

# South Creek Community Development District

## Board of Supervisors

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

Angie Grunwald, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Gary Schwartz, Field Manager

## Public Hearing & Regular Meeting Agenda

Thursday, August 03, 2023, at 1:30 p.m.

The Public Hearing & Regular Meeting of the **South Creek Community Development District** will be held on **August 03, 2023, at 1:30 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### Join Zoom Meeting

<https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0VlZjhodE4rZz09>

Meeting ID: 870 6131 3619      Passcode: 315865

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

## REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS ON AGENDA ITEMS
3. RECESS TO PUBLIC HEARINGS
4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET
  - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
  - B. Staff Presentation
  - C. Public Comments
  - D. Consideration of Resolution 2023-04; Adopting Final Fiscal Year 2024 Budget.....Tab 01
  - E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentation
  - C. Public Comment
  - D. Consideration of Resolution 2023-05; Levying O&M Assessments.....Tab 02
    - i. Consideration of Developer Funding Agreement
  - D. Close Public Hearing on Levying O&M Assessments
6. RETURN TO REGULAR MEETING.
7. BUSINESS ITEMS
  - A. Consideration of Resolution 2023-06; Setting Fiscal Year 2024 Meeting Schedule .....Tab 03
  - B. General Matters of the District
8. CONSENT AGENDA
  - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
    - June 01, 2023, ..... Tab 04
  - B. Consideration of Operation and Maintenance Expenditures May-June.....Tab 05
  - C. Review of Financial Statements Month Ending June 30, 2023, ..... Tab 06
9. STAFF REPORTS
  - A. District Manager ..... Tab 07
    - i. July Community Inspection Reports
10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
11. ADJOURNMENT

Sincerely,

*Angie Grunwald*

District Manager

## RESOLUTION 2023-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, 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 2022-2023 and/or revised projections for fiscal year 2023-2024.
- 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, 2023, and Ending September 30, 2024.”

- 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, 2023, and ending September 30, 2024, the sum of \$629,832.00, 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	<u><b>\$304,273.00</b></u>
Total Debt Service Funds	<u><b>\$325,550.00</b></u>
<b>Total All Funds*</b>	<u><b>\$629,823.00</b></u>

\*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 3, 2023.**

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 2023-2024 Adopted Budget**



2024

# SOUTH CREEK

## COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024  
PROPOSED ANNUAL OPERATING BUDGET



August 03, 2023

# SOUTH CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2024

#### PROPOSED ANNUAL OPERATING BUDGET

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August 03, 2023

# 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 2024, which begins on October 1, 2023. 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.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2021 Capital Improvement Revenue Bonds

### **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 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts- On Roll	0.00	0.00	0.00	0.00	0.00
Operations & Maintenance Assmts- Off Roll	276,818.00	182,817.00	33,637.00	216,449.00	(60,369.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$276,818.00</b>	<b>\$182,817.00</b>	<b>\$33,637.00</b>	<b>\$216,449.00</b>	<b>(\$60,369.00)</b>
<b>INTEREST EARNINGS</b>					
Interest earnings	0.00	5.00	0.00	5.00	5.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$5.00</b>	<b>\$0.00</b>	<b>\$5.00</b>	<b>\$5.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
Clubhouse Rentals	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$276,818.00</b>	<b>\$182,822.00</b>	<b>\$33,637.00</b>	<b>\$216,454.00</b>	<b>(\$60,364.00)</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	12,000.00	1,000.00	1,400.00	2,400.00	(9,600.00)
<b>TOTAL LEGISLATIVE</b>	<b>\$12,000.00</b>	<b>\$1,000.00</b>	<b>\$1,400.00</b>	<b>\$2,400.00</b>	<b>(\$9,600.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	16,500.00	6,875.00	9,625.00	16,500.00	0.00
District Engineer	7,500.00	396.00	7,104.00	7,500.00	0.00
Disclosure Report	8,400.00	7,083.00	1,317.00	8,400.00	0.00
Trustees Fees	8,200.00	0.00	8,200.00	8,200.00	0.00
Auditing Services	5,250.00	0.00	5,250.00	5,250.00	0.00
Accounting Services	6,100.00	1,458.00	4,642.00	6,100.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	21.00	979.00	1,000.00	0.00
Legal Advertising	2,000.00	0.00	2,000.00	2,000.00	0.00
Bank Fees	1,500.00	30.00	1,470.00	1,500.00	0.00
Website Development & Maintenance	1,125.00	1,594.00	0.00	1,594.00	469.00
ADA Website Fee	1,500.00	1,500.00	0.00	1,500.00	0.00
Dues, Licenses & Fees	200.00	837.00	0.00	837.00	637.00
Miscellaneous Fees	100.00	0.00	100.00	100.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$59,375.00</b>	<b>\$19,794.00</b>	<b>\$40,687.00</b>	<b>\$60,481.00</b>	<b>\$1,106.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	7,500.00	1,592.00	5,908.00	7,500.00	0.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$7,500.00</b>	<b>\$1,592.00</b>	<b>\$5,908.00</b>	<b>\$7,500.00</b>	<b>\$0.00</b>
<b>INSURANCE</b>					
Public Officials Insurance	2,543.00	2,250.00	2,250.00	4,500.00	1,957.00
General Liability Insurance	0.00	0.00	2,750.00	2,750.00	2,750.00
Property & Casualty Insurance	15,000.00	3,125.00	2,750.00	5,875.00	(9,125.00)
<b>TOTAL INSURANCE</b>	<b>\$17,543.00</b>	<b>\$5,375.00</b>	<b>\$7,750.00</b>	<b>\$13,125.00</b>	<b>(\$4,418.00)</b>
<b>UTILITY SERVICES</b>					
Electric Utility Services - Streetlights	35,000.00	12,539.00	22,461.00	35,000.00	0.00
Electric Utility Services - Others	15,000.00	698.00	4,302.00	5,000.00	(10,000.00)
<b>TOTAL UTILITY SERVICES</b>	<b>\$50,000.00</b>	<b>\$13,237.00</b>	<b>\$26,763.00</b>	<b>\$40,000.00</b>	<b>(\$10,000.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,500.00	0.00	0.00	0.00	(2,500.00)
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$2,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$2,500.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	6,000.00	216.00	162.00	378.00	(5,622.00)
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$6,000.00</b>	<b>\$216.00</b>	<b>\$162.00</b>	<b>\$378.00</b>	<b>(\$5,622.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Staff Services	12,000.00	5,000.00	7,000.00	12,000.00	0.00
Waterway Management Program - Aquatic Contract	5,000.00	1,023.00	2,046.00	3,069.00	(1,931.00)
Waterway Improvement & Repairs	1,000.00	0.00	0.00	0.00	(1,000.00)
Entrance, Monuments, Wall Maintenance & Repairs	1,000.00	0.00	33,788.00	33,788.00	32,788.00
Landscape Maintenance Contract	62,500.00	2,522.00	35,417.00	37,939.00	(24,561.00)
Landscaping R&M	0.00	0.00	0.00	0.00	0.00
Landscaping - Mulch	0.00	0.00	0.00	0.00	0.00
Landscaping Annuals	0.00	0.00	0.00	0.00	0.00
Landscaping Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	4,550.00	285.00	489.00	774.00	(3,776.00)
Aquatics - Plant Replacement	0.00	0.00	0.00	0.00	0.00
Migration Areas & Monitoring	0.00	0.00	0.00	0.00	0.00
Janitorial - Contract	0.00	0.00	0.00	0.00	0.00
Janitorial - Supplies & Other	0.00	0.00	0.00	0.00	0.00
Shared Well cost with HOA	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Contract	5,500.00	0.00	0.00	0.00	(5,500.00)
Pool Treatments & Other	750.00	0.00	0.00	0.00	(750.00)
Access Control Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00
Access Control Fob Distribution	0.00	0.00	0.00	0.00	0.00
Security	0.00	0.00	0.00	0.00	0.00
Debris Cleanup	0.00	0.00	0.00	0.00	0.00
Miscellaneous Maintenance	5,000.00	3,100.00	1,900.00	5,000.00	0.00
Amenity Center Maintenance & Repair	5,000.00	0.00	0.00	0.00	(5,000.00)
Amenity Center Cleaning & Supplies	3,600.00	0.00	0.00	0.00	(3,600.00)
Amenity Center Pest Control	1,000.00	0.00	0.00	0.00	(1,000.00)
Amenity Center Surveillance & Security	15,000.00	0.00	0.00	0.00	(15,000.00)
Wildlife Control	0.00	0.00	0.00	0.00	0.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
Capital Reserves	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$121,900.00</b>	<b>\$11,930.00</b>	<b>\$80,640.00</b>	<b>\$92,570.00</b>	<b>(\$29,330.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$276,818.00</b>	<b>\$53,144.00</b>	<b>\$163,310.00</b>	<b>\$216,454.00</b>	<b>(\$60,364.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$129,678.00</b>	<b>(\$129,673.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

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

# SOUTH CREEK

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts- On Roll	0.00	0.00	0.00	0.00	201,983.23
Operations & Maintenance Assmts- Off Roll	276,818.00	182,817.00	33,637.00	216,449.00	102,289.77
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$276,818.00</b>	<b>\$182,817.00</b>	<b>\$33,637.00</b>	<b>\$216,449.00</b>	<b>\$304,273.00</b>
<b>INTEREST EARNINGS</b>					
Interest earnings	0.00	5.00	0.00	5.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$5.00</b>	<b>\$0.00</b>	<b>\$5.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
Clubhouse Rentals	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>TOTAL REVENUES</b>	<b>\$276,818.00</b>	<b>\$182,822.00</b>	<b>\$33,637.00</b>	<b>\$216,454.00</b>	<b>\$304,273.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	12,000.00	1,000.00	1,400.00	2,400.00	10,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$12,000.00</b>	<b>\$1,000.00</b>	<b>\$1,400.00</b>	<b>\$2,400.00</b>	<b>\$10,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	16,500.00	6,875.00	9,625.00	16,500.00	25,000.00
District Engineer	7,500.00	396.00	7,104.00	7,500.00	2,500.00
Disclosure Report	8,400.00	7,083.00	1,317.00	8,400.00	8,400.00
Trustees Fees	8,200.00	0.00	8,200.00	8,200.00	8,200.00
Auditing Services	5,250.00	0.00	5,250.00	5,250.00	5,250.00
Accounting Services	6,100.00	1,458.00	4,642.00	6,100.00	6,100.00
Postage, Phone, Faxes, Copies	1,000.00	21.00	979.00	1,000.00	500.00
Legal Advertising	2,000.00	0.00	2,000.00	2,000.00	1,500.00
Bank Fees	1,500.00	30.00	1,470.00	1,500.00	250.00
Website Development & Maintenance	1,125.00	1,594.00	0.00	1,594.00	1,500.00
ADA Website Fee	1,500.00	1,500.00	0.00	1,500.00	1,500.00
Dues, Licenses & Fees	200.00	837.00	0.00	837.00	175.00
Miscellaneous Fees	100.00	0.00	100.00	100.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$59,375.00</b>	<b>\$19,794.00</b>	<b>\$40,687.00</b>	<b>\$60,481.00</b>	<b>\$60,875.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	7,500.00	1,592.00	5,908.00	7,500.00	4,000.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$7,500.00</b>	<b>\$1,592.00</b>	<b>\$5,908.00</b>	<b>\$7,500.00</b>	<b>\$4,000.00</b>
<b>INSURANCE</b>					
Public Officials Insurance	2,543.00	2,250.00	2,250.00	4,500.00	5,400.00
General Liability Insurance	0.00	0.00	2,750.00	2,750.00	2,500.00
Property & Casualty Insurance	15,000.00	3,125.00	2,750.00	5,875.00	10,000.00
<b>TOTAL INSURANCE</b>	<b>\$17,543.00</b>	<b>\$5,375.00</b>	<b>\$7,750.00</b>	<b>\$13,125.00</b>	<b>\$17,900.00</b>
<b>UTILITY SERVICES</b>					
Electric Utility Services - Streetlights	35,000.00	12,539.00	22,461.00	35,000.00	50,000.00
Electric Utility Services - Others	15,000.00	698.00	4,302.00	5,000.00	5,000.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$50,000.00</b>	<b>\$13,237.00</b>	<b>\$26,763.00</b>	<b>\$40,000.00</b>	<b>\$55,000.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,500.00	0.00	0.00	0.00	1,000.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$2,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,000.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	6,000.00	216.00	162.00	378.00	\$2,500.00
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$6,000.00</b>	<b>\$216.00</b>	<b>\$162.00</b>	<b>\$378.00</b>	<b>\$2,500.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Staff Services	12,000.00	5,000.00	7,000.00	12,000.00	12,000.00
Waterway Management Program - Aquatic Contract	5,000.00	1,023.00	2,046.00	3,069.00	7,848.00
Waterway Improvement & Repairs	1,000.00	0.00	0.00	0.00	1,000.00
Entrance, Monuments, Wall Maintenance & Repairs	1,000.00	0.00	33,788.00	33,788.00	1,000.00
Landscape Maintenance Contract	62,500.00	2,522.00	35,417.00	37,939.00	65,000.00
Landscaping R&M	0.00	0.00	0.00	0.00	2,000.00
Landscaping - Mulch	0.00	0.00	0.00	0.00	4,000.00
Landscaping Annuals	0.00	0.00	0.00	0.00	4,000.00
Landscaping Plant Replacement Program	0.00	0.00	0.00	0.00	5,000.00
Irrigation Maintenance	4,550.00	285.00	489.00	774.00	5,000.00
Aquatics - Plant Replacement	0.00	0.00	0.00	0.00	0.00
Migration Areas & Monitoring	0.00	0.00	0.00	0.00	1,000.00
Janitorial - Contract	0.00	0.00	0.00	0.00	5,000.00
Janitorial - Supplies & Other	0.00	0.00	0.00	0.00	1,500.00
Shared Well cost with HOA	0.00	0.00	0.00	0.00	10,000.00
Pool Maintenance - Contract	5,500.00	0.00	0.00	0.00	5,000.00
Pool Treatments & Other	750.00	0.00	0.00	0.00	500.00
Access Control Maintenance & Repairs	0.00	0.00	0.00	0.00	1,500.00
Access Control Fob Distribution	0.00	0.00	0.00	0.00	2,500.00
Security	0.00	0.00	0.00	0.00	1,500.00
Debris Cleanup	0.00	0.00	0.00	0.00	750.00
Miscellaneous Maintenance	5,000.00	3,100.00	1,900.00	5,000.00	1,500.00
Amenity Center Maintenance & Repair	5,000.00	0.00	0.00	0.00	5,000.00
Amenity Center Cleaning & Supplies	3,600.00	0.00	0.00	0.00	1,000.00
Amenity Center Pest Control	1,000.00	0.00	0.00	0.00	200.00
Amenity Center Surveillance & Security	15,000.00	0.00	0.00	0.00	0.00
Wildlife Control	0.00	0.00	0.00	0.00	9,200.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
Capital Reserves	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$121,900.00</b>	<b>\$11,930.00</b>	<b>\$80,640.00</b>	<b>\$92,570.00</b>	<b>\$152,998.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$276,818.00</b>	<b>\$53,144.00</b>	<b>\$163,310.00</b>	<b>\$216,454.00</b>	<b>\$304,273.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$129,678.00</b>	<b>(\$129,673.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>

