SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT

MARCH 07, 2024

AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

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

Regular Meeting Agenda

Thursday, March 07, 2024, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **March 7, 2024, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting
https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmLGNwEvJbTHO.1
Meeting ID: 869 9208 4254 Passcode: 944104

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT ON AGENDA ITEMS** ***(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)***
3. **BUSINESS ITEMS**
   A. Consideration of Resolution 2024-03; Adopting the Final Terms of the Series 2024 Bonds
4. **CONSENT AGENDA**
   A. Approval of Minutes of the February 01, 2024, Public Hearing and Regular Meeting
   B. Consideration of Operation and Maintenance January 2024
   C. Acceptance of the Financials and Approval of the Check Register for January 2024
5. **VENDOR AND STAFF REPORTS**
   A. District Counsel
   B. District Manager
      i. Field Inspections Report
      ii. Aquatics Report
   C. District Engineer
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **PUBLIC COMMENTS**
8. **ADJOURNMENT**

*Next regularly scheduled meeting is April 4, 2024 at 2:00 p.m.

Third Order of Business

3A.

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2024 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2024 SPECIAL ASSESSMENT BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the South Creek Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated March 3, 2021 (the **"Engineer's Report**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") issued its $1,171,000 Special Assessment Bonds, Series 2024 (the "**Series 2024 Bonds**") to finance Assessment Area Two (the **"2024 Project"**);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2024 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2024 Bonds;

WHEREAS, the Series 2024 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated March 4, 2021, and adopted pursuant to Resolution No. 2021-32 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2024 Bonds have been established, it is necessary to approve the Second Supplemental Assessment Methodology Final Report (Assessment Area Two) dated January 23, 2024 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Report of the District Engineer (Assessment Area 2) dated November 2, 2023 (the "**Supplemental Engineer's Report**") attached hereto as **Exhibit B.**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution**. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.

2. **Findings**. The Board hereby finds and determines as follows:

    a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

    b. The Supplemental Engineer's Report is hereby approved and ratified.

c. The 2024 Project will serve a proper, essential, and valid public purpose.

d. The 2024 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2024 Project to be financed with the Series 2024 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.

e. The Series 2024 Bonds will finance the construction and acquisition of a portion of the 2024 Project.

f. The Supplemental Assessment Report is hereby approved and ratified.

3. **Ratification of the Execution of the Bond Documents**. The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.

4. **Assessment Lien for the Series 2024 Bonds**. The special assessments for the Series 2024 Bonds shall be allocated in accordance with the Supplemental Assessment Report.

5. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Conflicts**. This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date**. This Resolution shall become effective upon its adoption.

Approved and adopted this 7th day of March 2024.

Attest:	**South Creek Community Development District**
_____	_____
Name:_____	Name:_____
Secretary / Assistant Secretary	Chair/Vice of the Board of Supervisors

Exhibit A – Second Supplemental Assessment Methodology Final Report (Assessment Area Two) dated January 23, 2024
Exhibit B –Report of the District Engineer (Assessment Area 2) dated November 2, 2023

Exhibit A
Second Supplemental Assessment Methodology Final Report
(Assessment Area Two) dated January 23, 2024

Exhibit B
Report of the District Engineer (Assessment Area 2)
dated November 2, 2023

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY FINAL REPORT

ASSESSMENT AREA TWO

Report Date:

JANUARY 23rd 2024

TABLE OF CONTENTS

SECTION	SUBJECT	Page #
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	2
IV.	District & Assessment Area Two Project	2
V.	Capital Improvement Program	3
VI.	Determination of Special Assessment	3
VII.	Allocation Methodology	4
VIII.	Assignment of Maximum Assessments	5
IX.	Financing Information	6
X.	True-Up Modifications	6
XI.	Additional Stipulations	7

TABLE	ITEM	Page #
1	Development Program & EAU Factor Assignment Detail	8
2	Capital Improvement Program Cost Summary	8
3	Finance Information - Maximum Bonds	9
4	Assessment Allocation Detail – Maximum Assessments	10

EXHIBIT	ITEM	Page #
A	Assessment Plat/Roll	10
B	Legal Description	11

I. INTRODUCTION

This *Second Supplemental Assessment Methodology Report* (the "Second Supplemental Report") serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the "Master Report") dated March 4, 2021 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of Assessment Area Two of the District's Capital Infrastructure Program.

II. DEFINED TERMS

"Assessable Property" – all property within the District that receives a special benefit from the CIP.

"Assessment Area Two" – Identified within the Engineers Report and relates to costs for Assessment Area Two of development that are specific ("Unique") to the Assessment Area Two project and details common costs within the CIP that benefit all developable private properties in the District. Assessment Area Two contains 10.18+- gross acres identified by legal description within the lands within the District described as Exhibit B. The Development Plan contemplates 46 Platted Units in this project area.

"Assessment Area Two Project" – Relates to costs for Assessment Area Two of development that are specific ("Unique") to the Assessment Area Two project and details common costs within the CIP that benefit all developable private properties in the District.

"Capital Improvement Program" (CIP) – The public infrastructure development program as outlined by the Engineer's Report.

"Developer" – Simmons East LLC.

"Development" – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

"District" – South Creek Community Development District containing 136.534 gross acres.

"Engineer's Report" – *Report of the District Engineer, Capital Improvement Revenue Bonds, Series 2023 (Assessment Area 2)*, dated November 2nd, 2023.

"Equivalent Assessment Unit" (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

"Master Report" or "Report" – The *Master Assessment Methodology Report*, dated March 4th, 2021 as provided to support benefit and maximum assessments on private developable property within the District.

"Platted Units" – private property subdivided as a portion of gross acreage by virtue of the platting process.

"Product Type" – Classification assigned by the Developer to dissimilar Lot products and sizes for the development of the vertical construction.

"Unplatted Parcels" – gross acreage intended for subdivision and platting pursuant to the Development plan.

"Unit(s)" – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. OBJECTIVE

The objective of this Second Supplemental Assessment Methodology Report is to:

A. Allocate a portion of the costs of the CIP to Assessment Area Two;

B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area Two that will be assessed as a result of the issuance of the Bonds (as herein defined);

C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Two within the District and ultimately to the individual units therein; and

D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Two within the District that benefit from the Assessment Area Two Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within Assessment Area Two of the District relates directly to the Assessment Area Two Project allocable to Assessable Property within Assessment Area Two within the District. It is the District's Assessment Area Two Project that will create the public infrastructure that enables the assessable properties within Assessment Area Two within the District to be developed and improved. Without these public improvements, which include off-site improvements. stormwater, utilities (water and sewer), roadways, landscape, and hardscape, the development of lands within the District could not be undertaken within the current legal development standards. This Second Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area Two within the District as a result of the benefit received from the Assessment Area Two Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2024 (Assessment Area Two) (the "Bonds") to finance the construction and/or acquisition of a portion of the Assessment Area Two Project which will provide special benefit to the assessable parcels within Assessment Area Two of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Two within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Second Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 136.534 acres and is located in Hillsborough County, Florida, within Sections 18 and 19, Township 31 South, and Range 20 East. The primary developer of the Assessable Properties in Assessment Area Two is Lennar Homes, LLC (the "Developer"), who has created the overall development plan for Assessment Area Two as outlined and supported by the Engineer's Report. The development plan for the District contemplates 352 single-family lots. The

development plan for Assessment Area Two contemplates 46 single-family lots. The public improvements as described in the Engineer's Report include off-site improvements, stormwater, utilities (water and sewer), roadways, and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop Assessment Area Two of the District. As designed, the Assessment Area Two Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area Two of the District. The drainage and surface water management system are an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within Assessment Area Two within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system; is an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the Assessment Area Two Project. The Assessment Area Two Project includes off-site improvements, stormwater, utilities (water and sewer), roadways, amenities, landscape, and hardscape. The cost of the Assessment Area Two Project is estimated to be $3,127,000, approximately $832,665 of which will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this Second Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specifically benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The Assessment Area Two Project contains a "system of improvements" for the Development except for common improvements which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development Plan for Assessment Area Two contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Assessment Area Two Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Two as a result of the Assessment Area Two Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of Assessment Area Two within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development Plan for Assessment Area Two. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Assessment Area

Two of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit for the Assessment Area Two Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the Assessment Area Two Project are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out how special assessments will be assigned and to establish a lien on land within Assessment Area Two within the District. Concerning the Assessable Property the special assessments are assigned to all property within Assessment Area Two of the District on a gross acreage basis until such time as the developable acreage is platted in Assessment Area Two. The platted parcels will then be reviewed as to use and product types. As of the date of this report, 0 lots have been platted. According to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point, the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed before any development. In the undeveloped state, all of the lands within Assessment Area Two are assumed to receive benefit from the Assessment Area Two Project and all of the Assessable Property would be assessed to repay the Bonds. While the land is "undeveloped," special assessments will be assigned on an equal acre basis across all of the gross acreage within Assessment Area Two of the District. Debt will not be solely assigned to parcels that have development rights, but will and may be assigned to undevelopable parcels to ensure the integrity of development plans, rights, and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments with the estimated benefit that each platted unit within Assessment Area Two receives from the Assessment Area Two Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned a special assessment according to its Product Type classification as outlined in Table 4. If the land is sold in bulk to a third party before platting, then the District will assign Series 2024 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors outlined in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all

the 46 lots associated with the Assessment Area Two Project are platted and fully developed; if such a condition was to occur; the true-up provisions described below would be applicable.

The third condition is the "completed development state." In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 49.20 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the Assessment Area Two Project through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area Two of the Development Plan (i.e., Assessment Area Two) within the District. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 3.

