	0.00	0.00	1.00	0.00	0.00	1.00
Investment - Cost of Issuance 2021 (4008)	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	12,306.00	0.00	0.00	0.00	0.00	12,306.00
Construction Work in Progress	0.00	0.00	0.00	2,296,282.00	0.00	2,296,282.00
Amount To Be Provided-Debt	0.00	0.00	0.00	0.00	5,562,088.00	5,562,088.00
Total Assets	<u>28,642.00</u>	<u>267,224.00</u>	<u>3,256,628.00</u>	<u>2,296,282.00</u>	<u>5,562,088.00</u>	<u>11,410,864.00</u>
Liabilities						
Accounts Payable	4,880.00	0.00	0.00	0.00	0.00	4,880.00
Accounts Payable-Other	1,300.00	0.00	0.00	0.00	0.00	1,300.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable - Series	0.00	0.00	0.00	0.00	5,562,088.00	5,562,088.00
Total Liabilities	<u>6,180.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,562,088.00</u>	<u>5,568,267.00</u>
Fund Equity & Other Credits						
Retained Earnings-All Other	0.00	0.00	0.00	0.00	0.00	0.00
Fund Balance-Unreserved	0.00	162,852.00	3,256,493.00	0.00	0.00	3,419,345.00
Investment in General Fixed Assets	0.00	0.00	0.00	2,296,282.00	0.00	2,296,282.00
Other	22,462.00	104,372.00	135.00	0.00	0.00	126,970.00
Total Fund Equity & Other Credits	<u>22,462.00</u>	<u>267,224.00</u>	<u>3,256,628.00</u>	<u>2,296,282.00</u>	<u>0.00</u>	<u>5,842,596.00</u>
Total Liabilities and Net Assets	<u>28,642.00</u>	<u>267,224.00</u>	<u>3,256,628.00</u>	<u>2,296,282.00</u>	<u>5,562,088.00</u>	<u>11,410,864.00</u>

South Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	0.00	42,097.88	42,097.88	0.00%
Interest Earnings				
Interest Earnings	0.00	1.57	1.57	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	<u>144,875.00</u>	<u>15,934.80</u>	<u>(128,940.20)</u>	<u>(89.00)%</u>
Total Revenues	<u>144,875.00</u>	<u>58,034.25</u>	<u>(86,840.75)</u>	<u>(59.94)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000.00	2,000.00	3,000.00	60.00%
Financial & Administrative				
District Manager	16,500.00	25,000.00	(8,500.00)	(51.52)%
District Engineer	7,500.00	262.00	7,238.00	96.51%
Disclosure Report	4,200.00	4,166.70	33.30	0.79%
Trustee Fees	4,100.00	0.00	4,100.00	100.00%
Accounting Services	5,250.00	2,333.36	2,916.64	55.56%
Auditing Services	4,500.00	3,029.00	1,471.00	32.69%
Postage, Phone, Faxes, Copies	1,000.00	68.20	931.80	93.18%
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	80.75	419.25	83.85%
Dues, Licenses, & Fees	200.00	175.00	25.00	12.50%
Miscellaneous Fees	100.00	0.00	100.00	100.00%
Website Administration	1,125.00	843.75	281.25	25.00%
ADA Website Fee	2,900.00	1,500.00	1,400.00	48.28%
Legal Counsel				
District Counsel	7,500.00	3,699.45	3,800.55	50.67%
Electric Utility Services				
Electric Utility Services - All Others	11,500.00	1,774.34	9,725.66	84.57%
Electric Utility Services - Streetlights	16,000.00	10,317.02	5,682.98	35.52%
Other Physical Environment				
Property & Casualty Insurance	2,750.00	2,750.00	0.00	0.00%
Landscape Maintenance-Contract	40,000.00	29,042.17	10,957.83	27.39%
Irrigation Maintenance	<u>2,000.00</u>	<u>850.00</u>	<u>1,150.00</u>	<u>57.50%</u>
Total Expenditures	<u>144,875.00</u>	<u>89,680.74</u>	<u>55,194.26</u>	<u>38.10%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>54,108.98</u>	<u>54,108.98</u>	<u>0.00%</u>
Total Other Financing Sources	<u>0.00</u>	<u>54,108.98</u>	<u>54,108.98</u>	<u>0.00%</u>
Fund Balance, End of Period	<u>0.00</u>	<u>22,462.49</u>	<u>22,462.49</u>	<u>0.00%</u>

South Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

200 - Debt Service Fund - Series 2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	0.00	142,576.20	142,576.20	0.00%
Debt Service Assmts-Off Roll	321,487.50	338,807.03	17,319.53	5.39%
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>10.35</u>	<u>10.35</u>	<u>0.00%</u>
Total Revenues	<u>321,487.50</u>	<u>481,393.58</u>	<u>159,906.08</u>	<u>49.74%</u>
Expenditures				
Debt Service Payments				
Interest	201,487.50	202,912.50	(1,425.00)	(0.71)%
Principal	<u>120,000.00</u>	<u>120,000.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Expenditures	<u>321,487.50</u>	<u>322,912.50</u>	<u>(1,425.00)</u>	<u>(0.44)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(54,108.98)</u>	<u>(54,108.98)</u>	<u>0.00%</u>
Total Other Financing Sources	<u>0.00</u>	<u>(54,108.98)</u>	<u>(54,108.98)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0.00	162,851.74	162,851.74	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>267,223.84</u>	<u>267,223.84</u>	<u>0.00%</u>

South Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

300 - Capital Projects Fund - Series 2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>135.16</u>	<u>135.16</u>	<u>0.00%</u>
Total Revenues	<u>0.00</u>	<u>135.16</u>	<u>135.16</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0.00	3,256,492.89	3,256,492.89	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>3,256,628.05</u>	<u>3,256,628.05</u>	<u>0.00%</u>

South Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets

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

South Creek CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	25,620.12
Less Outstanding Checks/Vouchers	7,596.34
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(1,687.69)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	16,336.09
Balance Per Books	<u>16,336.09</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

South Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1063	6/23/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1066	6/23/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1067	6/23/2022	System Generated Check/Voucher	200.00	Ryan Motko
1072	7/7/2022	System Generated Check/Voucher	3,400.57	Inframark LLC
1078	7/27/2022	System Generated Check/Voucher	285.00	Sitex Aquatics LLC
1079	7/27/2022	System Generated Check/Voucher	2,597.32	Steadfast Contractors Alliance, LLC
1080	7/27/2022	System Generated Check/Voucher	<u>713.45</u>	Straley Robin Vericker
Outstanding Checks/Vouchers			<u>7,596.34</u>	

South Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Other Cash Items

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

South Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1064	6/23/2022	System Generated Check/Voucher	200.00	Laura Coffey
1073	7/14/2022	System Generated Check/Voucher	2,000.00	Grau and Associates
1074	7/14/2022	System Generated Check/Voucher	285.00	Sitex Aquatics LLC
1075	7/14/2022	System Generated Check/Voucher	589.00	Straley Robin Vericker
1076	7/14/2022	System Generated Check/Voucher	37.88	TECO
1077	7/21/2022	System Generated Check/Voucher	3,125.45	TECO
CD015	7/29/2022	July Interest Payment	(0.25)	
Cleared Checks/Vouchers			<u>6,237.08</u>	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Tuesday July 26, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	2	-3	Good
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	3	-2	Some trash in the ponds.
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	NA

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	95	-5	95%
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Contractor Signature: _____

Manager's Signature: Gary Schwatz

Supervisor's Signature: _____

South Creek July 2022



Entrance on 301.



South sidewalk entrance on Alder Green.



South Creek signage is visible from 301.



Pump station would look better with some plants next to it.



Mailboxes on Alder Green.



Heading North on Simmons Loop.



Heading East on Buttress Oaks.



West side view of Buttress Oaks & Simmons Loop



Scarlet Skimmer construction completed.



Island on Scarlet Skimmer free of weeds & looks good.





Pond has some filamentous algae & also has a trash issue. The D.M. was notified and will get the trash removed from the pond.