\*\*\* 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 needs.

#### **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	\$ 325,550
<b>TOTAL REVENUES</b>	<b>\$ 325,550</b>
EXPENDITURES	
Series 2021 June Bond Interest Payment	\$ 98,547
Series 2021 June Bond Principal Payment	\$ 130,000
Series 2021 December Bond Interest Payment	\$ 97,003
<b>TOTAL EXPENDITURES</b>	<b>\$ 325,550</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 12/15/2023	\$ 5,640,000
Principal Payment Applied Toward Series 2021 Bonds	\$ 130,000
<b>Bonds Outstanding - Period Ending 12/15/2024</b>	<b>\$ 5,510,000</b>



# 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 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>ASSESSMENT AREA ONE - SERIES 2021</b>									
<b>Townhomes 26'</b>	0.667	30	\$850.90	\$480.24	\$1,331.14	\$850.90	\$527.87	\$1,378.77	\$47.63
<b>Single Family 40'</b>	1.00	54	\$1,276.19	\$720.00	\$1,996.19	\$1,276.19	\$791.41	\$2,067.60	\$71.41
<b>Single Family 50'</b>	1.25	158	\$1,595.24	\$900.00	\$2,495.24	\$1,595.24	\$989.26	\$2,584.50	\$89.26
<b>Subtotal</b>		<b>242</b>							
<b>ASSESSMENT AREA TWO - FUTURE BOND SERIES</b>									
<b>Townhomes 26'</b>	0.667	0	\$0.00	\$480.24	\$480.24	\$0.00	\$527.87	\$527.87	\$47.63
<b>Single Family 40'</b>	1.00	0	\$0.00	\$720.00	\$720.00	\$0.00	\$791.41	\$791.41	\$71.41
<b>Single Family 50'</b>	1.25	110	\$0.00	\$900.00	\$900.00	\$0.00	\$989.26	\$989.26	\$89.26
<b>Subtotal</b>		<b>110</b>							
<b>TOTAL</b>		<b>352</b>							

**Notations:**

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

## RESOLUTION 2023-05

**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 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 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 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 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 2023-2024 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 2023-2024 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**, a Florida limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$304,273.00 of the FY 2023-2024 Budget as shown in the revenues line item of the FY 2023-2024 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 2023-2024 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 2023-2024 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 2023-2024 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. Debt Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, 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 December 1, 2023
  2. 25% due no later than February 1, 2024
  3. 25% due no later than May 1, 2024
- 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 2023-2024 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 December 1, 2023; 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 December 1, 2023
  2. 25% due no later than February 1, 2024
  3. 25% due no later than April 1, 2024
- 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 3, 2023.**

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 2023-2024 Budget**
- Exhibit B: Form of Budget Funding Agreement with Developer**

**RESOLUTION 2022-06**

**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 2024 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 2024 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 3<sup>RD</sup> DAY OF AUGUST 2023**

**ATTEST:**

**SOUTH CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR/VICE-CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024**

**FISCAL YEAR 2023/2024**

<b>October 05, 2023</b>	<b>2:00 p.m.</b>
<b>November 02, 2023</b>	<b>2:00 p.m.</b>
<b>December 07, 2023</b>	<b>2:00 p.m.</b>
<b>January 04, 2024</b>	<b>2:00 p.m.</b>
<b>February 01, 2024</b>	<b>2:00 p.m.</b>
<b>March 07, 2024</b>	<b>2:00 p.m.</b>
<b>April 04, 2024</b>	<b>2:00 p.m.</b>
<b>May 02, 2024</b>	<b>2:00 p.m.</b>
<b>June 06, 2024</b>	<b>2:00 p.m.</b>
<b>July 04, 2024</b>	<b>2:00 p.m.</b>
<b>August 01, 2024</b>	<b>2:00 p.m.</b>
<b>September 05, 2024</b>	<b>2:00 p.m.</b>

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



**MINUTES OF MEETING  
SOUTH CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meetings of the Board of Supervisors for South Creek Community Development District was held on Thursday, June 1, 2023, at 2:00 P.M. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Carlos de la Ossa  
Lori Campagna  
Ryan Motko  
Nicholas Dister

Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Bryan Radcliff  
Angie Grunwald  
John Vericker  
Kathryn Hopkinson  
Gary Schwartz  
Residents

District Manager  
District Manager  
District Counsel  
District Counsel  
District Field Manager

*The following is a summary of the discussions and actions taken at the meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2023-02; Approving FY 2024 Proposed Budget & Setting Public Hearing**

Ms. Grunwald briefly discussed the FY 2023 Proposed Budget with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor Resolution 2023-02, approving the FY 2024 Proposed Budget and setting the public hearing for August 3, 2023 at 2:00 p.m., was adopted 3-0

**B. Acceptance of Board of Supervisor Resignation – Laura Coffey**

The Board of Supervisors reviewed the resignation from Laura Coffey.

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor Ms. Laura Coffey's resignation from the South Creek CDD, was approved. 3-0

UNAPPROVED

The Board reviewed candidate Lori Campagna's resume to be appointed at the South Creek CDD Board of Supervisors.

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor Lori Campagna was appointed to Seat 3 of the South Creek CDD Board of Supervisors. 3-0

Mr. Radcliff administered the Oath of Office to Ms. Campagna, and she accepted compensation.

### **C. Consideration of Resolution 2023-03; Redesignation of Officers**

Mr. Radcliff discussed the resolution of re-designating officers with Ms. Evans as Chairperson and Mr. de la Ossa as Vice-Chair. The Board accepted to add Angie Grunwald as Assistant Secretary for signatory purpose.

On MOTION by Mr. de la Ossa seconded by Ms. Campagna with all in favor Resolution 2023-08 designating Ms. Evans as Chairperson, Mr. de la Ossa as Vice Chairman, Mr. Lamb as Secretary, Mr. Davidson as Treasurer, and Ms. Grunwald, Mr. Motko, Mr. Dister and Ms. Campagna as Assistant Secretaries, was adopted. 4-0

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

There being no additional general matters of the District, the next item followed.

## **FOURTH ORDER OF BUSINESS**

### **Consent Agenda**

**A. Consideration of Meeting Minutes of the Regular Meeting May 04, 2023**

**B. Consideration of Operations and Maintenance Expenditures April 2023**

**C. Review of Financial Statements Month Ending April 30, 2023**

The Board reviewed the consent agenda items as presented.

On MOTION by Mr. Motko seconded by Mr. de la Ossa with all in favor Consent Agenda items A through C, were approved. 4-0

## **FIFTH ORDER OF BUSINESS**

### **Vendor and Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

#### **i. Community Inspection Reports**

The Community inspection report was provided to the Board for review. There being no additional reports, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors Requests and  
Comments**

A resident wanted to know how she can obtain a copy of the Budget and commented on the update for the amenity center. Mr. Radcliff responded the proposed Budget was approved today and the remaining adjustment process for the budget will take place on August 3<sup>rd</sup> of 2023.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Campagna with all in favor the meeting was adjourned at 2:10 P.M.
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Angie Grunwald  
Assistant Secretary

---

Kelly Evans  
Chairperson

**SOUTH CREEK CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
STEADFAST CONTRACTORS ALLIANCE	SE-21916	\$226.60		ROUTINE AQUATIC MAINT. POND SPRAYING - FEB 2023
<b>Monthly Contract Subtotal</b>		<b>\$226.60</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CO 020223	\$200.00		SUPERVISOR FEE 02/02/23
KELLY ANN EVANS	KE 020223	\$200.00		SUPERVISOR FEE 02/02/23
LAURA COFFEY	LC 020223	\$200.00		SUPERVISOR FEE 02/02/23
NICHOLAS J. DISTER	ND 020223	\$200.00		SUPERVISOR FEE 02/02/23
RYAN MOTKO	RM 020223	\$200.00		SUPERVISOR FEE 02/02/23
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>				
HILLSBOROUGH COUNTY	6591965140 021723	\$11.11		WATER SERVICES 01/18/23-02/15/23
TECO	211024964853 020723	\$28.99		ELECTRICITY SERVICES 01/04/23-02/01/23
TECO	211025945646 020723	\$224.57		ELECTRICITY SERVICES 01/04/23-02/01/23
TECO	221008480321 020723	\$3,731.55		ELECTRICITY SERVICES 01/04/23-02/01/23
TECO	221008846141 012323	\$247.78	\$4,232.89	ELECTRICITY SERVICES 01/10/23-01/17/23
<b>Utilities Subtotal</b>		<b>\$4,244.00</b>		
<b>Regular Services</b>				
ADA SITE COMPLIANCE	2598	\$1,500.00		ANNUAL DIGITAL ACCESS. LEGAL COMPLIANCE
STRALEY ROBIN VERICKER	22630	\$246.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/15/23
SWINE SOLUTIONS LLC	395	\$1,550.00		TRAPPING SERVICES
<b>Regular Services Subtotal</b>		<b>\$3,296.00</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$8,766.60</b>		

Approved (with any necessary revisions noted):



**SOUTH CREEK CDD**

**MEETING DATE: February 2, 2023**

**DMS:** per Heather Dille

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	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

Cd10 020223

**SOUTH CREEK CDD**

**MEETING DATE: February 2, 2023**

**DMS:** per Heather Dilley

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	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

KE020223

**SOUTH CREEK CDD**

**MEETING DATE:** February 2, 2023

**DMS:** per Heather Dilley

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	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 020223



**SOUTH CREEK CDD**

**MEETING DATE: February 2, 2023**

**DMS:** per Heather Dilley

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

ND 020223

**SOUTH CREEK CDD**

**MEETING DATE: February 2, 2023**

**DMS:** per Heather Dille

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	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 020203



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	02/17/2023	03/10/2023

Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	01/18/2023	7022	02/15/2023	7030	8 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$0.02
Water Base Charge	\$10.98
Water Usage Charge	\$0.01

#### Summary of Account Charges

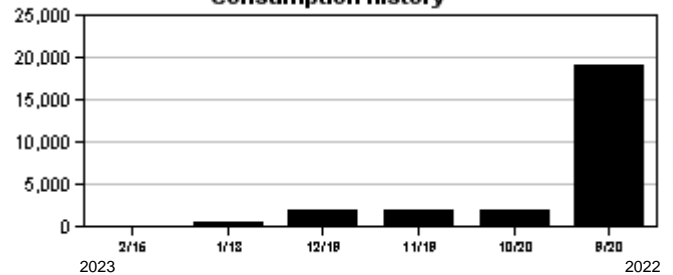
Previous Balance	\$91.43
Net Payments - Thank You	\$-91.43
Bill Corrections	\$-5.18
Total Account Charges	<b>\$16.29</b>

<b>AMOUNT DUE</b>	<b>\$11.11</b>
-------------------	----------------

#### Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54142.

Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6591965140



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

1,438 8

DUE DATE	03/10/2023
AMOUNT DUE	\$11.11
AMOUNT PAID	

0065919651409 00000011114

Statement Date: 02/07/2023

Account: 211024964853

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

Current month's charges:	\$28.99
Total amount due:	\$28.99
Payment Due By:	02/28/2023

## Your Account Summary

Previous Amount Due	\$32.17
Payment(s) Received Since Last Statement	-\$32.17
<b>Current Month's Charges</b>	<b>\$28.99</b>
<b>Total Amount Due</b>	<b>\$28.99</b>



## DOWNED IS DANGEROUS!

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety)  
for more safety tips.

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



### More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

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:	\$28.99
Total amount due:	\$28.99
Payment Due By:	02/28/2023

**Amount Enclosed** \$ \_\_\_\_\_  
676075109924



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

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

**Account:** 211024964853  
**Statement Date:** 02/07/2023  
**Current month's charges due** 02/28/2023

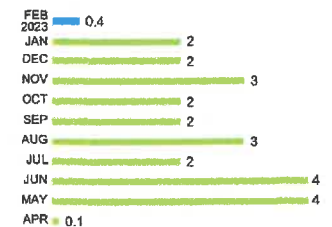
## Details of Charges – Service from 01/04/2023 to 02/01/2023

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

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

Meter Location: IRRIGATION/WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	02/01/2023	2,444		2,432		12 kWh	1	29 Days
						<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)		
Daily Basic Service Charge						29 days @ \$0.75000	\$21.75	
Energy Charge						12 kWh @ \$0.07990/kWh	\$0.96	
Fuel Charge						12 kWh @ \$0.04832/kWh	\$0.58	
Storm Protection Charge						12 kWh @ \$0.00400/kWh	\$0.05	
Clean Energy Transition Mechanism						12 kWh @ \$0.00427/kWh	\$0.05	
Florida Gross Receipt Tax							\$0.60	
<b>Electric Service Cost</b>							<b>\$23.99</b>	
<b>Other Fees and Charges</b>								
Electric Late Payment Fee							\$5.00	
<b>Total Other Fees and Charges</b>							<b>\$5.00</b>	
<b>Total Current Month's Charges</b>							<b>\$28.99</b>	



## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [tampaelectric.com/solarsavingsforyou](http://tampaelectric.com/solarsavingsforyou). Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



**Received**  
FEB 13 2023

Statement Date: 02/07/2023

Account: 211025945646

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

Current month's charges:	\$224.57
Total amount due:	\$224.57
Payment Due By:	02/28/2023

**Your Account Summary**

Previous Amount Due	\$136.22
Payment(s) Received Since Last Statement	-\$136.22
<b>Current Month's Charges</b>	<b>\$224.57</b>
<b>Total Amount Due</b>	<b>\$224.57</b>



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**More reliable and cleaner energy for you.**

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

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:	\$224.57
Total amount due:	\$224.57
Payment Due By:	02/28/2023

**Amount Enclosed** \$                       
648914738373

00000792 02 AV 0.47 33607 FTECO102072322383410 00000 03 01000000 014 02 14462 004



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



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

6489147383732110259456460000000224576



**Account:** 211025945646  
**Statement Date:** 02/07/2023  
**Current month's charges due** 02/28/2023

### Details of Charges – Service from 01/04/2023 to 02/01/2023

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

Rate Schedule: General Service Demand - Standard

Meter Location: SOUTH CREEK PHASE 2A &amp; 2B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853116	02/01/2023	2,537		1,961		576 kWh	1	29 Days
1000853116	02/01/2023	8.7		0		8.7 kW	1	29 Days

Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	9 kW @ \$14.13000/kW	\$127.17
Energy Charge	576 kWh @ \$0.00736/kWh	\$4.24
Fuel Charge	576 kWh @ \$0.04832/kWh	\$27.83
Capacity Charge	9 kW @ -\$0.06000/kW	-\$0.54
Storm Protection Charge	9 kW @ \$0.62000/kW	\$5.58
Energy Conservation Charge	9 kW @ \$0.88000/kW	\$7.92
Environmental Cost Recovery	576 kWh @ \$0.00084/kWh	\$0.48
Clean Energy Transition Mechanism	9 kW @ \$1.12000/kW	\$10.08
Florida Gross Receipt Tax		\$5.49

**Electric Service Cost** **\$219.57**

#### Other Fees and Charges

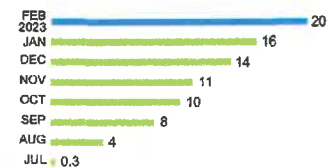
Electric Late Payment Fee \$5.00

**Total Other Fees and Charges** **\$5.00**

**Total Current Month's Charges** **\$224.57**

#### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



#### Billing Demand (Kilowatts)



#### Load Factor (Percentage)



### Important Messages

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Received

tampaelectric.com



FEB 13 2023

Statement Date: 02/07/2023

Account: 221008480321

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

Current month's charges:	\$3,731.55
Total amount due:	\$3,731.55
Payment Due By:	02/28/2023

**Your Account Summary**

Previous Amount Due	\$3,676.40
Payment(s) Received Since Last Statement	-\$3,676.40
<b>Current Month's Charges</b>	<b>\$3,731.55</b>
<b>Total Amount Due</b>	<b>\$3,731.55</b>



**DOWNED IS  
DANGEROUS!**

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**More reliable and cleaner energy for you.**

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008480321

Current month's charges:	\$3,731.55
Total amount due:	\$3,731.55
Payment Due By:	02/28/2023

**Amount Enclosed** \$  
631630847974

00000782 01 AV 0.47 33607 FTECO102072322383410 00000 03 01000000 014 02 14452 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

6316308479742210084803210000003731550



**Account:** 221008480321  
**Statement Date:** 02/07/2023  
**Current month's charges due** 02/28/2023

## Details of Charges – Service from 01/04/2023 to 02/01/2023

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

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

### Lighting Service Items LS-2 (Bright Choices) for 29 days

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

### Lighting Charges

**\$2,176.55**

### Other Fees and Charges

Lighting Late Payment Fee	\$32.65
---------------------------	---------

### Total Other Fees and Charges

**\$32.65**

## Details of Charges – Service from 01/04/2023 to 02/01/2023

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

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

### Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$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	\$22.50
---------------------------	---------

### Total Other Fees and Charges

**\$22.50**

## Total Current Month's Charges

**\$3,731.55**



Received

JAN 30 2023

## ACCOUNT INVOICE

tampaelectric.com



SOUTH CREEK COMMUNITY DEVELOPMENT  
10498 SHADY PRESERVE DR  
RIVERVIEW, FL 33578-7678

Statement Date: 01/23/2023  
Account: 221008846141

Current month's charges:	\$247.78
Total amount due:	\$247.78
Payment Due By:	02/13/2023

### Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$247.78</b>
<b>Total Amount Due</b>	<b>\$247.78</b>

# Save Energy. Save Money.

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

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

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

# SCAM ALERT!

## Scammers are calling. Don't be a victim.

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

To learn more, or to report a scam, visit [tampaelectric.com/scam](http://tampaelectric.com/scam)

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008846141

Current month's charges:	\$247.78
Total amount due:	\$247.78
Payment Due By:	02/13/2023

**Amount Enclosed**

\$

655087542601

00004258 01 AV 0.47 33607 FTECO1012322240310 00000 02 01000000 010 02 10957 002



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

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

6550875426012210088461410000000247784

**Account:** 221008846141  
**Statement Date:** 01/23/2023  
**Current month's charges due** 02/13/2023

## Details of Charges – Service from 01/10/2023 to 01/17/2023

Service for: 10498 SHADY PRESERVE DR, RIVERVIEW, FL 33578-7678

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000877781	01/17/2023	60		0		60 kWh	1	8 Days
Daily Basic Service Charge			8 days @ \$0.75000			\$6.00	<div><div>Tampa Electric Usage History</div><div>Kilowatt-Hours Per Day (Average)</div><div><div><div>JAN 2023</div><div></div><div>8</div></div></div></div>	
Energy Charge			60 kWh @ \$0.07990/kWh			\$4.79		
Fuel Charge			60 kWh @ \$0.04832/kWh			\$2.90		
Storm Protection Charge			60 kWh @ \$0.00400/kWh			\$0.24		
Clean Energy Transition Mechanism			60 kWh @ \$0.00427/kWh			\$0.26		
Florida Gross Receipt Tax						\$0.36		
<b>Electric Service Cost</b>						<b>\$14.55</b>		
State Tax						\$1.23		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$15.78</b>		
<b>Other Fees and Charges</b>								
Electric Security Deposit						\$120.00		
Elec Connection Chrg Initial						\$112.00		
<b>Total Other Fees and Charges</b>						<b>\$232.00</b>		
<b>Total Current Month's Charges</b>						<b>\$247.78</b>		

## Important Messages

### Welcome to Tampa Electric!

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

### Prorated Bill

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



ADA Site Compliance  
6400 Boynton Beach Blvd 742721  
Boynton Beach, FL 33474  
accounting@adasitecompliance.com



Invoice

BILL TO
South Creek CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2598	01/31/2023	\$1,500.00	02/14/2023	14	

DESCRIPTION	QTY	RATE	AMOUNT
Annual Digital Accessibility and Legal Compliance - Compliance Shield, Customized Accessibility Policy, Accessibility ADAPTER, and Consulting with Digital Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

January 27, 2023

Client: 001545

Matter: 000001

Invoice #: 22630

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/5/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2022.	0.2	\$33.00
1/13/2023	VKB	PREPARE FOR AND ATTEND OPS MEETING WITH INFRAMARK, C. DE LA OSSA, AND PROJECT MANAGER.	0.3	\$106.50
1/15/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY UPDATE TO CDD BOND DISSEMINATION AGENT.	0.3	\$106.50
Total Professional Services			0.8	\$246.00

January 27, 2023  
Client: 001545  
Matter: 000001  
Invoice #: 22630

Page: 2

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Total Services	\$246.00	
Total Disbursements	\$0.00	
Total Current Charges		\$246.00
Previous Balance		\$1,776.00
Less Payments		(\$1,776.00)
<b>PAY THIS AMOUNT</b>		<b>\$246.00</b>

*Please Include Invoice Number on all Correspondence*

Swine Solutions

12013 Rose Ln  
Riverview, FL 33569 US  
Thomas@swinesolutionsfl.com  
https://www.SwineSolutionsFL.com

INVOICE

BILL TO  
South Creek CDD  
2005 Pan Am Circle  
Ste 300  
Tampa, FL 33607

INVOICE 395  
DATE 01/26/2023  
TERMS Net 30  
DUE DATE 02/25/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,550.00	1,550.00
BALANCE DUE					\$1,550.00

<b>SOUTH CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	96852	\$3,206.97		DISTRICT INVOICE JUNE 2023
INFRAMARK LLC	CM1577	-\$200.00		CREDIT FOR OVER CHARGE FIELD SERV
INFRAMARK LLC	CM1578	-\$200.00		CREDIT FOR OVERCHARGE FIELD SERV
INFRAMARK LLC	CM1579	-\$200.00		CREDIT FOR OVERCHARGE FIELD SERV
INFRAMARK LLC	CM1580	-\$200.00		CREDIT FOR OVERCHARGE FIELD SERV
INFRAMARK LLC	CM1581	-\$200.00		CREDIT FOR OVERCHARGE FIELD SERV
INFRAMARK LLC	CM1582	-\$200.00		CREDIT FOR OVER CHARGE FIELD SERV
INFRAMARK LLC	CM1583	-\$200.00	\$1,806.97	CREDIT FOR OVERCHARGE FIELD SERV
SWINE SOLUTIONS LLC	423	\$1,550.00		TRAPPING SERVICE
<b>Monthly Contract Subtotal</b>		<b>\$3,356.97</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 060123	\$200.00		SUPERVISOR FEE 06/01/23
LORI A. CAMPAGNA	LC 060123	\$200.00		SUPERVISOR FEE 06/01/23
NICHOLAS J. DISTER	ND 060123	\$200.00		SUPERVISOR FEE 06/01/23
RYAN MOTKO	RM 060123	\$200.00		SUPERVISOR FEE 06/01/23
<b>Variable Contract Subtotal</b>		<b>\$800.00</b>		
<b>Utilities</b>				
BOCC - HILLSBOROUGH COUNTY	5140 062123 ACH	\$19.63		WATER SERVICE 05/12/23-06/20/23
TECO	0321 061423 ACH	\$1,186.23		ELECTRICITY SERVICES 12/06/22-01/03/23
TECO	4853 060723 ACH	\$57.79		ELECTRICITY SERVICES 05/03/23-06/01/23
TECO	6141 062123 ACH	\$113.77	\$1,357.79	ELECTRICITY SERVICES 05/17/23-06/16/23
<b>Utilities Subtotal</b>		<b>\$1,377.42</b>		
<b>Regular Services</b>				
INFRAMARK LLC	WOSC06062023	\$780.00		DEBRIS PICK UP - PONDS
SOUTH CREEK CDD	06162023-1	\$1,610.22		SERIES 2021 FY23 TAX DIST ID 626 TAX CERT SALE
STEADFAST CONTRACTORS ALLIANCE	SM-9173	\$877.50		IRRIGATION SERVICE REQUEST 05/08/23
STRALEY ROBIN VERICKER	23189	\$777.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 05/15/23
<b>Regular Services Subtotal</b>		<b>\$4,045.22</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		