X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principal. To ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within Assessment Area Two of the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per developable acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within Assessment Area Two of the District. If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within Assessment Area Two of the District to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within Assessment Area Two of the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within Assessment Area Two of the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Assessment Area Two Project. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark LLC makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	ASSESSMENT AREA TWO	PER UNIT EAU (1)	TOTAL EAUs (2)
Single Family	50	30	1.000	30.00
Single Family	60	16	1.200	19.20
TOTAL		46		49.20

(1) EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

(2) Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 2

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT AREA 2			
DESCRIPTION	MASTER COSTS	PHASE 4	TOTAL PROJECT COSTS
Collector Road			$0.00
Subdivision Roads		$461,000.00	$461,000.00
Pond Excavation		$412,000.00	$412,000.00
Drainage		$427,000.00	$427,000.00
Sewer and Wastewater		$188,000.00	$188,000.00
Potable Water		$239,000.00	$239,000.00
Irrigation Water			$0.00
Power Infrastructure		$50,000.00	$50,000.00
Hardscapes, Landcape Buffers		$200,000.00	$200,000.00
Amenities, Entries	$1,000,000.00		$1,000,000.00
Environmental			$0.00
Professional and Permit Fees		$150,000.00	$150,000.00
TOTAL	$1,000,000.00	$2,127,000.00	$3,127,000.00

TABLE 3

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS	
FINANCING INFORMATION - SERIES 2024 LONG TERM BONDS	
Average Coupon Rate	5.63%
Term (Years)	30
Principal Amortization Installments	30
ISSUE SIZE	**$1,171,000**
General Construction Fund	$57,956
Subaccount Parcel Infrastructure	$925,000
Capitalized Interest (Months)[1]	$0
Debt Service Reserve Fund	$39,928
Underwriter's Discount	$23,420
Original Issue Discount	$7,671
Cost of Issuance	$117,025
ANNUAL ASSESSMENT	
Annual Debt Service (Principal plus Interest)	$79,950
Collection Costs and Discounts @ 6.0%	$5,103
TOTAL ANNUAL ASSESSMENT	**$85,053**

TABLE 4

SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT
CDD ASSESSMENT AREA 2 ANALYSIS

ALLOCATION METHODOLOGY - SERIES 2024 LONG TERM BONDS [1]

PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. [2]	TOTAL PRINCIPAL	ANNUAL ASSMT. [2]
Single Family 50'	1.000	30.00	60.98%	30	714,024	$48,750	$23,801	$1,625.00
Single Family 60'	1.200	19.20	39.02%	16	456,976	$31,200	$28,561	$1,950.00
TOTAL		49.20	100%	46	1,171,000	79,950		

[1] Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis.
[2] Includes principal, interest, discounts NET OF collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is $1,171,000.00 payable in 30 annual installments of principal of $8,765.49 per gross acre. The maximum par debt is $128,385.05 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan with respect to the 2024 Project will initially be allocated on a per acre basis within Assessment Area Two of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL

TOTAL ASSESSMENT:	$1,171,000.00	
ANNUAL ASSESSMENT:	$79,950.00	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:	9.12	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	$128,385.05	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	$8,765.49	(30 Installments)

		PER PARCEL ASSESSMENTS	
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual Before Gross Up
Simmons East, LLC SEE EXHIBIT B 111 S. Armenia Avenue, Suite 201 Tampa FL 33609	9.12	$1,171,000.00	$79,950.00
Totals:	9.12	$1,171,000.00	$79,950.00

EXHIBIT B

ASSESSMENT AREA TWO LEGAL DESCRIPTION

Description Sketch
(Not A Survey)

DESCRIPTION: SOUTHCREEK 4 Purchase Parcel (Prepared by GeoPoint Surveying, Inc)

All of TRACT E (Development Area) and a portion of TRACT D (Development Area), both according to the plat of SOUTHCREEK, as recorded in Plat Book 139, Page 122 of the Public Records of Hillsborough County, Florida, together with a parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 31 South, Range 20, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said TRACT D, run thence along the West boundary of said, SOUTHCREEK, N 00°20'35" W, a distance of 99.26 feet to the **POINT OF BEGINNING**; thence leaving said West boundary, N 90°00'00" W, a distance of 32.17 feet; thence S 00°00'00" W, a distance of 120.00 feet; thence N 90°00'00" W, a distance of 610.36 feet to the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 18; said point being N 00°37'29"W., 372.02 feet from the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 18; thence along said West line, N 00°37'29" W, a distance of 615.99 feet to the Southwest corner of SAND RIDGE ESTATES according to the plat thereof, as recorded in Plat Book 62, Page 31 of the Public Records of Hillsborough County, Florida; thence along the South boundary of said SAND RIDGE ESTATES, S 89°46'25" E, a distance of 622.21 feet; thence leaving said South boundary, S 00°00'00" E, a distance of 153.50 feet; thence S 90°00'00" E, a distance of 25.00 feet to the West boundary of said SOUTHCREEK; thence along said West boundary, N 00°20'35" W, a distance of 10.07 feet to the Northwest Corner of said TRACT E; thence along North boundary of said TRACT E, S 89°58'26" E, a distance of 50.00 feet to the Northeast corner of said TRACT E; thence along the East boundary of said TRACT E, S 00°20'35" E, a distance of 65.00 feet to the South right-of-way line of ALDER GREEN DRIVE (a 65 foot public right-of-way); thence along said South line, S 89°58'26" E, a distance of 24.95 feet to the Northwest corner of Lot 1, Block 4 of said plat of SOUTHCREEK; thence along the West boundary of said Lot 1, Block 4, S 00°01'34" W, a distance of 120.00 feet to the Southwest corner of said Lot 1, Block 4; thence S 89°58'24" W, a distance of 105.01 feet; thence S 00°00'00" W, a distance of 114.99 feet; thence N 90°00'00" E, a distance of 31.52 feet to the West boundary of said SOUTHCREEK; thence along said West boundary, S 00°20'35" E, a distance of 50.00 feet to the **POINT OF BEGINNING.**

Containing 9.121 acres.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 90°00'00" W	32.17'
L2	S 00°00'00" W	120.00'
L3	S 00°00'00" E	153.50'
L4	S 90°00'00" E	25.00'
L5	N 00°20'35" W	10.07'
L6	S 89°58'26" E	50.00'
L7	S 00°20'35" E	65.00'
L8	S 89°58'26" E	24.95'
L9	S 00°01'34" W	120.00'
L10	S 89°58'24" W	105.01'
L11	S 00°00'00" W	114.99'
L12	N 90°00'00" E	31.52'
L13	S 00°20'35" E	50.00'

SURVEYOR'S NOTE:

1. Bearings shown hereon are based on the West line of the SW 1/4 of the SE 1/4 of Sec. 18-31-20, having a Grid bearing of N.00°37'29"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

2. This Description Sketch has been electronically signed and sealed by John D. Weigle using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

PROJECT: SOUTH CREEK 4
PHASE: PURCHASE DESCRIPTION SKETCH
DRAWN: JDW | DATE: 05/17/23 | CHECKED BY: BC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

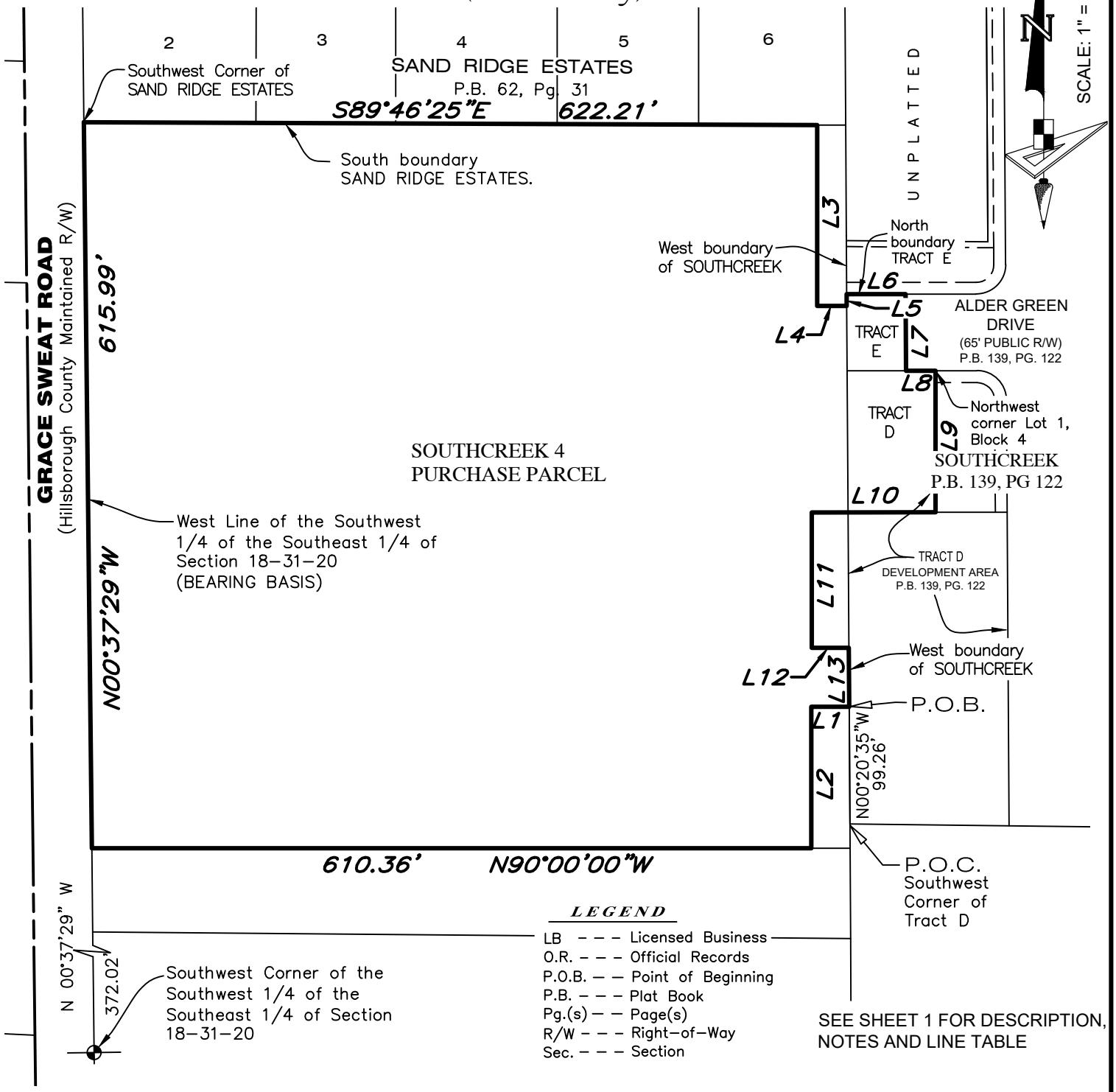
Prepared For: EISENHOWER PROPERTY GROUP

John D. Weigle
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5246

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.

Description Sketch

(Not A Survey)



PROJECT: SOUTH CREEK 4		Prepared For: EISENHOWER PROPERTY GROUP
PHASE: PURCHASE DESCRIPTION SKETCH		
DRAWN: JDW	DATE: 05/17/23	CHECKED BY: BC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

(Not A Survey)

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

FILE PATH: P:\SIMMONS RANCH\SOUTH CREEK\PHASE 4\DESCRIPTION SKETCH\SOUTH CREEK 4 PURCHASE DS.DWG LAST SAVED BY: JWEIGLE

South Creek Community Development District

Report of the District Engineer,
Capital Improvement Revenue Bonds,
Series 2024 (Assessment Area 2)

Prepared for:
Board of Supervisors
South Creek Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

November 2, 2023

1.0 INTRODUCTION

The South Creek Community Development District ("the District") encompasses approximately 136.534 acres in Hillsborough County, Florida. The District is located within Sections 18 and 19, Township 31 South, Range 20 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 21-1 effective on January 12, 2021 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within Assessment Area Two of the District.