**SOUTH CREEK CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>TOTAL</b>		<b>\$9,579.61</b>		

**Approved (with any necessary revisions noted):**

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

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#96852

**DATE**

6/23/2023

**CUSTOMER ID**

C2311

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/23/2023

**BILL TO**

South Creek CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	1,375.00		1,375.00
Accounting Services	1	Ea	291.67		291.67
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	93.75		93.75
Postage	10	Ea	0.60		6.00
Eric Davidson 4-21-23 DNH*GODADDY.COM : Client Email \$23.88	1	Ea	23.88		23.88
Dissemination Services	1	Ea	416.67		416.67
<b>Subtotal</b>					<b>3,206.97</b>

<b>Subtotal</b>	\$3,206.97
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,206.97

**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.*

Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy TX 77449  
United States

Credit Memo

#1577  
11/23/2022

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

PO #		Client Project	Shipping Method		
		SCKCDD			
Quantity	Item	Options	Rate	Amount	
	<b>Description</b> Credit memo for invoice no. 89870, 07/31/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharge amount.				
1	<b>SIS00068 Mgmt Svcs - Field Operations</b> Field Management		\$200.00	\$200.00	
			<b>Total</b>	\$200.00	

Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy TX 77449  
United States

Credit Memo

#1578  
11/23/2022

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

PO #		Client Project	Shipping Method		
		SCKCDD			
Quantity	Item	Options	Rate	Amount	
<b>Description</b>					
Credit memo for invoice no. 76817, 04/29/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharge amount.					
1	<b>SIS00068 Mgmt Svcs - Field Operations</b> Field Management - Field Management		\$200.00	\$200.00	
			<b>Total</b>	\$200.00	

Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy TX 77449  
United States

Credit Memo

#1579  
11/23/2022

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

PO #		Client Project	Shipping Method		
		SCKCDD			
Quantity	Item	Options	Rate	Amount	
	<b>Description</b> Credit memo for invoice no. 77951, 05/26/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharge amount.				
1	<b>SIS00068 Mgmt Svcs - Field Operations</b> Field Management - Field Management		\$200.00	\$200.00	
			<b>Total</b>	\$200.00	

Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy TX 77449  
United States

Credit Memo

#1580  
11/23/2022

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

PO #		Client Project	Shipping Method		
		SCKCDD			
Quantity	Item	Options	Rate	Amount	
	<b>Description</b> Credit memo for invoice no. 75288, 03/23/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharge amount.				
1	<b>SIS00068 Mgmt Svcs - Field Operations</b> Field Management - Field Management		\$200.00	\$200.00	
			<b>Total</b>	\$200.00	

Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy TX 77449  
United States

Credit Memo

#1581  
11/23/2022

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

PO #		Client Project	Shipping Method		
		SCKCDD			
Quantity	Item	Options	Rate	Amount	
	<b>Description</b> Credit memo for invoice no. 74023, 02/18/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharge amount.				
1	<b>SIS00068 Mgmt Svcs - Field Operations</b> Field Management - Field Management		\$200.00	\$200.00	
			<b>Total</b>	\$200.00	

Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy TX 77449  
United States

Credit Memo

#1582  
11/23/2022

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

PO #		Client Project	Shipping Method		
		SCKCDD			
Quantity	Item	Options	Rate	Amount	
	<b>Description</b> Credit memo for invoice no. 72372, 01/25/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharge amount.				
1	<b>SIS00068 Mgmt Svcs - Field Operations</b> Field Management - Field Management		\$200.00	\$200.00	
			<b>Total</b>	\$200.00	



Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy TX 77449  
United States

Credit Memo

#1583  
11/23/2022

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

PO #	Client Project	Shipping Method
	SCKCDD	

Quantity	Item	Options	Rate	Amount
	<b>Description</b> Credit memo for invoice no. 79414, 06/30/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharge amount.			
1	<b>SIS00068 Mgmt Svcs - Field Operations</b> Field Management		\$200.00	\$200.00
			<b>Total</b>	\$200.00

Swine Solutions

12013 Rose Ln  
Riverview, FL 33569 US  
Thomas@swinesolutionsfl.com  
https://www.SwineSolutionsFL.com

INVOICE

BILL TO  
South Creek CDD  
2005 Pan Am Circle  
Ste 300  
Tampa, FL 33607

INVOICE 423  
DATE 06/25/2023  
TERMS Net 30  
DUE DATE 07/25/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,550.00	1,550.00
BALANCE DUE					\$1,550.00

**SOUTH CREEK CDD**  
**MEETING DATE: June 01,2023**

DMS: \_\_\_\_\_

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
Lori Campagna	✓	Salary Accepted	\$200.00

CdIO 060123

**SOUTH CREEK CDD**  
**MEETING DATE: June 01,2023**

DMS: \_\_\_\_\_

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
Lori Campagna	✓	Salary Accepted	\$200.00

LC 060123

**SOUTH CREEK CDD**  
**MEETING DATE: June 01,2023**

DMS: \_\_\_\_\_

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
Lori Campagna	✓	Salary Accepted	\$200.00

ND 060123

**SOUTH CREEK CDD**  
**MEETING DATE: June 01,2023**

DMS: \_\_\_\_\_

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
Lori Campagna	✓	Salary Accepted	\$200.00

R M 060123



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	06/21/2023	07/12/2023

Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	05/12/2023	7090	06/20/2023	7112	21 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$0.06
Water Base Charge	\$14.27
Water Usage Charge	\$0.02

#### Summary of Account Charges

Previous Balance	\$34.36
Net Payments - Thank You	\$-34.36
Total Account Charges	<b>\$19.63</b>

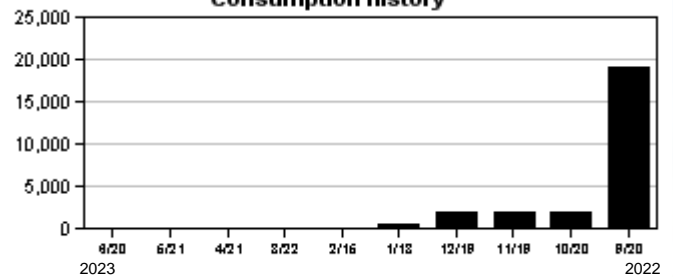
<b>AMOUNT DUE</b>	<b>\$19.63</b>
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#### Important Message

Code Inspectors uphold the County's water use restrictions ordinance. Avoid fines of up to \$500 by following the allowable irrigation days and times and additional rules found on [HCFLGov.net/WaterRestrictions](http://HCFLGov.net/WaterRestrictions). Call (813) 224-8993 to report a violation.

This account has ACH payment method

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6591965140



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

1,348 8

DUE DATE	07/12/2023
AMOUNT DUE	\$19.63
AMOUNT PAID	



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

Statement Date: June 14, 2023

Amount Due: \$1,186.23

Due Date: July 05, 2023

Account #: 221008480321

REVISED INVOICE

DO NOT PAY. Your account will be drafted on July 05, 2023

Received

JUN 19 2023

### Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	-\$34,650.32
Miscellaneous Credits	-\$313.63
Credit balance after payments and credits	-\$34,963.95
<b>Current Month's Charges</b>	<b>\$36,150.18</b>

**Amount Due by July 05, 2023 \$1,186.23**

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008480321

Due Date: July 05, 2023



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,186.23

Payment Amount: \$ \_\_\_\_\_

600000554150

Your account will be drafted on July 05, 2023

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.





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

Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

**Service Period:** Dec 06, 2022 - Jan 03, 2023

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

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00

**Lighting Charges** **\$2,042.75**

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.




Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Jan 04, 2023 - Feb 01, 2023

Charge Details



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 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$2,042.75</b>

Billing information continues on next page →



Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Feb 02, 2023 - Mar 02, 2023

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00

<b>Lighting Charges</b>	<b>\$2,042.75</b>
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Billing information continues on next page →

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Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Mar 03, 2023 - Mar 31, 2023

Charge Details



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 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$2,042.75</b>

Billing information continues on next page →



Account #: 221008480321  
 Statement Date: June 14, 2023  
 Charges Due: July 05, 2023

Service Period: Apr 01, 2023 - May 02, 2023

## Charge Details



### Electric Charges

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

Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00

<b>Lighting Charges</b>	<b>\$2,042.75</b>
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Billing information continues on next page →




Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: May 03, 2023 - Jun 01, 2023

Charge Details



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 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$2,042.75</b>

Billing information continues on next page →



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

Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

**Service Period:** Jan 10, 2022 - Feb 01, 2022

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

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 23 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$1079.20
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
State Tax	\$80.94

<b>Lighting Charges</b>	<b>\$1,160.14</b>
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Billing information continues on next page →



Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Feb 02, 2022 - Mar 02, 2022

Charge Details



Electric Charges

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
State Tax	\$105.57

**Lighting Charges** **\$1,513.22**

Billing information continues on next page →

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Account #: 221008480321  
 Statement Date: June 14, 2023  
 Charges Due: July 05, 2023

Service Period: Mar 03, 2022 - Mar 31, 2022

## Charge Details



### Electric Charges

#### 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
State Tax	\$105.57

<b>Lighting Charges</b>	<b>\$1,513.22</b>
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Billing information continues on next page →




Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Apr 01, 2022 - May 02, 2022

Charge Details



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 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 32 days</b>	
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
<b>Lighting Charges</b>	<b>\$1,407.65</b>


Billing information continues on next page →



Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: May 03, 2022 - Jun 01, 2022

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>	
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
<b>Lighting Charges</b>	<b>\$1,407.65</b>

Billing information continues on next page →

00000039-0000423- Page 14 of 28



Account #: 221008480321  
 Statement Date: June 14, 2023  
 Charges Due: July 05, 2023

Service Period: Jun 02, 2022 - Jun 30, 2022

## Charge Details



### Electric Charges

#### 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

<b>Lighting Charges</b>	<b>\$1,407.65</b>
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Billing information continues on next page →


00000039-0000424- Page 15 of 28



Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Jul 01, 2022 - Aug 01, 2022

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 32 days</b>	
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
<b>Lighting Charges</b>	<b>\$1,407.65</b>

Billing information continues on next page →

00000039-0000424-Page 16 of 28




Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Aug 02, 2022 - Aug 31, 2022

Charge Details



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 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>	
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
<b>Lighting Charges</b>	<b>\$1,407.65</b>


Billing information continues on next page →



Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Sep 01, 2022 - Sep 30, 2022

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>	
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
<b>Lighting Charges</b>	<b>\$1,407.65</b>

Billing information continues on next page →

00000039-0000425-Page 18 of 28



Account #: 221008480321  
 Statement Date: June 14, 2023  
 Charges Due: July 05, 2023

Service Period: Oct 01, 2022 - Oct 31, 2022

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 31 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$1407.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00

<b>Lighting Charges</b>	<b>\$1,407.65</b>
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Billing information continues on next page →

00000039-0000-426- Page 19 of 28






Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Nov 01, 2022 - Dec 01, 2022

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>	
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
<b>Lighting Charges</b>	<b>\$1,407.65</b>

Billing information continues on next page →

00000039-0000426-Page 20 of 28




Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Dec 02, 2022 - Jan 03, 2023

Charge Details



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 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 33 days</b>	
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
<b>Lighting Charges</b>	<b>\$1,407.65</b>


Billing information continues on next page →



Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Jan 04, 2023 - Feb 01, 2023

Charge Details

	<b>Electric Charges</b>	
	<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>	
	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
	<b>Lighting Charges</b>	<b>\$1,407.65</b>

Billing information continues on next page →

00000039-0000427-Page 22 of 28



Account #: 221008480321  
 Statement Date: June 14, 2023  
 Charges Due: July 05, 2023

Service Period: Feb 02, 2023 - Mar 02, 2023

## Charge Details



### Electric Charges

#### 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

<b>Lighting Charges</b>	<b>\$1,407.65</b>
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Billing information continues on next page →

00000099-0000428-Page 23 of 28



Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: Mar 03, 2023 - Mar 31, 2023

## Charge Details



### Electric Charges

#### 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
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00

**Lighting Charges** **\$1,407.65**

Billing information continues on next page →



Account #: 221008480321  
 Statement Date: June 14, 2023  
 Charges Due: July 05, 2023

Service Period: Apr 01, 2023 - May 02, 2023

## Charge Details



### Electric Charges

#### 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
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00

<b>Lighting Charges</b>	<b>\$1,407.65</b>
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Billing information continues on next page →

00000039-0000429-Page 25 of 28



Account #: 221008480321  
 Statement Date: June 14, 2023  
 Charges Due: July 05, 2023

Service Period: May 03, 2023 - Jun 01, 2023

## Charge Details



### Electric Charges

#### 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
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00

**Lighting Charges** **\$1,407.65**

**Total Current Month's Charges**

**\$36,150.18**



### Miscellaneous Credits

Sales Tax Credit - \$313.63

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



Account #: 221008480321  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

### Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

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

**Adjusted Bill.** Please review your billing details for past charges that have been billed and/or adjusted appropriately.





# READY FOR STORM SEASON?

## WE ARE.

Tampa Electric provides 99.98% service reliability in blue skies and gray by working year-round to strengthen our system against extreme weather events, such as hurricanes and tropical storms. We're investing \$150 million a year, for the next 10 years, in our Storm Protection Plan to increase reliability. This ongoing effort enables us to restore power when outages do occur, faster and with less overall cost.

### What are we doing to deliver reliable always-on power?

- Strengthening exposed equipment by replacing wood with steel and concrete.
- Converting targeted overhead lines to underground.
- Modernizing our equipment and substations.
- Increasing our tree inspection and trimming.
- Installing smart self-healing technology.

**Self-healing technology automatically reroutes electric service around outages.**



Minimizing the number of customers impacted and reducing outages and momentary flickers by **50-60 percent**.

**STORM PROTECTION PLAN**  
*Reliable Energy - Rain or Shine*



Visit [TampaElectric.com/SPP](http://TampaElectric.com/SPP)  
for more details on our proactive reliability efforts.

TEC050823



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

Received  
JUN 12 2023

Statement Date: June 07, 2023

Amount Due: \$57.79

Due Date: June 28, 2023

Account #: 211024964853

DO NOT PAY. Your account will be drafted on June 28, 2023

## Account Summary

Current Service Period: May 03, 2023 - June 01, 2023

Previous Amount Due	-\$1.87
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$1.87
<b>Current Month's Charges</b>	<b>\$59.66</b>

**Amount Due by June 28, 2023 \$57.79**

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

## Your Energy Insight



Your average daily kWh used was **100% higher** than the same period last year.

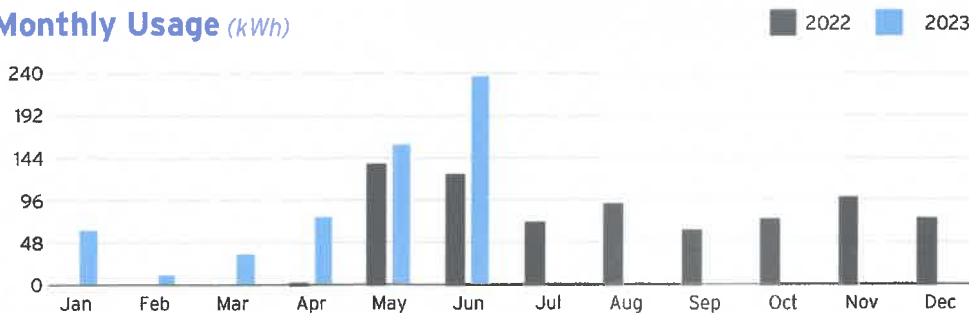


Your average daily kWh used was **60% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211024964853

Due Date: June 28, 2023



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

00001834 01 AV 0.47 33607 FTECO106072323193810 00000 03 01000000 014 02 14122 002



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

Amount Due: \$57.79

Payment Amount: \$ \_\_\_\_\_

650149383061

Your account will be  
drafted on June 28, 2023

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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


Account #: 211024964853  
Statement Date: June 07, 2023  
Charges Due: June 28, 2023

Meter Read

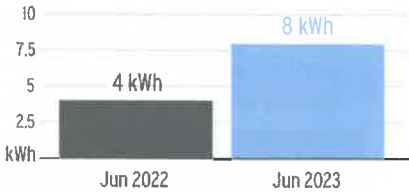
**Meter Location:** IRRIGATION/WELL  
**Service Period:** May 03, 2023 - Jun 01, 2023  
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000846368	06/01/2023	2,951	2,715	236 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	236 kWh @ \$0.07990/kWh	\$18.86
Fuel Charge	236 kWh @ \$0.05239/kWh	\$12.36
Storm Protection Charge	236 kWh @ \$0.00400/kWh	\$0.94
Clean Energy Transition Mechanism	236 kWh @ \$0.00427/kWh	\$1.01
Storm Surcharge	236 kWh @ \$0.01061/kWh	\$2.50
Florida Gross Receipt Tax		\$1.49
<b>Electric Service Cost</b>		<b>\$59.66</b>

Avg kWh Used Per Day







Important Messages

**Total Current Month's Charges \$59.66**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

- **Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- **In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)
- **Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111
- **Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.
- **Phone**  
Toll Free: **866-689-6469**

Contact Us

- Online:**  
[TampaElectric.com](https://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SOUTH CREEK COMMUNITY DEVELOPMENT  
10498 SHADY PRESERVE DR  
RIVERVIEW, FL 33578-7678

Received

JUN 26 2023

Statement Date: June 21, 2023

Amount Due: \$113.77

Due Date: July 12, 2023

Account #: 221008846141

DO NOT PAY. Your account will be drafted on July 12, 2023

## Account Summary

Current Service Period: May 17, 2023 - June 16, 2023

Previous Amount Due \$177.21

Payment(s) Received Since Last Statement -\$177.21

Current Month's Charges \$113.77

Amount Due by July 12, 2023 \$113.77

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

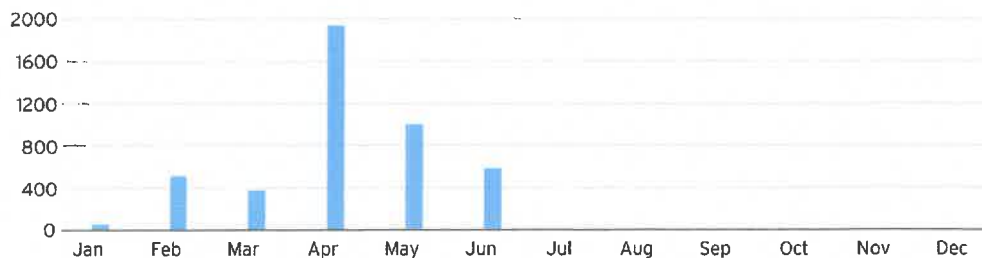


Your average daily kWh used was **44.12% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008846141

Due Date: July 12, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

00002096 01 AV 0.47 33607 FTECO106212323230910 00000 02 01000000 005 02 7880 002



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

Amount Due: \$113.77

Payment Amount: \$ \_\_\_\_\_

661260426239

Your account will be drafted on July 12, 2023

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.





**Service For:**  
10498 SHADY PRESERVE DR  
RIVERVIEW, FL 33578-7678

Account #: 221008846141  
Statement Date: June 21, 2023  
Charges Due: July 12, 2023

## Meter Read

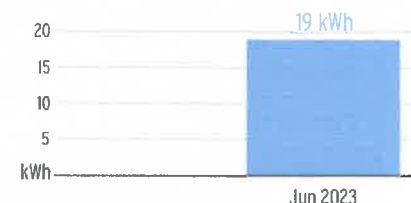
**Service Period:** May 17, 2023 - Jun 16, 2023

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000877781	06/16/2023	4,469	3,889		580 kWh	1	31 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	580 kWh @ \$0.07990/kWh	\$46.34
Fuel Charge	580 kWh @ \$0.05239/kWh	\$30.39
Storm Protection Charge	580 kWh @ \$0.00400/kWh	\$2.32
Clean Energy Transition Mechanism	580 kWh @ \$0.00427/kWh	\$2.48
Storm Surcharge	580 kWh @ \$0.01061/kWh	\$6.15
Florida Gross Receipt Tax		\$2.84

**Electric Service Cost** **\$113.77**

**Total Current Month's Charges**

**\$113.77**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

<p><b>Bank Draft</b> Visit <a href="http://TECOaccount.com">TECOaccount.com</a> for free recurring or one time payments via checking or savings account.</p>	<p><b>In-Person</b> Find list of Payment Agents at <a href="http://TampaElectric.com">TampaElectric.com</a></p>	<p><b>Mail A Check</b> <b>Payments:</b> TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.</p>	<p><b>Online:</b> <a href="http://TampaElectric.com">TampaElectric.com</a></p> <p><b>Phone:</b> <b>Commercial Customer Care:</b> 866-832-6249 <b>Residential Customer Care:</b> 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)</p>	<p><b>Hearing Impaired/TTY:</b> 7-1-1</p> <p><b>Power Outage:</b> 877-588-1010</p> <p><b>Energy-Saving Programs:</b> 813-275-3909</p>
<p><b>Credit or Debit Card</b> Pay by credit Card using KUBRA EZ-Pay at <a href="http://TECOaccount.com">TECOaccount.com</a>. Convenience fee will be charged.</p>	<p><b>Phone</b> Toll Free: <b>866-689-6469</b></p>	<p><b>All Other Correspondences:</b> Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>		

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

**Inframark**

501 S Falkenburg Rd, Tampa, FL 33619

Phone: 407-973-4363

Date 06/06/2023

Work order # WOSC06062023

Customer ID South Creek CDD

**Invoice For**

South Creek CDD

Quotation valid until 7/6/2023

Prepared by: Leo Lluberes

Quantity Description		Unit Price	Taxable?	Amount
Pond location 1, 2, 3, 4 & 5.	we will pick up debris around all five ponds. This price includes travel, Fuel, and a 2-man team & dump site fee.		No	\$780.00

**Full payment is due within 30 days of finalizing the project.**

If you have any questions concerning or questions, please contact Leo Lluberes.

[Leo.Lluberes@Inframark.com](mailto:Leo.Lluberes@Inframark.com)

407-973-4363

Subtotal \$780.00

Tax Rate 0.00%

Sales Tax \$ -

Other

Thank you for your business!

**TOTAL \$780.00**









**CHECK REQUEST FORM**  
**South Creek**

**Date:** 6/19/2023

**Invoice#:** 06162023-1

**Vendor#:** V00017

**Vendor Name:** South Creek

**Pay From:** Truist Acct# 5561

**Description:** Series 2021 - FY 23 Tax Dist. ID 626 tax cert sale

**Code to:** 200.103200.1000

**Amount:** \$1,610.22

**Requested By:** Teresa Farlow 6/19/2023

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# SOUTH CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 6/16/2023  
**Check Amount** \$1,610.22  
**Payable To** South Creek CDD  
**Check Description** Series 2021 - FY 22 Tax Dist. ID 626 (Tax Cert Sale)  
**Special Instructions** Do not mail. Please give to Eric Davidson