3.0 THE DEVELOPER AND DEVELOPMENT

The District lands are currently planned to contain 46 residential units. Simmons East, LLC and Simmons East Development LLC own the land within Assessment Area Two, corresponding to Phase 4 of the development.

See Appendix B for the Assessment Area Two Site Plan.

The possible major public improvements and community facilities for Assessment Area Two include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, an amenity, and landscaping/hardscaping/ irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Hillsborough County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage and inflowing storm sewer systems within rights-of-way and easements.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.

2. To protect the development within the District from regulatory-defined rainfall events.

3. To maintain natural hydroperiods in the wetlands and connecting flow ways.

4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.

5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.

6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with SWFWMD technical standards and Hillsborough County's Stormwater Management Technical Management Manual. The District will own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Hillsborough County Water Resources' service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains and appurtenances which will supply potable water and service and fire protection to the District. Off-site improvements will extend service within the Grace Sweat Road right-of-way to Phase 4.

The water supply systems will be designed in accordance with Hillsborough County's Public Utilities Technical Manuals. Hillsborough County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County Water Resources' service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements include a gravity sanitary sewer system within the road rights of way which will connect to an existing manhole and gravity wastewater system.

All sanitary sewer and wastewater management facilities will be designed in accordance with Hillsborough County's Public Utilities Technical Manuals. Hillsborough County will own and maintain these facilities.

4.4 DISTRICT ROADS

Grace Sweat Road, which is considered an off-site improvement, will be extended to the Phase 4 District subdivision streets. These District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All road rights-of-way will be designed in accordance with the Hillsborough County Technical Manuals and will be owned and maintained by the Hillsborough County.

4.5 AMENITY

An amenity is planned abutting Phase 4, which will be owned and maintained by the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided into Phase 4. Irrigation will also be provided in the landscaped common areas.

These improvements will be owned and maintained by the District.

4.7 UNDERGROUNDING OF ELECTRIC SERVICE

Tampa Electric Company provides electric service to the District, and there are fees associated with converting service from overhead to underground. Off-site improvements within the Grace Sweat Road right-of-way may be required to extend service to Phase 4.

4.8 PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

The District's public improvements and facilities are located within the boundary of the District unless noted as an off-site improvement.

Items of construction cost in this report are based on our review and analysis of the construction site plans for the development and contractor bid pricing provided by the Developer. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

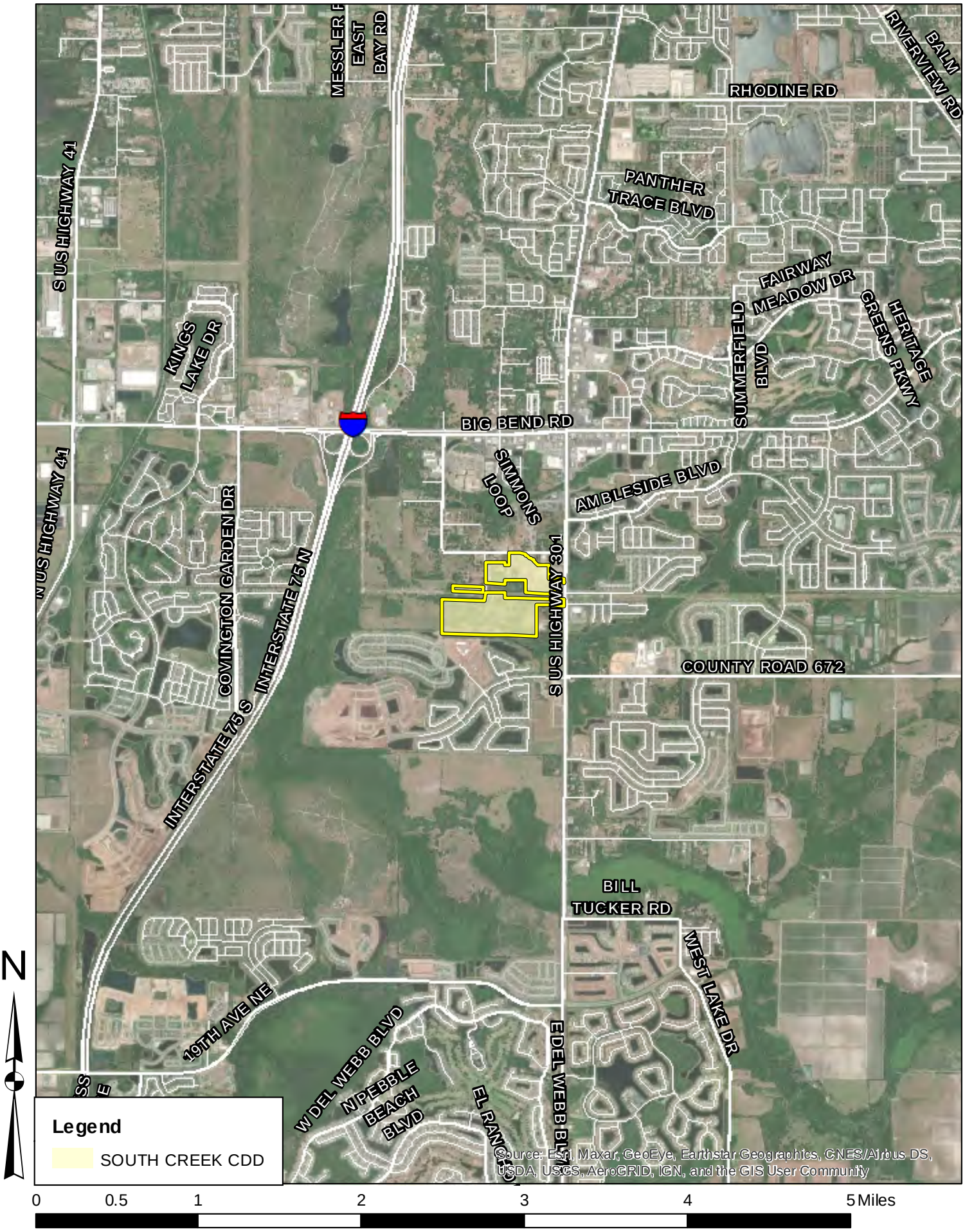
The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in the Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less that this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E.
Florida License No. 47704

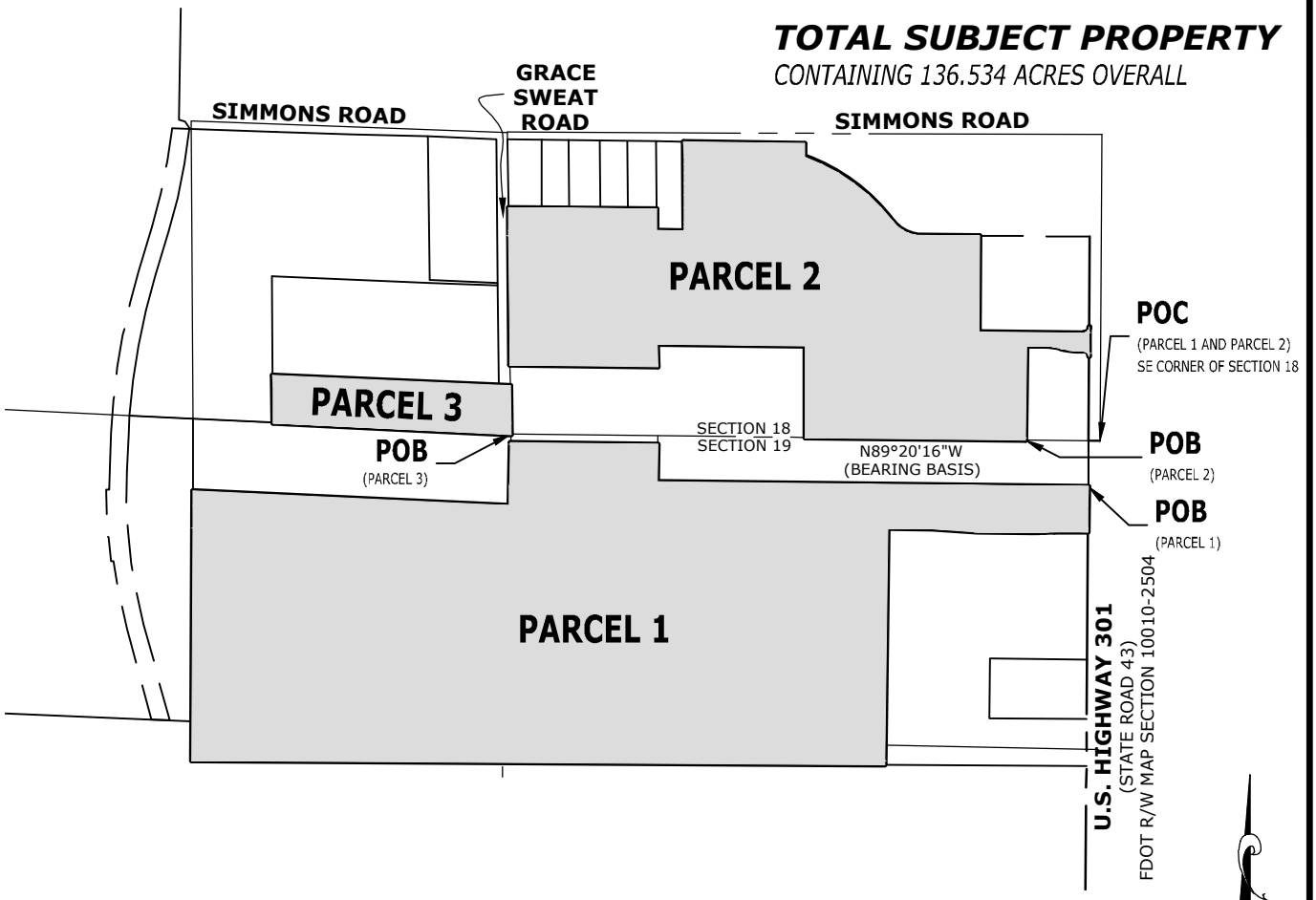
Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

SOUTH CREEK CDD LOCATION MAP



THIS IS NOT A SURVEY

SECTIONS 18 AND 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



LEGEND:

POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R/W	= RIGHT OF WAY
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
ORB	= OFFICIAL RECORD BOOK
PG	= PAGE

0 400 800
SCALE: FEET

EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD

SCALE	DATE	JOB No.		
AS SHOWN	10/14/2020	00053-2019-000		
DRAWN	CHECKED	SECTIONS	TOWNSHIP	RANGE
RBC	GB	18 AND 19	31 S	20 E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.