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

Eric

Authorization

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

# SOUTH CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

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

Date Received	Amount Received	36.07%	36.07%	63.93%	63.93%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue			
11/16/2022	11,737.61	4,233.68	4,233.68	7,503.93	7,503.93	-	598	1099
11/22/2022	37,091.85	13,378.78	13,378.78	23,713.07	23,713.07	-	599	1099
11/28/2022	15,963.14	5,757.80	5,757.80	10,205.34	10,205.34	-	600	1116
12/6/2022	434,300.30	156,649.17	156,649.17	277,651.13	277,651.13	-	602	1111
12/13/2022	4,269.56	1,540.00	1,540.00	2,729.56	2,729.56	-	604	1119
1/5/2023	2,347.52	846.73	846.73	1,500.79	1,500.79	-	606	
1/23/2023	205.14	73.99	73.99	131.15	131.15	-	Int	
3/2/2023	1,936.70	698.55	698.55	1,238.15	1,238.15	-	613	1137
6/16/2023	2,518.70	908.48	908.48	1,610.22	1,610.22	-	626	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	510,370.52	184,087.18	184,087.18	326,283.34	326,283.34			
<b>Net Total on Roll</b>	509,457.80		183,757.97		325,699.83			
<b>Collection Surplus / (Deficit)</b>	912.72		329.21		583.51			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - dated 06-16-2023 - Run 06/15/2023 12:20PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Delinquent	626	DN022146	SHERWOOD MANOR CDD	106,195.38	0.00	0.00	3,185.87	0.00	109,381.25	2,187.63	107,193.62
Real Estate Delinquent	626	DN022147	BOYETTE PARK CDD	3,714.70	0.00	0.00	111.45	0.00	3,826.15	76.52	3,749.63
Real Estate Delinquent	626	DN022149	CYPRESS MILL CDD	6,847.51	0.00	0.00	205.43	0.00	7,052.94	141.05	6,911.89
Real Estate Delinquent	626	DN022150	SPENCER CREEK	6,083.42	0.00	0.00	182.50	0.00	6,265.92	125.32	6,140.60
Real Estate Delinquent	626	DN022151	SHELL POINT CDD	9,982.98	0.00	0.00	299.50	0.00	10,282.48	205.65	10,076.83
Real Estate Delinquent	626	DN022152	CREEK PRESERVE CDD	2,994.90	0.00	0.00	89.85	0.00	3,084.75	61.69	3,023.06
Real Estate Delinquent	626	DN022153	BELMONT II CDD	14,606.83	0.00	0.00	438.21	0.00	15,045.04	300.90	14,744.14
Real Estate Delinquent	626	DN022154	FISHHAWK RANCH CDD	51,163.12	0.00	0.00	1,534.89	0.00	52,698.01	1,053.96	51,644.05
Real Estate Delinquent	626	DN022155	LYNWOOD CDD	2,255.63	0.00	0.00	67.67	0.00	2,323.30	46.47	2,276.83
Real Estate Delinquent	626	DN022157	NORTH PARK ISLE CDD	6,190.48	0.00	0.00	185.69	0.00	6,376.17	127.52	6,248.65
Real Estate Delinquent	626	DN022158	BELMOND RESERVE CDD	11,334.92	0.00	0.00	340.04	0.00	11,674.96	233.50	11,441.46
Real Estate Delinquent	626	DN022159	HAWKSTONE CDD	14,788.18	0.00	0.00	443.64	0.00	15,231.82	304.63	14,927.19
Real Estate Delinquent	626	DN022160	BERRY BAY CDD	17,466.58	0.00	0.00	524.01	0.00	17,990.59	359.82	17,630.77
Real Estate Delinquent	626	DN022161	SOUTH CREEK CDD	2,495.24	0.00	0.00	74.86	0.00	2,570.10	51.40	2,518.70
Real Estate Delinquent	626	DN022165	MANGROVE POINT AND MANGROVE MANOR CDD	1,663.11	0.00	0.00	49.89	0.00	1,713.00	34.26	1,678.74
Real Estate Delinquent	626	DNPCFGFA	FLORIDA GREEN FINANCE AUTHORITY	37,651.48	0.00	0.00	1,129.51	0.00	38,780.99	775.62	38,005.37
Real Estate Delinquent	626	DNPCFRED	FLORIDA RESILIENCY AND ENERGY DISTRICT	8,227.59	0.00	0.00	246.83	0.00	8,474.42	169.49	8,304.93
Real Estate Delinquent	626	DNPCPACE	FLORIDA PACE FUNDING AGENCY	16,686.67	0.00	0.00	500.60	0.00	17,187.27	343.74	16,843.53
Real Estate Delinquent	626	DNPCYGRN	GREEN CORRIDOR PROPERTY ASSESSMENT	34,412.57	0.00	0.00	1,032.37	0.00	35,444.94	708.90	34,736.04
Real Estate Delinquent	626	DR021015	PORT AUTHORITY	208,252.70	0.00	0.00	6,246.99	0.00	214,499.69	4,289.99	210,209.70
Real Estate Delinquent	626	DS010001	SCHOOL - LOCAL	6,676,316.15	0.00	0.00	200,290.41	0.00	6,876,606.56		6,876,606.56
Real Estate Delinquent	626	DS010002	SCHOOL - STATE	9,619,481.27	0.00	0.00	288,586.10	0.00	9,908,067.37		9,908,067.37



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

## Invoice

Date	Invoice #
6/7/2023	SM-9173

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

Bill To
South Creek CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

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 Service Request 5/8/23- South Creek PH ! Our tech was On-site to fix construction damage lateral break where construction placed gravel to come in & out. I removed the gravel and liner where the break was at. All 3 lines where broken and I was missing one since it got ripped off. In order to find it I looked for one spray head and dug it out until I found the zone line and trenched following it and it led me to the side that I was looking for in order to connect it.  I used flex pipe to make the repair so that hopefully it don't break with construction traffic running over it. After I made the repair and testing it I noticed another leak, one broken sprinkler head and fixed it.  All sprays now are working with good pressure and good coverage. I made a program at the clock to run everyday to get the grass green again.			0.00	5/8/2023	0.00

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

Total
Payments/Credits
Balance Due



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

## Invoice

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6/7/2023	SM-9173

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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 Parts 4- 1" couplings 3ft 1" flex pipe 2- 1/2" couplings 4ft 1/2" flex pipe 12ft 3/4" flex pipe 1- 3/4" coupling 1- 3/4" tee 1- 3/4" x 1/2" reducer 2- 6" spray heads 1- 1/2" street elbow		250.00		250.00
5	Irrigation Labor to make all repairs		85.00		425.00
1	Irrigation Wet Check 5/10/23- South Creek PH 2 Checked irrigation system and everything is working good.  When I got to the property there was a couple of cars parked on the grass and on top of valve boxes. I noticed that from zone 10 to zone 17 the sod that was dry got replaced with new sod. I made adjustments on the program since the clock was set to run everyday for all 17 zones and all plant material and most of the grass is already established. I made a separate program for the new sod for everyday. I found and fixed 2 broken sprinkler heads, 6 clogged nozzles and 1 broken bubbler.		0.00	5/10/2023	0.00

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

<b>Total</b>
Payments/Credits
Balance Due



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
6/7/2023	SM-9173

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Tax ID: 83-2711799

Bill To
South Creek CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

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 Parts 2- 6" spray heads 6- nozzles 1- 1/2" male adapter 1- bubbler			75.00		75.00	
1.5	Irrigation Labor			85.00		127.50	

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

<b>Total</b>	\$877.50
Payments/Credits	\$0.00
<b>Balance Due</b>	\$877.50

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

June 05, 2023

Client: 001545

Matter: 000001

Invoice #: 23189

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/21/2023	LB	REVIEW SUPERVISOR OF ELECTIONS CORRESPONDENCE RE QUALIFIED NUMBER OF ELECTORS IN THE DISTRICT; REVIEW DISTRICT'S CURRENT BOARD SUPERVISORS; UPDATE 2024 ELECTION SPREADSHEET TO UPDATE QUALIFIED ELECTORS AND BOARD SUPERVISORS INFORMATION.	0.3	\$52.50
5/3/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/4/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
5/4/2023	KCH	REVIEW AGENDA AND ATTEND BOS MEETING IN PERSON.	0.5	\$162.50
5/12/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.8	\$300.00
Total Professional Services			2.3	\$777.50



June 05, 2023  
Client: 001545  
Matter: 000001  
Invoice #: 23189

Page: 2

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Total Services	\$777.50	
Total Disbursements	\$0.00	
Total Current Charges		\$777.50
Previous Balance		\$1,609.20
<b>PAY THIS AMOUNT</b>		<b>\$2,386.70</b>

*Please Include Invoice Number on all Correspondence*

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23058	May 03, 2023	\$1,606.50	\$2.70	\$0.00	\$0.00	\$2,386.70
Total Remaining Balance Due						\$2,386.70

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$777.50	\$1,609.20	\$0.00	\$0.00

# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2023

Prepared by:



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

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of June 30, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2021						TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
<b>ASSETS</b>							
Cash - Operating Account	\$ 29,518	\$ -	\$ -	\$ -	\$ -	\$ -	29,518
Due From Developer	12,306	-	-	-	-	-	12,306
Due From Other Funds	-	2,772	-	-	-	-	2,772
Investments:							
Acq. & Construction - Amenity	-	-	9,285	-	-	-	9,285
Acq. & Construction Account (Phase 1)	-	-	1,768,180	-	-	-	1,768,180
Acq. & Construction Account (Phase 2)	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	1,500,726	-	-	-	1,500,726
Reserve Fund	-	162,850	-	-	-	-	162,850
Revenue Fund	-	107,203	-	-	-	-	107,203
Fixed Assets							
Construction Work In Process	-	-	-	2,296,282	-	-	2,296,282
Amount To Be Provided	-	-	-	-	5,562,088	-	5,562,088
<b>TOTAL ASSETS</b>	<b>\$ 41,824</b>	<b>\$ 272,825</b>	<b>\$ 3,278,192</b>	<b>\$ 2,296,282</b>	<b>\$ 5,562,088</b>	<b>\$ -</b>	<b>11,451,211</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 4,242	\$ -	\$ -	\$ -	\$ -	\$ -	4,242
Accounts Payable - Other	1,300	-	-	-	-	-	1,300
Bonds Payable	-	-	-	-	5,562,088	-	5,562,088
Due To Other Funds	2,772	-	-	-	-	-	2,772
<b>TOTAL LIABILITIES</b>	<b>8,314</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,562,088</b>	<b>-</b>	<b>5,570,402</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	272,825	-	-	-	-	272,825
Capital Projects	-	-	3,278,192	-	-	-	3,278,192
Unassigned:	33,510	-	-	2,296,282	-	-	2,329,792
<b>TOTAL FUND BALANCES</b>	<b>33,510</b>	<b>272,825</b>	<b>3,278,192</b>	<b>2,296,282</b>	<b>-</b>	<b>-</b>	<b>5,880,809</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 41,824</b>	<b>\$ 272,825</b>	<b>\$ 3,278,192</b>	<b>\$ 2,296,282</b>	<b>\$ 5,562,088</b>	<b>\$ -</b>	<b>11,451,211</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9	\$ 9	0.00%
Special Assmnts- Tax Collector	276,818	184,424	(92,394)	66.62%
<b>TOTAL REVENUES</b>	<b>276,818</b>	<b>184,433</b>	<b>(92,385)</b>	<b>66.63%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	4,200	7,800	35.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	8,750	(350)	104.17%
District Counsel	7,500	6,925	575	92.33%
District Engineer	7,500	396	7,104	5.28%
District Manager	16,500	12,375	4,125	75.00%
Accounting Services	6,100	2,625	3,475	43.03%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	1,000	49	951	4.90%
Public Officials Insurance	2,543	2,250	293	88.48%
Legal Advertising	2,000	2,923	(923)	146.15%
Bank Fees	1,500	30	1,470	2.00%
Website Administration	1,125	1,993	(868)	177.16%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	837	(637)	418.50%
<b>Total Administration</b>	<b>81,418</b>	<b>44,853</b>	<b>36,565</b>	<b>55.09%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	15,000	4,082	10,918	27.21%
Utility - StreetLights	35,000	22,646	12,354	64.70%
<b>Total Electric Utility Services</b>	<b>50,000</b>	<b>26,728</b>	<b>23,272</b>	<b>53.46%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	6,000	287	5,713	4.78%
<b>Total Water Utility Services</b>	<b>6,000</b>	<b>287</b>	<b>5,713</b>	<b>4.78%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	2,500	-	2,500	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	5,000	2,113	2,887	42.26%
ProfServ - Field Management Onsite Staff	12,000	9,000	3,000	75.00%
Amenity Center Cleaning & Supplies	3,600	-	3,600	0.00%
Contracts-Pools	5,500	-	5,500	0.00%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Insurance -Property & Casualty	15,000	6,456	8,544	43.04%
R&M-Pools	750	-	750	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	62,500	27,182	35,318	43.49%
Security System Monitoring & Maint.	15,000	-	15,000	0.00%
R&M - Amenity Center	5,000	-	5,000	0.00%
Miscellaneous Maintenance	5,000	9,300	(4,300)	186.00%
Irrigation Maintenance	4,550	1,325	3,225	29.12%
<b>Total Other Physical Environment</b>	<b>136,900</b>	<b>55,376</b>	<b>81,524</b>	<b>40.45%</b>
<b>TOTAL EXPENDITURES</b>	<b>276,818</b>	<b>127,244</b>	<b>149,574</b>	<b>45.97%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	57,189	57,189	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(23,679)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 33,510</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2021 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,238	\$ 3,238	0.00%
Special Assmnts- Tax Collector	323,578	327,424	3,846	101.19%
<b>TOTAL REVENUES</b>	<b>323,578</b>	<b>330,662</b>	<b>7,084</b>	<b>102.19%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	125,000	125,000	-	100.00%
Interest Expense	198,578	200,063	(1,485)	100.75%
<b>Total Debt Service</b>	<b>323,578</b>	<b>325,063</b>	<b>(1,485)</b>	<b>100.46%</b>
<b>TOTAL EXPENDITURES</b>	<b>323,578</b>	<b>325,063</b>	<b>(1,485)</b>	<b>100.46%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,599	5,599	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>267,226</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 272,825</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2021 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 21,536	\$ 21,536	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>21,536</b>	<b>21,536</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	21,536	21,536	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>3,256,656</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 3,278,192</b>		



**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

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

## SOUTH CREEK CDD

### Bank Reconciliation

Bank Account No. 5561 TRUIST - GF Operating  
 Statement No. 06-23  
 Statement Date 6/30/2023

G/L Balance (LCY)	29,518.15	Statement Balance	36,762.81
G/L Balance	29,518.15	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	36,762.81
Subtotal	29,518.15	Outstanding Checks	7,244.66
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	29,518.15	Ending Balance	29,518.15
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
5/25/2023	Payment	1161	INFRAMARK LLC	7,898.37	7,898.37	0.00
5/25/2023	Payment	1163	NICHOLAS J. DISTER	200.00	200.00	0.00
5/25/2023	Payment	1166	STRALEY ROBIN VERICKER	1,609.20	1,609.20	0.00
5/31/2023	Payment	DD103	Payment of Invoice 000199	17.20	17.20	0.00
5/31/2023		JE000111	Reverse expense double entered	17.20	17.20	0.00
6/1/2023	Payment	1167	SWINE SOLUTIONS LLC	1,550.00	1,550.00	0.00
6/1/2023		JE000114	HC Water Payment	34.36	34.36	0.00
6/8/2023	Payment	1168	STEADFAST CONTRACTORS ALLIANCE	10,086.68	10,086.68	0.00
6/12/2023	Payment	DD105	Payment of Invoice 000203	177.21	177.21	0.00
6/15/2023	Payment	1169	STEADFAST CONTRACTORS ALLIANCE	6,543.34	6,543.34	0.00
6/21/2023	Payment	1170	SOUTH CREEK CDD	1,610.22	1,610.22	0.00
6/22/2023	Payment	1171	INFRAMARK LLC	3,183.24	3,183.24	0.00
6/22/2023	Payment	1172	STEADFAST CONTRACTORS ALLIANCE	877.50	877.50	0.00
6/22/2023	Payment	1173	STRALEY ROBIN VERICKER	777.50	777.50	0.00
6/28/2023	Payment	DD106	Payment of Invoice 000246	57.79	57.79	0.00
6/29/2023	Payment	1174	CARLOS DE LA OSSA	200.00	200.00	0.00
Total Checks				34,839.81	34,839.81	0.00