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4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

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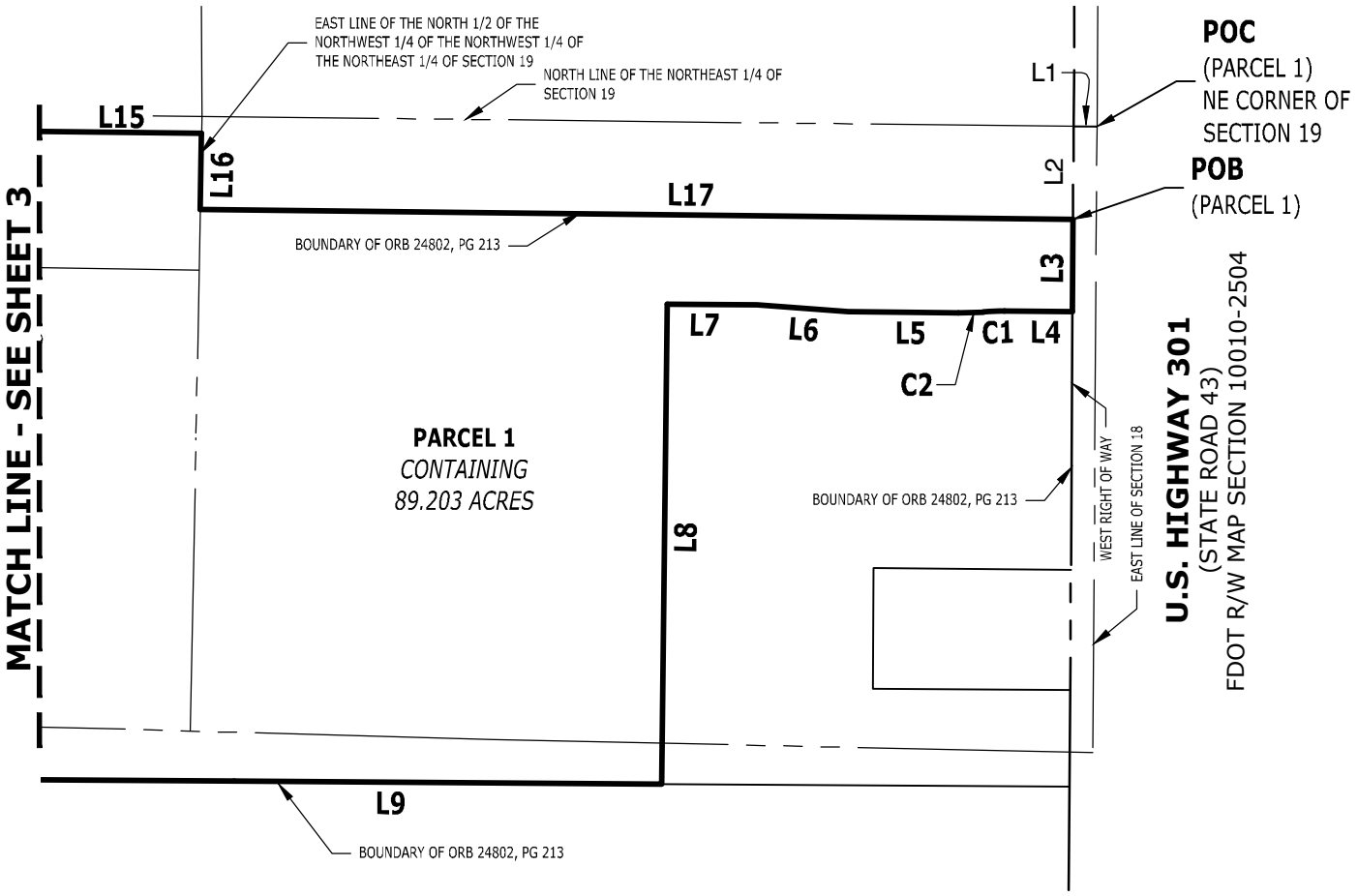

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°20'16"W	50.00'
L2	S00°21'06"W	200.00'
L3	S00°21'06"W	198.47'
L4	N89°38'54"W	146.48'
L5	N89°19'51"W	237.79'
L6	N85°50'11"W	196.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N89°19'51"W	193.02'
L8	S00°40'09"W	1,032.96'
L9	N89°38'25"W	919.48'
L15	S89°20'16"E	641.91'
L16	S01°03'37"W	163.00'
L17	S89°20'16"E	1,878.25'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	45.73'	498.00'	5°15'42"	S87°43'15"W	45.72'
C2	52.97'	544.00'	5°34'45"	S87°52'47"W	52.95'

0 200 400
SCALE: FEET

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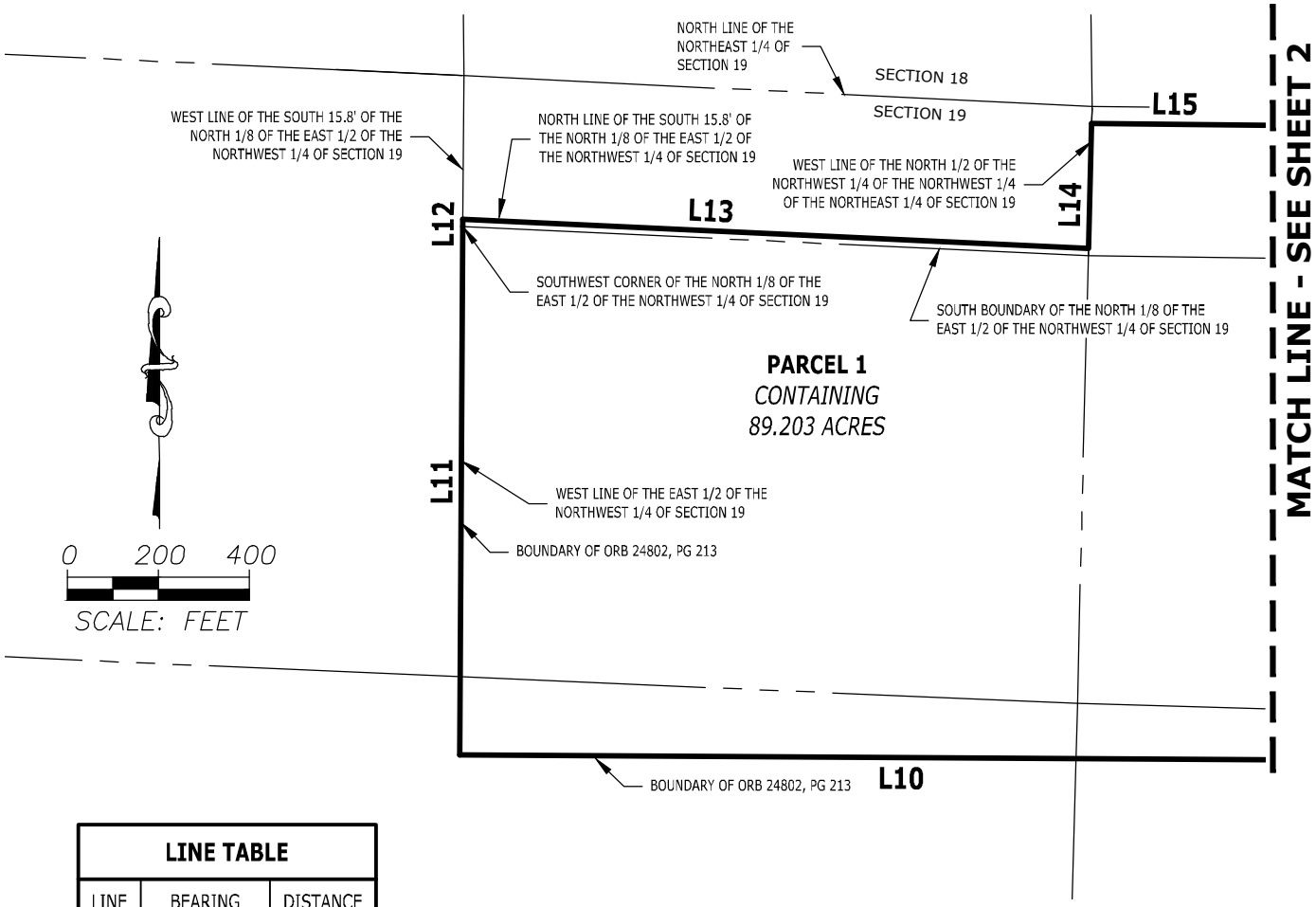

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N89°38'57"W	2,101.13'
L11	N00°19'48"E	1,160.87'
L12	N00°19'48"E	15.81'
L13	S87°20'57"E	1,376.28'
L14	N01°33'32"E	275.46'
L15	S89°20'16"E	641.91'