#### Deposits

5/31/2023		JE000111	Reverse expense double entered	G/L Ac	17.20	17.20	0.00
5/31/2023		JE000115	Reverse expense double entered	G/L Ac	17.20	17.20	0.00
6/16/2023		JE000113	Tax Revenue/ Debt Service	G/L Ac	2,518.70	2,518.70	0.00
6/30/2023		JE000112	Interest Revenue	G/L Ac	0.44	0.44	0.00
Total Deposits					2,553.54	2,553.54	0.00

#### Outstanding Checks

10/1/2022		JE000018	Outstanding Check# 1063; Kelly Ann Evans		200.00	0.00	200.00
10/1/2022		JE000027	Reclass Outstanding Deposits		1,687.69	0.00	1,687.69
6/29/2023	Payment	1175	INFRAMARK LLC		3,206.97	0.00	3,206.97
6/29/2023	Payment	1176	LORI A. CAMPAGNA		200.00	0.00	200.00
6/29/2023	Payment	1177	NICHOLAS J. DISTER		200.00	0.00	200.00

**SOUTH CREEK CDD**

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
6/29/2023	Payment	1178	RYAN MOTKO	200.00	0.00	200.00
6/29/2023	Payment	1179	SWINE SOLUTIONS LLC	1,550.00	0.00	1,550.00
Total Outstanding Checks.....				7,244.66		7,244.66

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Friday July 21, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	8	-2	<u>Good overall</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>Good</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	4	-1	<u>Good overall</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Good overall</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	5	0	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

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

**SCORE**

100	96	-4	96%
-----	----	----	-----

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

Manager's Signature: Gary Schwatz

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

## Inframark, LLC

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Friday July 21, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	23	-2	Good overall
INVASIVE MATERIAL (FLOATING)	20	16	-4	Most filamentous algae has died
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal amount
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	Good
<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	NA
CLUBHOUSE EXTERIOR	3	3	0	NA
POOL WATER	10	10	0	NA
POOL TILES	10	10	0	NA
POOL LIGHTS	5	5	0	NA
POOL FURNITURE/EQUIPMENT	8	8	0	NA
FIRST AID/SAFETY ITEMS	10	10	0	NA
SIGNAGE (rules, pool, playground)	5	5	0	NA
PLAYGROUND EQUIPMENT	5	5	0	NA
RECREATIONAL FACILITIES	7	7	0	NA
RESTROOMS	6	6	0	NA
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	NA
FOUNTAINS	8	8	0	NA
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good, the entry façade was upgraded
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good

# Inframark, LLC

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Friday July 21, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	NA
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	NA
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		NA
OPERATING SYSTEM	25	25		NA
GATE MOTORS	25	25		N/A
GATES	25	25		NA
<b>SCORE</b>	700	692	-8	99%

Manager's Signature: Gary Schwartz

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



## South Creek CDD Aquatics

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**Inspection Date:**

6/26/2023 1:47 PM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940



# Inspection Report

## SITE: 1

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



### Comments:

This pond is in great condition overall. Minor amounts of surface algae were observed and will be treated during next visit. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

## SITE: 2

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



### Comments:

Submersed vegetation is present throughout this pond. Our technicians have been treating accordingly, and some of this vegetation appears to be decaying. The beneficial vegetation around the perimeter is healthy, but contains some Torpedo grass within it as well. Our technician will continue to monitor and treat this pond accordingly.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	✗ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	✗ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara



# Inspection Report

## SITE: 3

Condition:      Excellent      Great      ✓Good      Poor      ✓Mixed Condition      ✓Improving



### Comments:

This pond contains a significant amount of decaying nuisance vegetation. Algae is present in moderate amounts, and nuisance grasses are present in significant amounts. Most of this nuisance vegetation appears to have been treated recently. We have a proposal in to physically remove the decaying vegetation around the perimeter, which would tremendously help with the aesthetics of this pond. Some more serious rain events should also improve this pond. Our technicians will continue to monitor and treat accordingly.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate
			✗ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
✗ Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	✗ Other: Cattails	

## SITE: 4

Condition:      Excellent      Great      ✓Good      Poor      Mixed Condition      ✓Improving



### Comments:

This pond also contains a significant amount of decaying vegetation. Algae is present in moderate amounts, as well as nuisance grasses around the perimeter. Our technicians are doing what they can to get this pond to an acceptable state. Most of this vegetation is dead or dying, it just needs to be washed out with some more rain. We also have a proposal in to physically remove the vegetation around the perimeter of this pond.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	✗ Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
✗ Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	✗ Other: Cattails	



# Inspection Report

## SITE: 5

Condition:    Excellent    Great    Good    ✓Poor    ✓Mixed Condition    ✓Improving



### Comments:

Preliminary growth is being addressed. Still a significant amount of interior nuisance growth in this pond. The white color indicates that it has been treated recently. Our technicians are doing what they can but this pond will take some time. An attempt at launching the airboat was made, but was unsuccessful. Once water levels rise the airboat will be launched to deal with this interior growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input checked="" type="checkbox"/> Other: Cattails	

## SITE: 6

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



### Comments:

This pond contains minor amounts of decaying surface algae. Minor amounts of shoreline grasses were also observed. Our technician will target these nuisance species during next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

# Inspection Report

## SITE:

Condition:      Excellent      Great      Good      Poor      Mixed Condition      Improving

Comments:

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE:

Condition:      Excellent      Great      Good      Poor      Mixed Condition      Improving

Comments:

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

# Inspection Report

**SITE:**

Condition:      Excellent      Great      Good      Poor      Mixed Condition      Improving

Comments:

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

**SITE:**

Condition:      Excellent      Great      Good      Poor      Mixed Condition      Improving

Comments:

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

## MANAGEMENT SUMMARY



With the arrival of July, and the passing of the solstice, summer is now in full force. We are currently experiencing the hottest part of the year. Humidity levels have spiked. Daytime temperatures continue to rise, most having recently reached the mid-to-high 90's. Recent rainfall has raised the water levels across several ponds. This has the benefit of improving pond aesthetics. However, an influx of nutrients from the rains can bring about the potential for algal blooms. These hot, nutrient-dense pools are producing algal activity at a much higher rate than typically observed.

Considering the season, most ponds are in good condition. Nuisance grasses were still present in significant amounts and will continue to be targeted going forward. In terms of algal activity, there are still moderate amounts of decaying algae within some ponds. Those ponds that still contain notable amounts of algae will be on our technician's radar for future visits. Some ponds simply require light touch ups to stay in good health during the early summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season looms. Rains have improved most pond conditions favorably, and should continue to improve them as we move into the rainy, summer months.

Our treatment efforts are paying off, which is evident by the amount of decaying material in the ponds. This decaying material will disintegrate naturally over time, and with more rain will be broken up and filtered out. A physical removal would also help get these ponds to a more aesthetically pleasing state.

We are waiting for water levels to rise so that we can launch the Airboat in Pond #5.

## RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to heavily overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

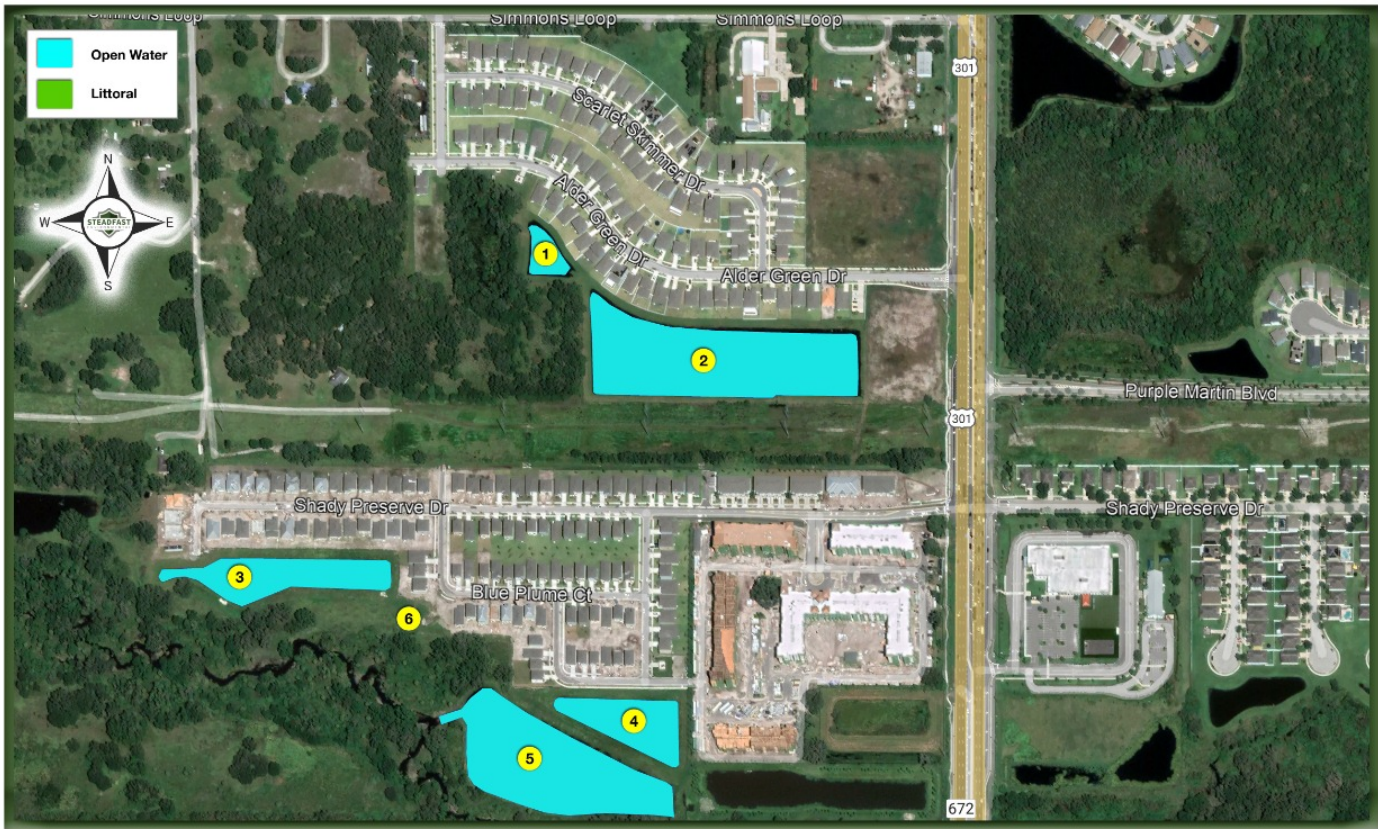


MAINTENANCE AREA



**SOUTH CREEK CDD**  
Shady Preserve Drive, Riverview

Gate Code:



# **SOUTH CREEK.CDD 7/16/23, 5:54 PM**

---

Steadfast.

Sunday, July 16, 2023

Prepared For Board Of Supervisors.

45 Issues Identified



---

**ALDER GREEN.**

Assigned To Steadfast.

The entrance is clean and looks good.



---

**ALDER GREEN.**

Assigned To Angie

Newly constructed facade. The South facade exit is clean & looks good.





---

### **ALDER GREEN.**

Assigned To Angie

Newly constructed facade. The North entrance facade is clean & looks good.



---

### **301.**

Assigned To Steadfast.

Heading North on the 301 sidewalk looks good.



---

**ALDER GREEN.**

Assigned To Steadfast.  
Heading West on the North  
sidewalk looks good.



---

**ALDER GREEN.**

Assigned To Steadfast.  
Heading West on the south  
sidewalk looks good.





---

### **SOUTH POND.**

Assigned To Steadfast.

The filamentous algae in the pond is dying.



---

### **SOUTH POND.**

Assigned To Angie.

Pond erosion.



---

**ALDER GREEN.**

Assigned To Steadfast.

The pump station is clean. It looks good.



---

**NORTH POND.**

Assigned To Steadfast.

The pond looks good.





---

**ALDER GREEN.**

Assigned To Steadfast.

The mailboxes are clean and look good.



---

**ALDER GREEN.**

Assigned To Steadfast.

Future Amenity Center site.



---

**BUTTRESS OAKS.**

Assigned To Steadfast.

Heading East on the street looks good.



---

**BUTTRESS OAKS.**

Assigned To Angie

It looks like kids shot paint balls on the lettering. Needs to be repainted.





---

## **BUTTRESS OAKS.**

Assigned To Steadfast.

Heading East on the Buttress Oaks sidewalk looks good.

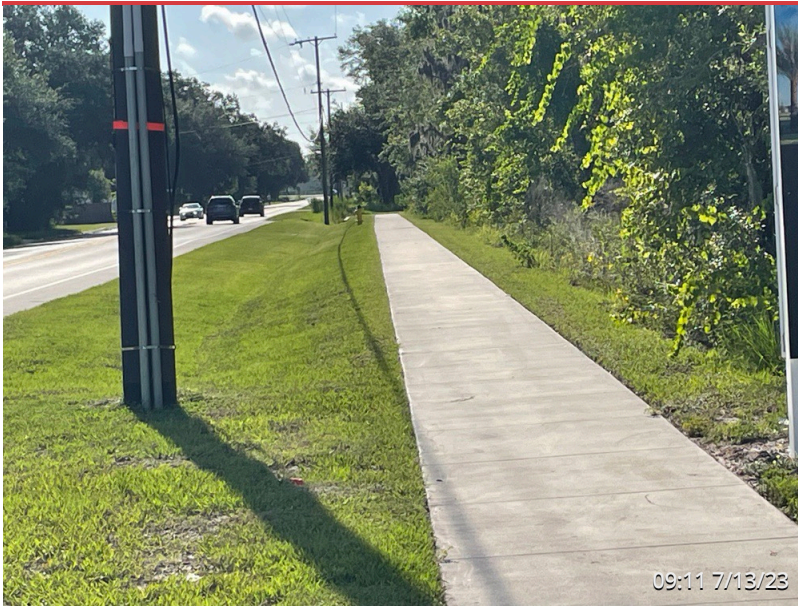


---

## **BUTTRESS OAKS.**

Assigned To Steadfast.

The NE entrance.



---

**SIMMONS LOOP.**

Assigned To Steadfast.

Heading East on the Simmons Loop sidewalk looks good.



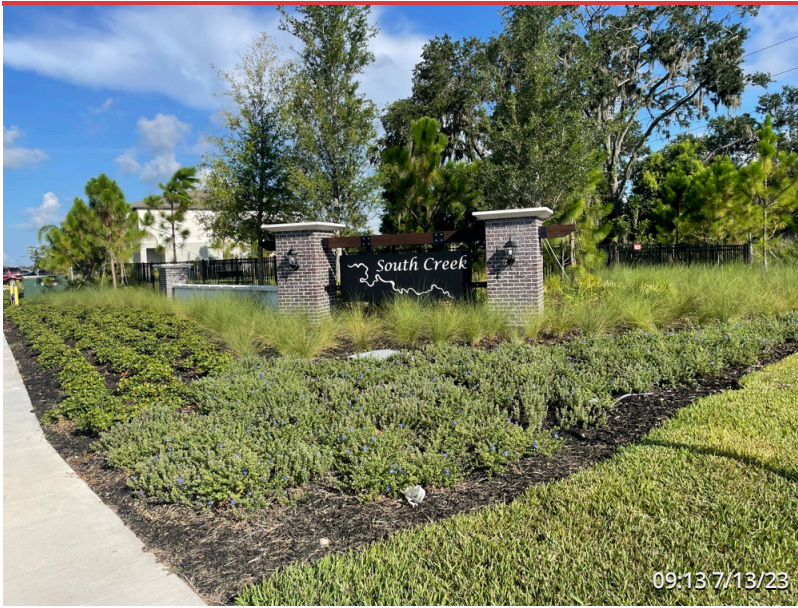
---

**SCARLETT SKIMMER**

Assigned To Steadfast.

The rocks or weed free and look good.





---

## SHADY PRESERVE

Assigned To Steadfast.

The NW entrance sign is clear and looks good.

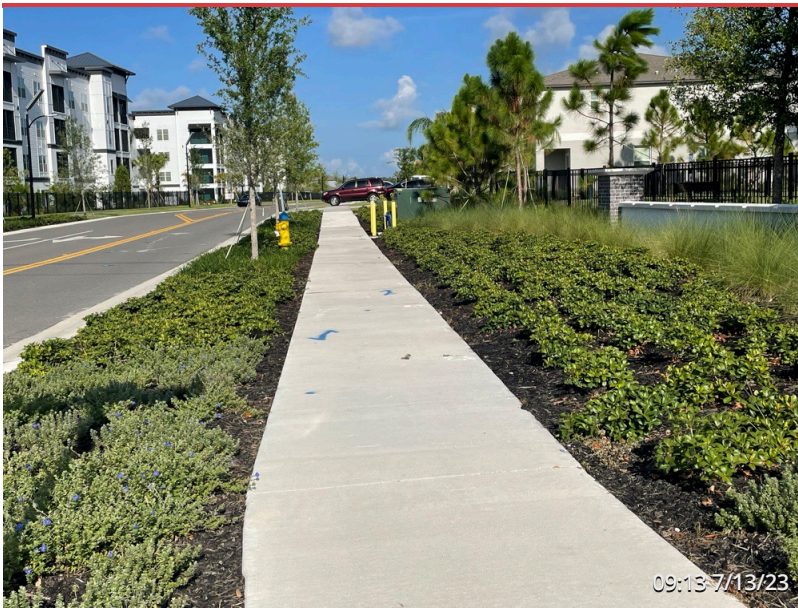


---

## 301

Assigned To Steadfast

Heading North on the 301 sidewalk looks good.



---

**SHADY PRESERVE.**

Assigned To Steadfast.

Heading West on the North sidewalk looks good.



---

**SHADY PRESERVE.**

Assigned To Steadfast.

Looks good.





---

**SHADY PRESERVE.**

Assigned To Steadfast.

The South entrance sign is clear and looks good.



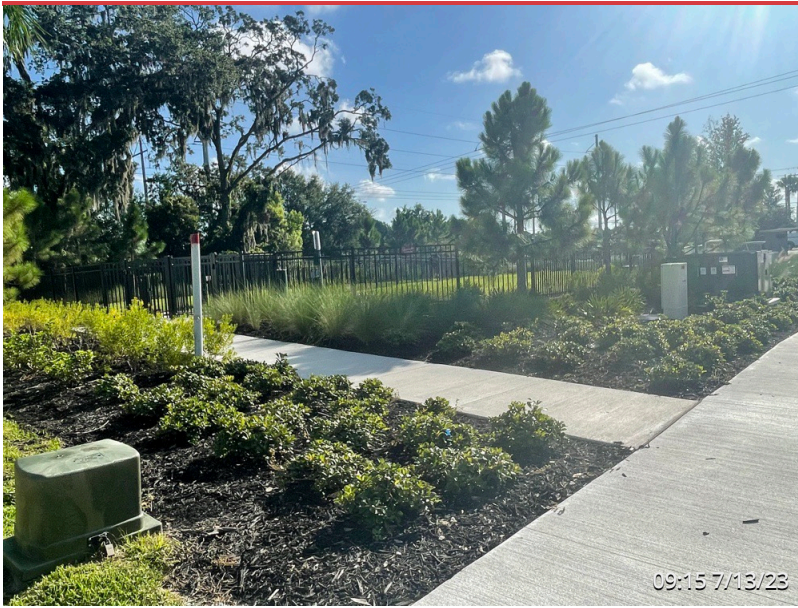
---

**SHADY PRESERVE.**

Assigned To Steadfast.

Heading West on the South sidewalk looks good.





---

**SHADY PRESERVE.**

Assigned To Sunrise.

The entrance to the dog park is clean and looks good.



---

**SHADY PRESERVE.**

Assigned To Steadfast.

The South side of the dog park looks good.



---

**SHADY PRESERVE.**

Assigned To Steadfast.

The North side of the dog park looks good.



---

**SHADY PRESERVE.**

Assigned To Steadfast.

The Thryallis plant fertility needs to improve in the north dog park.





---

**MAILBOXES.**

Assigned To Angie

The mailboxes are clean and look good.

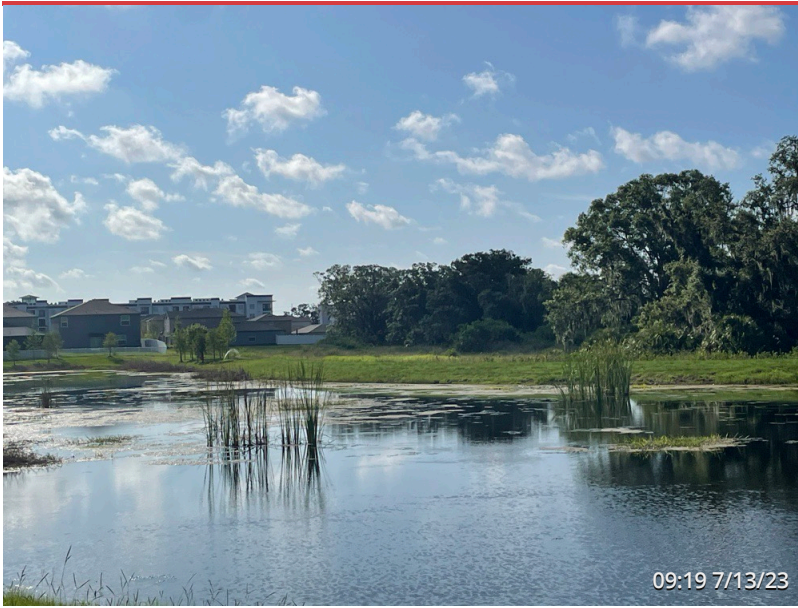


---

**HEATH STAR.**

Assigned To Steadfast.

Looks good.



---

### **HEATH STAR.**

Assigned To Steadfast.

The filamentous algae and the invasive plant material in the pond is dead. The pond conditions are improving.



---

### **BLUE PLUME.**

Assigned To Angie.

The street sign was repaired and looks good.





---

### **SOUTH POND.**

Assigned To Steadfast.

The filamentous algae within the pond is dead. The pond looks good overall.



---

### **POSEIDON WAY.**

Assigned To Steadfast.





---

### **POSEIDON WAY POND.**

Assigned To Steadfast.

The filamentous algae and the invasive plant material in the pond is dead. The pollen conditions are improving. There is dead overgrowth on the perimeter of the pond.



---

### **SOUTH POSEIDON WAY POND.**

Assigned To Steadfast.

The filamentous algae & the invasive plant material is dying. The pond conditions are slowly improving.



---

**POSEIDON WAY.**

Assigned To Steadfast.

There are six dead hardwood trees that will be replaced by Steadfast.



---

**POSEIDON WAY.**

Assigned To Steadfast.

Dead hardwoods.





---

**POSEIDON WAY.**

Assigned To Steadfast.

The dead hardwoods will be replaced by Steadfast.



---

**POSEIDON WAY.**

Assigned To Steadfast.

Heading East on the South sidewalk looks good.

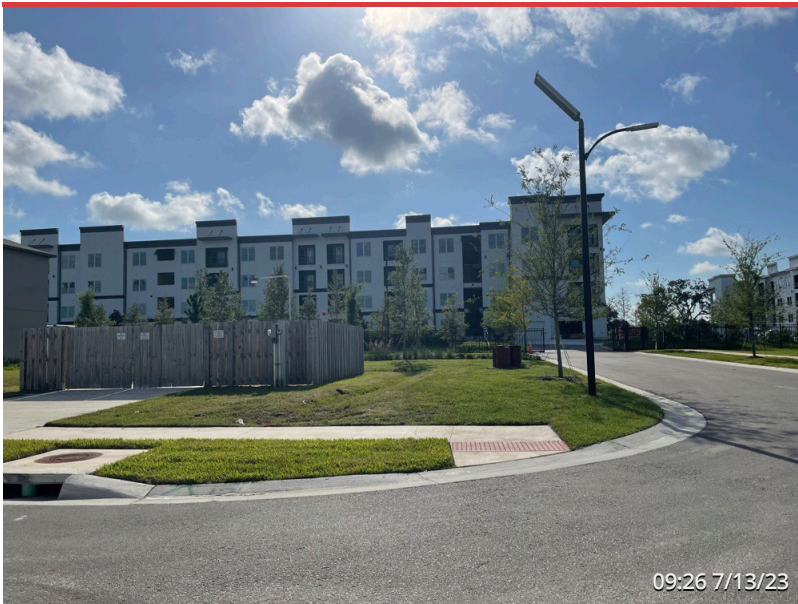


---

**POSEIDON WAY.**

Assigned To Steadfast.

The pock park looks good.



---

**ISSUE 49**





---

## **PUMP STATION**

Assigned To Angie

There is a drainage issue between the resident's home and the North fence-line.

We are in the process of diagnosing this issue .



---

## **POSEIDON WAY.**

Assigned To Steadfast.

Heading East on Poseidon Way sidewalk looks good.



---

**POSEIDON WAY.**

Assigned To Angie.

The barrels will need to be removed.