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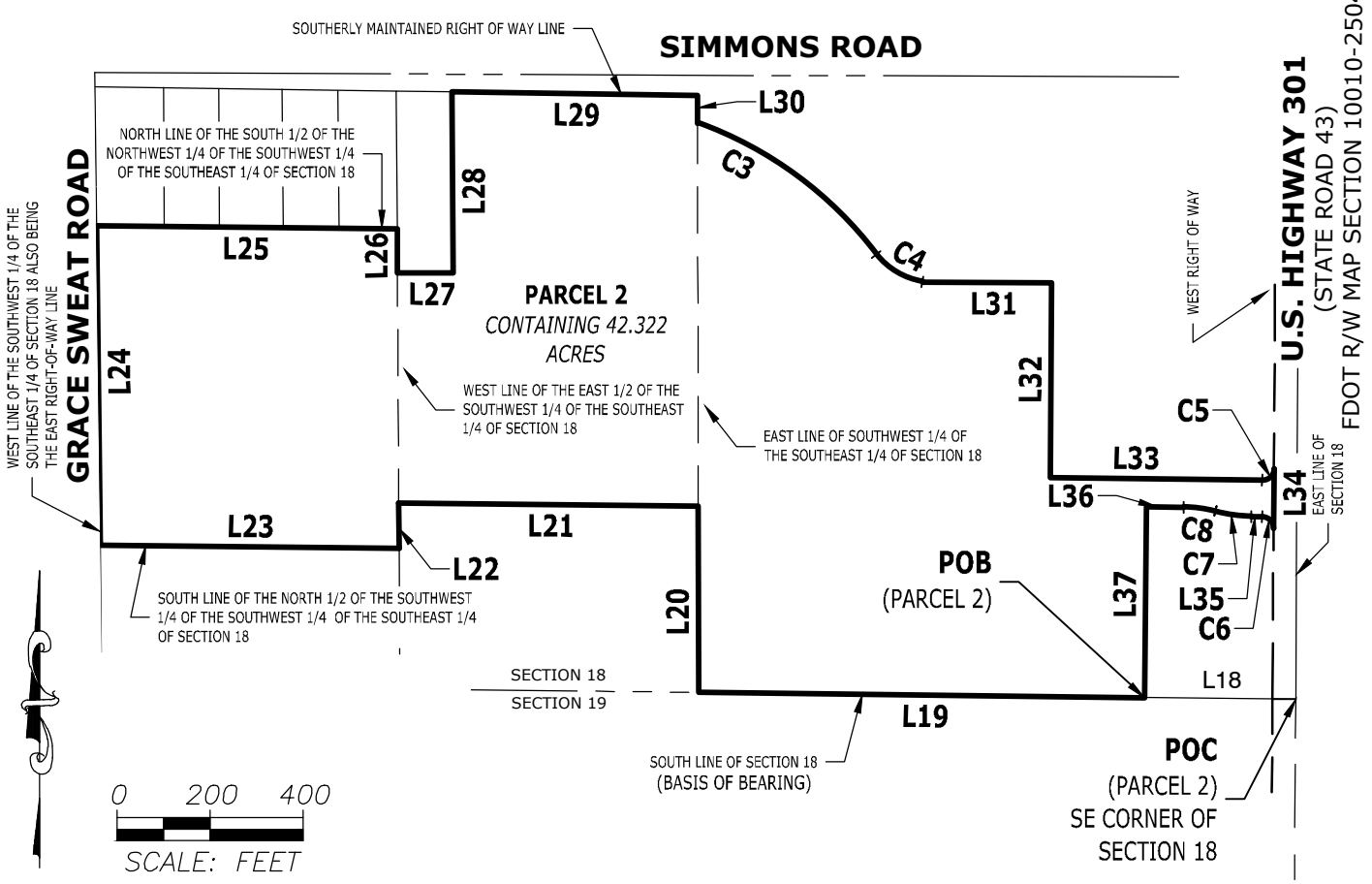

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N89°20'16"W	325.37'
L19	N89°20'16"W	958.46'
L20	N00°07'21"W	400.04'
L21	N89°20'16"W	643.67'
L22	S00°22'08"E	98.20'
L23	N89°23'53"W	643.21'
L24	N00°37'05"W	686.69'
L25	S89°25'31"E	646.19'
L26	S00°22'08"E	94.02'
L27	S89°34'58"E	120.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N00°22'08"W	389.15'
L29	S89°14'57"E	527.47'
L30	S00°07'21"E	59.96'
L31	S89°34'50"E	277.96'
L32	S00°21'41"W	418.90'
L33	S89°19'47"E	454.87'
L34	S00°21'41"W	128.00'
L35	N89°19'47"W	23.25'
L36	N89°19'47"W	79.00'
L37	S00°42'33"W	410.03'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	484.19'	840.00'	33°01'34"	S53°39'49"E	477.51'
C4	117.91'	159.80'	42°16'25"	S59°34'32"E	115.25'
C5	39.40'	25.00'	90°18'32"	N45°30'57"E	35.45'
C6	39.14'	25.00'	89°41'28"	N44°29'03"W	35.26'
C7	78.09'	318.00'	14°04'12"	N82°17'41"W	77.89'
C8	69.25'	282.00'	14°04'12"	N82°17'41"W	69.08'

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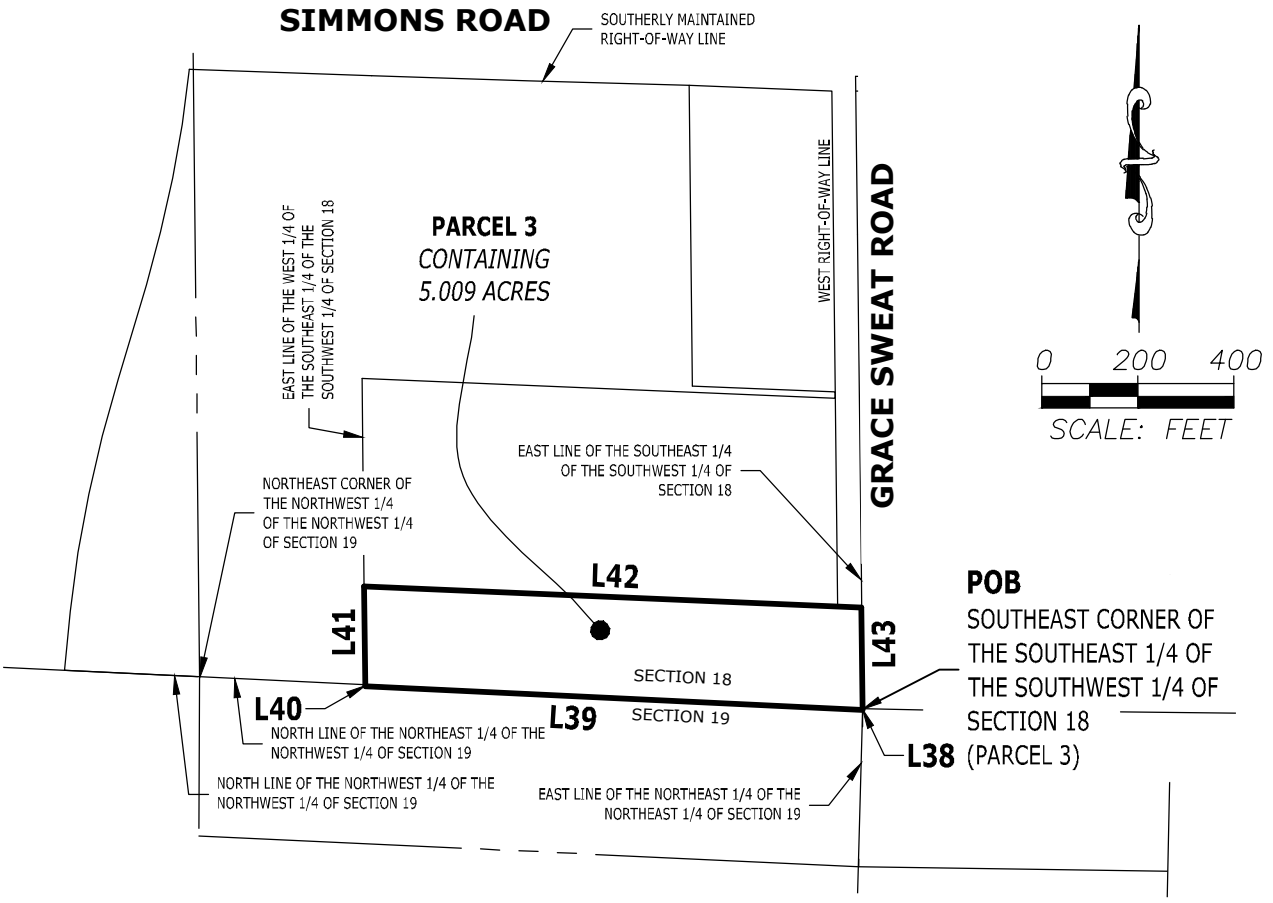

LINE TABLE

LINE	BEARING	DISTANCE
L38	S01°24'26"W	2.52'
L39	N87°12'56"W	1,036.99'
L40	N00°34'29"W	2.63'
L41	N00°34'29"W	204.77'
L42	S87°35'29"E	1,036.54'
L43	S00°37'05"E	211.65'

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LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°20'16" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°21'06" WEST, ALONG THE WEST RIGHT-OF-WAY OF STATE ROAD 43 (U.S. HIGHWAY 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 10010-2504, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, SAME ALSO BEING THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SOUTH 00°21'06" WEST A DISTANCE OF 198.47 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY, NORTH 89°38'54" WEST, A DISTANCE OF 146.48 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 45.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 498.00 FEET, A CENTRAL ANGLE OF 05°15'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°43'15" WEST 45.72 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 52.97 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 544.00 FEET, A CENTRAL ANGLE OF 05°34'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°52'47" WEST 52.95 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 237.79 FEET; THENCE NORTH 85°50'11" WEST, A DISTANCE OF 196.88 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 193.02 FEET; THENCE SOUTH 00°40'09" WEST, A DISTANCE OF 1,032.96 FEET TO AFORESAID BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES;1) NORTH 89°38'25" WEST, A DISTANCE OF 919.48 FEET; 2) NORTH 89°38'57" WEST, A DISTANCE OF 2,101.13 FEET; 3) NORTH 00°19'48" EAST, A DISTANCE OF 1,160.87 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/8 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTH 1/8 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, NORTH 00°19'18" EAST, A DISTANCE OF 15.81 FEET TO THE NORTH LINE OF THE SOUTH 15.80 FEET OF SAID NORTH 1/8 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID LINE, SOUTH 87°20'57" EAST, A DISTANCE OF 1,376.28 FEET TO THE WEST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG SAID WEST LINE, NORTH 01°33'32" EAST, A DISTANCE OF 275.46 FEET; THENCE SOUTH 89°20'16" EAST, A DISTANCE OF 641.91 FEET TO THE EAST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG SAID EAST LINE, SOUTH 01°03'37" WEST, A DISTANCE OF 163.00 FEET TO THE BOUNDARY OF AFORESAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°20'16" EAST, A DISTANCE OF 1,878.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 89.203 ACRES.

(CONTINUED ON NEXT PAGE)

EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD

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(CONTINUED FROM LAST PAGE)

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°20'16" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 325.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°20'16" WEST, A DISTANCE OF 958.46 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH 00°07'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 400.04 FEET; THENCE NORTH 89°20'16" WEST, A DISTANCE OF 643.67 FEET TO WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 00°22'08" EAST ALONG SAID WEST LINE, A DISTANCE OF 98.20 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 18; THENCE NORTH 89°23'53" WEST ALONG SAID LINE, A DISTANCE OF 643.21 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE NORTH 00°37'05" WEST ALONG SAID WEST LINE, A DISTANCE OF 686.69 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 89°25'31" EAST ALONG SAID LINE, A DISTANCE OF 646.19 FEET TO AFORESAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 00°22'08" EAST ALONG SAID WEST LINE, A DISTANCE OF 94.02 FEET; THENCE SOUTH 89°34'58" EAST, A DISTANCE OF 120.01 FEET; THENCE NORTH 00°22'08" WEST, A DISTANCE OF 389.15 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SIMMONS ROAD; THENCE SOUTH 89°14'57" EAST ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 527.47 FEET TO THE AFORESAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 00°07'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 59.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 484.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 33°01'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°39'49" EAST 477.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 117.91 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 159.80 FEET, A CENTRAL ANGLE OF 42°16'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°34'32" EAST 115.25 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 277.96 FEET; THENCE SOUTH 00°21'41" WEST, A DISTANCE OF 418.90 FEET; THENCE SOUTH 89°19'47" EAST, A DISTANCE OF 454.87 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 39.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°18'32", AND A CHORD BEARING AND DISTANCE OF NORTH 45°30'57" EAST 35.45 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 43 (U.S. HIGHWAY 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 10010-2504; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°21'41" WEST, A DISTANCE OF 128.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTHWESTERLY 39.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°41'28", AND A CHORD BEARING AND DISTANCE OF NORTH 44°29'03" WEST 35.26 FEET; THENCE NORTH 89°19'47" WEST, A DISTANCE OF 23.25 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 78.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 14°04'12", AND A CHORD BEARING AND DISTANCE OF NORTH 82°17'41" WEST 77.89 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE WESTERLY 69.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 14°04'12", AND A CHORD BEARING AND DISTANCE OF NORTH 82°17'41" WEST 69.08 FEET; THENCE NORTH 89°19'47" WEST, A DISTANCE OF 79.00 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 410.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.322 ACRES.

(CONTINUED ON NEXT PAGE)

EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD

ARDURRA
COLLABORATE. INNOVATE. CREATE.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

Q:\SURVEY\00053\2020\0161\Production\Drawings\SOUTH CREEK CDD-S&L-REV2.dwg, October 14, 2020 3:15 PM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM LAST PAGE)

PARCEL 3

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 01°24'26" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, A DISTANCE OF 2.52 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 87°12'56" WEST, A DISTANCE OF 1,036.99 FEET; THENCE NORTH 00°34'29" WEST, A DISTANCE OF 2.63 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE, ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, NORTH 00°34'29" WEST A DISTANCE OF 204.72 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 87°35'29" EAST, A DISTANCE OF 1,036.54 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 00°37'05" EAST, ALONG SAID EAST LINE, A DISTANCE OF 211.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.009 ACRES.

ALL TOGETHER CONTAINING 136.534 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON SOUTH LINE OF SECTION 18, TOWNSHIP 31S, RANGE 20E, BEING N89°20'16"W, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

EISENHOWER MANAGEMENT INC.

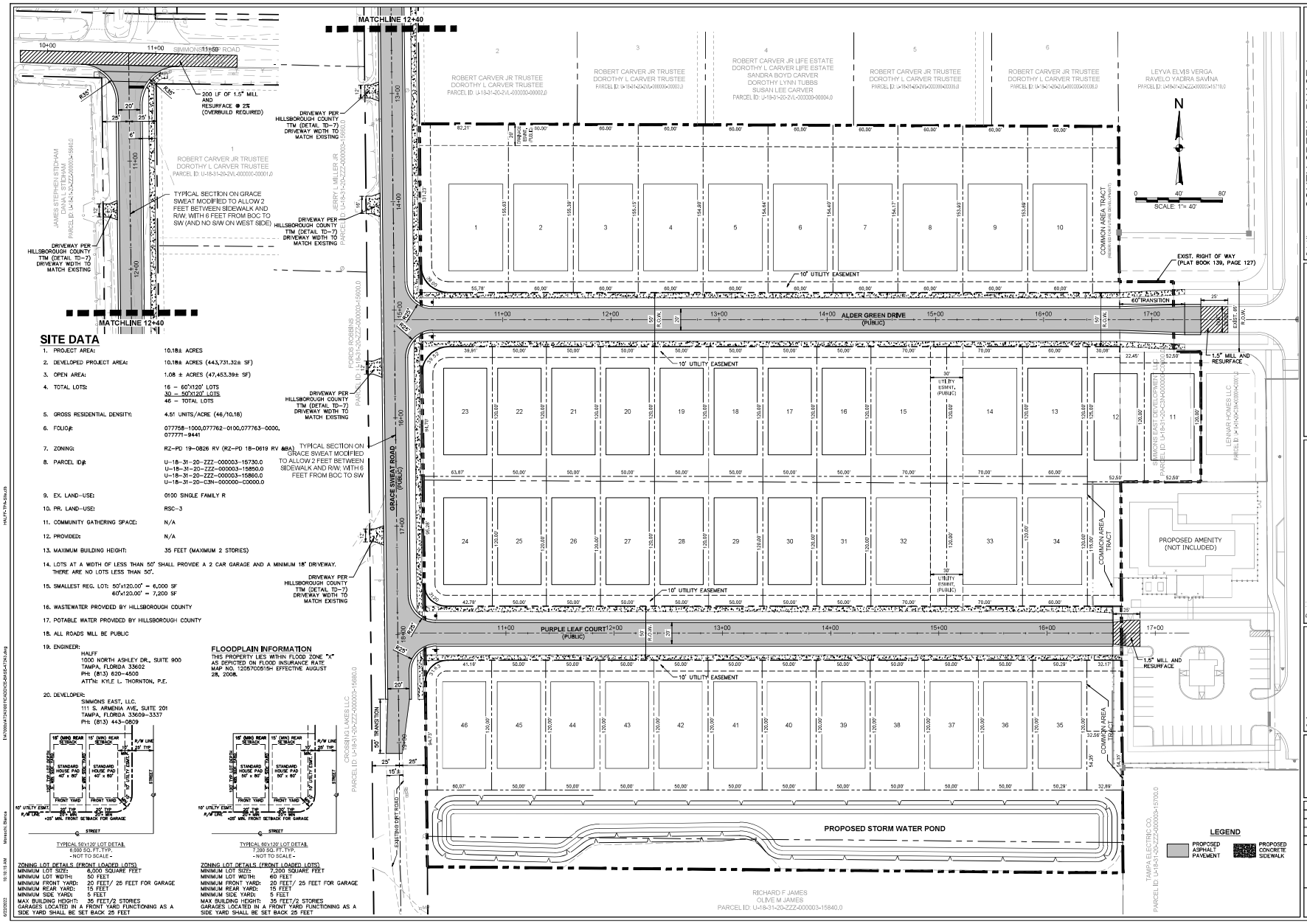
SOUTH CREEK CDD

ARDURRA
COLLABORATE. INNOVATE. CREATE.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

Q:\SURVEY\00053\2020\0161\Production\Drawings\SOUTH CREEK CDD-S&L-REV2.dwg, October 14, 2020 3:15 PM, ARDURRA GROUP, Inc.

Appendix B SITE PLAN



SITE DATA

1. PROJECT AREA: 10.18± ACRES
2. DEVELOPED PROJECT AREA: 10.18± ACRES (443,731.32± SF)
3. OPEN AREA: 1.08 ± ACRES (47,453.39± SF)
4. TOTAL LOTS: 16 – 60'X120' LOTS; 30 – 50'X120' LOTS; 46 – TOTAL LOTS
5. GROSS RESIDENTIAL DENSITY: 4.51 UNITS/ACRE (46/10.18)
6. FOLIO#: 077758-1000,077762-0100,077763-0000, 077771-9441
7. ZONING: RZ-PD 19-0826 RV (RZ-PD 18-0819 RV &8A)
8. PARCEL ID#: U-18-31-20-ZZZ-000003-15730.0; U-18-31-20-ZZZ-000003-15850.0; U-18-31-20-ZZZ-000003-15860.0; U-18-31-20-C3N-000000-C0000.0
9. EX. LAND-USE: 0100 SINGLE FAMILY R
10. PR. LAND-USE: RSC-3
11. COMMUNITY GATHERING SPACE: N/A
12. PROVIDED: N/A
13. MAXIMUM BUILDING HEIGHT: 35 FEET (MAXIMUM 2 STORIES)
14. LOTS AT A WIDTH OF LESS THAN 50' SHALL PROVIDE A 2 CAR GARAGE AND A MINIMUM 18' DRIVEWAY. THERE ARE NO LOTS LESS THAN 50'.
15. SMALLEST REG. LOT: 50'x120.00' = 6,000 SF; 60'x120.00' = 7,200 SF
16. WASTEWATER PROVIDED BY HILLSBOROUGH COUNTY
17. POTABLE WATER PROVIDED BY HILLSBOROUGH COUNTY
18. ALL ROADS WILL BE PUBLIC
19. ENGINEER: HALFF, 1000 NORTH ASHLEY DR., SUITE 900, TAMPA, FLORIDA 33602, PH: (813) 620-4500, ATTN: KYLE L. THORNTON, P.E.
20. DEVELOPER: SIMMONS EAST, LLC., 111 S. ARMENIA AVE, SUITE 201, TAMPA, FLORIDA 33609-3337, PH: (813) 443-0809

FLOODPLAIN INFORMATION

THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 12057C0515H EFFECTIVE AUGUST 28, 2008.

TYPICAL 50'x120' LOT DETAIL 6,000 SQ. FT. TYP. - NOT TO SCALE -

ZONING LOT DETAILS (FRONT LOADED LOTS)
MINIMUM LOT SIZE: 6,000 SQUARE FEET
MINIMUM LOT WIDTH: 50 FEET
MINIMUM FRONT YARD: 20 FEET/ 25 FEET FOR GARAGE
MINIMUM REAR YARD: 15 FEET
MINIMUM SIDE YARD: 5 FEET
MAX BUILDING HEIGHT: 35 FEET/2 STORIES
GARAGES LOCATED IN A FRONT YARD FUNCTIONING AS A SIDE YARD SHALL BE SET BACK 25 FEET

TYPICAL 60'x120' LOT DETAIL 7,200 SQ. FT. TYP. - NOT TO SCALE -

ZONING LOT DETAILS (FRONT LOADED LOTS)
MINIMUM LOT SIZE: 7,200 SQUARE FEET
MINIMUM LOT WIDTH: 60 FEET
MINIMUM FRONT YARD: 20 FEET/ 25 FEET FOR GARAGE
MINIMUM REAR YARD: 15 FEET
MINIMUM SIDE YARD: 5 FEET
MAX BUILDING HEIGHT: 35 FEET/2 STORIES
GARAGES LOCATED IN A FRONT YARD FUNCTIONING AS A SIDE YARD SHALL BE SET BACK 25 FEET

Project Name: SOUTH CREEK - PHASE 4 (AKA GRACE SWEAT) SUBDIVISION, HILLSBOROUGH COUNTY, FLORIDA

Prepared For: SIMMON EAST, LLC.

HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 Fax 813.620.4960
www.halff.com
FL LC 26000545
FL CA 33380

Revision No.	Date	Description

Seal: KYLE L. THORNTON P.E. FLORIDA LICENSE NO. 80979

Project No.	47243-001
Issued:	JUNE, 2022
Drawn By:	WFB
Checked By:	KLT
Scale:	1" = 40'
Sheet Title	SITE PLAN
Sheet Number	C-05

Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

South Creek Community Development District

Public Improvements and Community Facilities
Assessment Area 2 Construction Cost Estimate
November 2, 2023

Infrastructure	Master Costs	Phase 4 Costs	Total AA2 Project
District Roads		$ 461,000	$ 461,000
Water Management and Control		$ 839,000	$ 839,000
Sewer and Wastewater Management		$ 188,000	$ 188,000
Water Supply		$ 239,000	$ 239,000
Underground of Electrical Service		$ 50,000	$ 50,000
Landscape, Irrigation, and Hardscape		$ 200,000	$ 200,000
Amenity	$ 1,000,000		$ 1,000,000
Professional and Permit Fees	$ -	$ 150,000	$ 150,000
Total	**$ 1,000,000**	**$ 2,127,000**	**$ 3,127,000**

Fourth Order of Business

4A

MINUTES OF MEETING
SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting and Public Hearing of the Board of Supervisors of South Creek Community Development District was held on Thursday, February 1, 2024, and called to order at 2:39 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

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

Also present were:

Angie Grunwald	District Manager
Kathryn Hopkinson	District Counsel
Tonja Stewart	District Engineer
Gary Schwartz	Field Manager

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Grunwald called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Recess to Public Hearing**

Ms. Grunwald requested the Board recess to the public hearing.

FOURTH ORDER OF BUSINESS **Public Hearing on Adopting Towing Rules and Policy**

A. Open Public Hearing on Adopting Towing Rules and Policy

> On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, the Public Hearing on Adopting Towing Rules and Policy, was opened. 5-0

B. Staff Presentations

C. Public Comment

There being no reports, the next item followed.

D. Close the Public Hearing on Adopting Towing Rules and Policy

> On MOTION by Mr. Evans seconded by Ms. de la Ossa, with all in favor, the Public Hearing on Adopting Towing Rules and Policy, was closed. 5-0

E. Consideration of Resolution 2024-02, Adopting Towing Rules and Policy

> On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, Resolution 2024-02, Adopting Towing Rules and Policy, was adopted. 5-0

FIFTH ORDER OF BUSINESS Return and Proceed to Regular Meeting

Ms. Grunwald requested the Board reconvene to the regular meeting.

SIXTH ORDER OF BUSINESS Business Items

A. Discussion on 2024 Board Supervisors Ethics Training Requirement

- District Counsel is offering the required four-hour Ethics Training. Two 2-hour classes will be offered to the Board.

SEVENTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of the January 4, 2024, Regular Meeting

B. Consideration of Operation and Maintenance Expenditures December 2023

C. Acceptance of the Financials and Approval of the Check Register for December 2023

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda, was approved. 5-0

EIGHTH ORDER OF BUSINESS Vendor and Staff Reports

A. District Counsel

B. District Manager

There being no reports, the next items followed.

i. Field Inspections Report

ii. Aquatics Report

The reports were included in the agenda package.

C. District Engineer

There being no report, the next order of business followed.

NINTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS Public Comments

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, the meeting was adjourned. 5-0

_____ _____

Angie Grunwald
District Manager

Chairperson/Vice Chairperson

4B

SOUTH CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	108625	$3,177.09		DISTRICT INVOICE JANUARY 2024
STEADFAST CONTRACTORS ALLIANCE	SE-23134	$545.00		AQUATIC MAINT. - NOVEMBER 2023
STEADFAST CONTRACTORS ALLIANCE	SE-23250	$545.00		AQUATIC MAINT. - DECEMBER 2023
STEADFAST CONTRACTORS ALLIANCE	SM-10840	$5,059.67	$6,149.67	LANDSCAPE MAINT. - JANUARY 2024
SWINE SOLUTIONS LLC	473	$1,550.00		TRAPPING SERVICES
Monthly Contract Subtotal		**$10,876.76**		
Variable Contract				
CARLOS DE LA OSSA	CDLO 010424	$200.00		SUPERVISOR FEE - 01/04/24
KELLY ANN EVANS	KE 010424	$200.00		SUPERVISOR FEE - 01/04/24
LORI A. CAMPAGNA	LC 010424	$200.00		SUPERVISOR FEE - 01/04/24
NICHOLAS J. DISTER	ND 010424	$200.00		SUPERVISOR FEE - 01/04/24
RYAN MOTKO	RM 010424	$200.00		SUPERVISOR FEE - 01/04/24
Variable Contract Subtotal		**$1,000.00**		
Utilities				
TECO	0321 010924 ACH	$3,450.40		ELECTRICITY SERVICE - 12/02/23-01/03/24
TECO	4853 010924 ACH	$34.30		ELECTRICITY SERVICE - 12/02/23-01/03/24
TECO	6141 122023 ACH	$75.02	$3,559.72	ELECTRICITY SERVICE - 11/15/23-12/14/23
Utilities Subtotal		**$3,559.72**		
Regular Services				
STEADFAST CONTRACTORS ALLIANCE	SM-11021	$485.00		IRRIGATION WET CHECK - 01/10/24
TIMES PUBLISHING COM	325395 011724	$471.50		PARKING &TOWING
Regular Services Subtotal		**$956.50**		
Additional Services				

SOUTH CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
CLIFF BERRY INCORPORATED	1535447	$500.00		PROFESSIONAL MAINT. SERVICES
Additional Services Subtotal		**$500.00**		
TOTAL		**$16,892.98**		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#108625	1/24/2024
CUSTOMER ID	**NET TERMS**
C2311	Net 30
PO#	**DUE DATE**
	2/23/2024

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

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	93.75		93.75
Subtotal					**3,177.09**

Subtotal	$3,177.09
Tax	$0.00
Total Due	$3,177.09

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Invoice

Date	Invoice #
11/1/2023	SE-23134

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

Please make all Checks payable to:
Steadfast Environmental

Bill To

South Creek CDD
c/o Angie Grunwald, District Manager
Inframark Infrastructure Management
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1214 South Creek CDD RAM

Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		545.00		545.00

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.

Project Total Balance $1,635.00 **Customer Total Balance** $12,880.00

Total	$545.00
Payments/Credits	$0.00
Balance Due	$545.00

Invoice

Date	Invoice #
12/1/2023	SE-23250

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

Please make all Checks payable to:
Steadfast Environmental

Bill To

South Creek CDD
c/o Angie Grunwald, District Manager
Inframark Infrastructure Management
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1214 South Creek CDD RAM

Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		545.00		545.00

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.

Project Total Balance $1,635.00 **Customer Total Balance** $12,880.00

Total	$545.00
Payments/Credits	$0.00
Balance Due	$545.00

Invoice

Date	Invoice #
1/1/2024	SM-10840

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

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
	Landscape Maintenance for the month of the date of this invoice.			0.00
	Phase 1			
1	General Maintenance Services	2,205.00		2,205.00
1	Water Management	150.00		150.00
1	Fertilization Plan	166.67		166.67
	Subtotal			2,521.67
	Phase 2			
1	Landscape Maintenance	2,100.00		2,100.00
1	Water Management	250.00		250.00
1	Fertilization and Pesticide	188.00		188.00
	Subtotal			2,538.00

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	$5,059.67
Payments/Credits	$0.00
Balance Due	$5,059.67

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	473
DATE	01/24/2024
DUE DATE	01/24/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,550.00	1,550.00

Thank you for your business.

BALANCE DUE **$1,550.00**

SOUTH CREEK CDD
MEETING DATE: **January 4th 2024**

DMS: Angie Grunwald

CDLO 010424

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

SOUTH CREEK CDD

MEETING DATE: **January 4th 2024**

KE 010424

DMS: Angie Grunwald

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

SOUTH CREEK CDD

MEETING DATE: **January 4th 2024**

LC 010424

DMS: Angie Grunwald

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

SOUTH CREEK CDD
MEETING DATE: **January 4th 2024**

DMS: Angie Grunwald

ND 010424

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

SOUTH CREEK CDD
MEETING DATE: **January 4th 2024**

RM 010424

DMS: Angie Grunwald

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

SOUTH CREEK COMMUNITY DEVELOPMENT
[redacted]
10441 ALDER GREEN DR, SOLAR
RIVERVIEW, FL 33578-6276

Statement Date: January 09, 2024

Amount Due:	$3,450.40

Due Date: January 30, 2024
Account #: 221008480321

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Previous Amount Due	$3,450.40
Payment(s) Received Since Last Statement	-$3,450.40
Current Month's Charges	**$3,450.40**
Amount Due by January 30, 2024	**$3,450.40**

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

00003830-0009082-Page 1 of 6

Scan here to view your account online.

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

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---

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008480321
Due Date: January 30, 2024

Received
JAN 12

Amount Due:	$3,450.40

Payment Amount: $_____

685951798887

Your account will be drafted on January 30, 2024

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00003830 FTECO101102400031110 00000 03 00000000 17870 003
SOUTH CREEK COMMUNITY DEVELOPMENT
[redacted]
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.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008480321
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 33 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
Lighting Charges	**$2,042.75**

Billing information continues on next page →

00003830-0009092-Page 2 of 5

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
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Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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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**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
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

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008480321
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 33 days

Lighting Energy Charge	$0.00
Monthly Charge	$1407.65
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$1,407.65**

Total Current Month's Charges **$3,450.40**

TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008480321
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: January 09, 2024

Amount Due:	$34.30

Due Date: January 30, 2024
Account #: 211024964853

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	$38.42
Payment(s) Received Since Last Statement	-$38.42
Miscellaneous Credits	-$1.30
Credit balance after payments and credits	-$1.30
Current Month's Charges	**$35.60**
Amount Due by January 30, 2024	**$34.30**

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

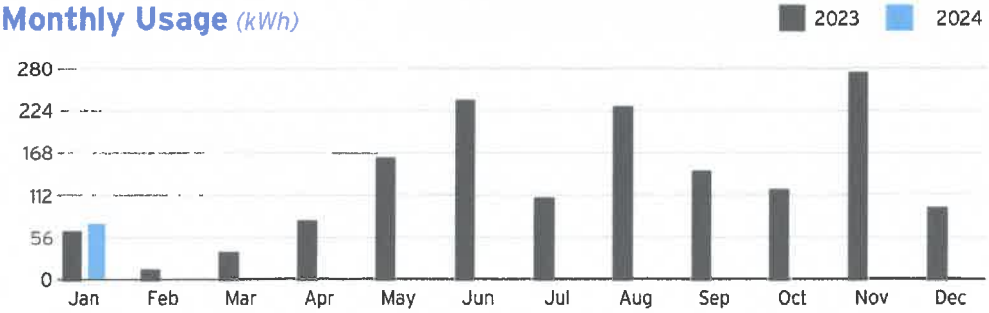
Your Energy Insight

Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **33.33% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

00003834-0009093-Page 1 of 4

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Received
JAN 12

Account #: 211024964853
Due Date: January 30, 2024

Amount Due:	$34.30

Payment Amount: $ _____

664964200826

Your account will be drafted on January 30, 2024

Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00003834 FTECO101102400031110 00000 03 00000000 17874 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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211024964853
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Meter Read

Meter Location: IRRIGATION/WELL
Service Period: Dec 02, 2023 - Jan 03, 2024 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	01/03/2024	3,986		3,912		74 kWh	1	33 Days

Charge Details

Electric Charges

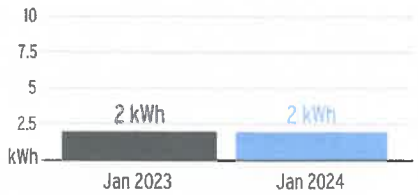
Daily Basic Service Charge	*33 days @ $0.75000*	$24.75
Energy Charge	*74 kWh @ $0.08192/kWh*	$6.06
Fuel Charge	*74 kWh @ $0.03843/kWh*	$2.84
Storm Protection Charge	*74 kWh @ $0.00775/kWh*	$0.57
Clean Energy Transition Mechanism	*74 kWh @ $0.00427/kWh*	$0.32
Storm Surcharge	*74 kWh @ $0.00225/kWh*	$0.17
Florida Gross Receipt Tax		$0.89
Electric Service Cost		**$35.60**

Total Current Month's Charges $35.60

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-$1.30
Total Current Month's Credits	**-$1.30**

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
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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**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
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

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00003834-0009093-Page 2 of 4

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: December 20, 2023

Amount Due:	$75.02

Due Date: January 10, 2024
Account #: 221008846141

DO NOT PAY. Your account will be drafted on January 10, 2024

Account Summary

Current Service Period: November 15, 2023 - December 14, 2023

Previous Amount Due	$87.74
Payment(s) Received Since Last Statement	-$87.74
Current Month's Charges	**$75.02**
Amount Due by January 10, 2024	**$75.02**

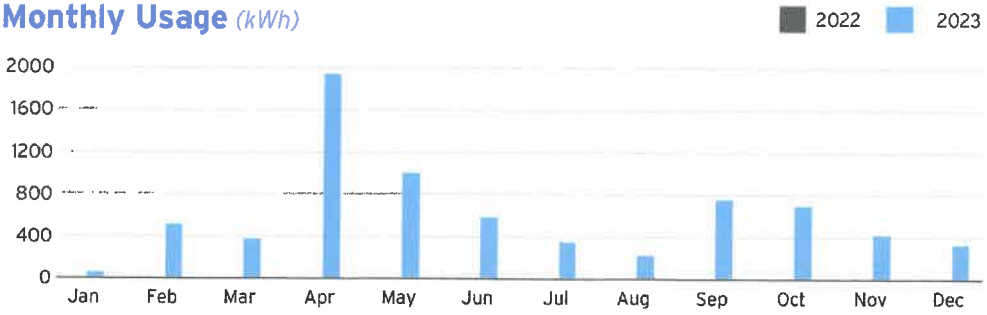
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was 26.67% 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

00005760-0012881-Page 1 of 4

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008846141
Due Date: January 10, 2024

Received
DEC 26 2023

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	$75.02

Payment Amount: $ _____

658791398613

Your account will be drafted on January 10, 2024

00005760 FTECO112202323292910 00000 02 00000000 12670 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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008846141
Statement Date: December 20, 2023
Charges Due: January 10, 2024

Meter Read

Service Period: Nov 15, 2023 - Dec 14, 2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000877781	12/14/2023	7,256		6,921		335 kWh	1	30 Days

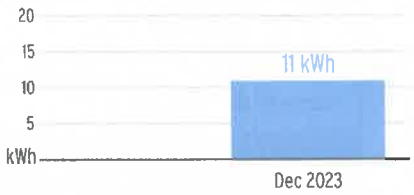
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.75000*	$22.50
Energy Charge	*335 kWh @ $0.07990/kWh*	$26.77
Fuel Charge	*335 kWh @ $0.05239/kWh*	$17.55
Storm Protection Charge	*335 kWh @ $0.00400/kWh*	$1.34
Clean Energy Transition Mechanism	*335 kWh @ $0.00427/kWh*	$1.43
Storm Surcharge	*335 kWh @ $0.01061/kWh*	$3.55
Florida Gross Receipt Tax		$1.88
Electric Service Cost		**$75.02**

Total Current Month's Charges $75.02

Avg kWh Used Per Day



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P.O. Box 31318
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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:
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Power Outage:
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813-275-3909

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Invoice

Date	Invoice #
1/29/2024	SM-11021

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

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
			Irrigation	Net 30	SM1054 South Creek CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
1	Irrigation Wet Check 1/10/24 During our monthly inspection, our tech found and fixed 1 broken head on PH 1 and 2 clogged nozzles on PH 2.	0.00	1/10/2024	0.00
1	Irrigation Parts 1-6" heads 3- Nozzles	40.00	1/10/2024	40.00
1	Irrigation Labor	85.00	1/10/2024	85.00
1	Gary reported a main line break at the corner of Alder Green Drive & Buttress Oaks Way. The damage was from construction installing communication box and or gas line. Jeanette was able to make the repair on 1/26/24	0.00	1/26/2024	0.00
1	Irrigation Parts 1- 2” slipfix 1- 2” coupling 2- 1/2” couplings 2 ft 1/2” flex 2- 3/4” couplings 1 ft 3/4” flex	150.00	1/26/2024	150.00
1	Labor includes drive time and repair	210.00	1/26/2024	210.00

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	$485.00
Payments/Credits	$0.00
Balance Due	$485.00

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
01/17/24	SOUTH CREEK CDD	
Billing Date	**Sales Rep**	**Customer Account**
01/17/2024	Deirdre Bonett	311198
Total Amount Due	**Ad Number**	
$471.50	0000325395	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/17/24	01/17/24	0000325395	Times	Legals CLS	Parking & Towing	1	2x56 L	$467.50
01/17/24	01/17/24	0000325395	Tampabay.com	Legals CLS	Parking & Towing AffidavitMaterial	1	2x56 L	$0.00 $4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Received
JAN 23

Advertising Run Dates	Advertiser Name	
01/17/24	SOUTH CREEK CDD	
Billing Date	**Sales Rep**	**Customer Account**
01/17/2024	Deirdre Bonett	311198
Total Amount Due	**Ad Number**	
$471.50	0000325395	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

SOUTH CREEK CDD
[redacted]
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

0000325395-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Parking & Towing** was published in said newspaper by print in the issues of: **1/17/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

South Creek Community Development District
Notice of Meeting and Public Hearing on Proposed Parking and Towing Policy

The South Creek Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to consider and adopt a parking and towing policy (the "Parking and Towing Policy") on February 1, 2024 at 2:00 p.m. at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The Board deems it necessary to hold the above-referenced meeting and public hearing to consider the Parking and Towing Policy and to receive input on such items, provide for efficient and effective District operations, and conduct all necessary business properly coming before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting and/or public hearing may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at public hearing. At the conclusion of the hearing, the Board shall adopt the parking and towing policy as finally approved by the Board. Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically, provide legal authority for establishment or amendment of such policies.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda and the proposed Parking and Towing Policy will be available by emailing the District Manager at Angie.Grunwald@inframark.com. The District Manager's office can be reached telephonically at (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

Publish January 17, 2024 0000325395

DB

Signature Affiant

Sworn to and subscribed before me this .**01/17/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

Invoice

Cliff Berry, Incorporated
Environmental Services
P.O. Box 13079 Fort Lauderdale, Florida 33316

Inv. No.: 1535447
Date: 11/13/2023
Page: 1
Account No.: 51492

Wire To: Synovus Bank
Swift: FICOUS44
ABA No: 061100606
Acct No: 1058046802

REMITTANCE ADDRESS
Cliff Berry, Inc.
PO Box 286019
Tampa, FL 33630-6019

Bill/Sold To:

SOUTH CREEK CDD
2005 PAN AM CIRCLE SUITE 300

TAMPA FL 33607
USA

Job Site/Ship To:

SOUTH CREEK CDD
10323 ALDER GREEN DRIVE

RIVERVIEW FL 33578
USA

Work Order No.	PO / Ref No.	Salesperson	CBI Facility	Terms
WO590174			FTL USED OIL	CIA

DESCRIPTION	QTY / UNIT	UNIT PRICE	EXTENDED PRICE
SERVICE DATE 11.13.23			
11/13/2023			
Personnel			
DRIVER W/CDL (412365)	1.50 / Hour	0.0000	0.00
Vehicles/Equipment			
PUMP TRUCK W/GEAR PUMP (412365)	1.50 / Hour	0.0000	0.00
Misc.			
SERVICE CHARGE (412365)	1.00 / Each	500.0000	500.00
Disposal			
AAA USED OIL (412365)	101.00 / Gallon	0.0000	0.00

To pay your invoice click here or scan this QR code

Url: https://collectcheckout.com/r/1yqkn

QR Code:

Subtotal:	500.00
Total Sales Tax:	0.00
Total Amount:	**$500.00**

Comments:
CONDITIONS OF SALE:
1. A CHARGE OF 1-1/2% PER MONTH, 18% PER ANNUM WILL BE ADDED MONTHLY TO BALANCES UNPAID 30 DAYS AFTER DATE OF INVOICE.
2. COLLECTION COSTS AND/OR REASONABLE ATTORNEY FEES WILL BE DUE IN THE EVENT ANY COLLECTION PROCESS BECOMES NECESSARY.

CBI

Cliff Berry, Incorporated
Environmental Services

590174

NON HAZARDOUS WASTE MANIFEST GENERATORS US EPAID	MANIFEST DOCUMENT # 157349	PO#	TRUCK# PT32

Send Invoice to _____

Job Location/Generator South Creek CDD
10323 Alows Breeze Dr
Riverview, Fl
33578

Designated Facilities
Check [X] One

Cliff Berry Inc. 5218 St. Paul St. **Tampa, FL 33619** 800-899-7745 EPA ID#FLR000013888	Cliff Berry Inc. 5855 Industrial Dr. **Cocoa, FL 32927** 800-899-7745 EPA ID#FLR000119792	Cliff Berry, Inc. 400 Angle Rd **Ft. Pierce, FL 34946** 800-899-7745 EPA ID#FLR000009266
[ ]	[ ]	[ ]
Cliff Berry Inc. 3400 SE 9th Ave **Ft. Laud., FL 33316** 800-899-7745 EPA ID#FLR000083071	Cliff Berry, Inc. 3033 NW N. River Dr. **Miami, FL 33142** 800-899-7745 EPA ID#FLD058560699	
[ ]	[X]	

Transporter/Cliff Berry, Inc./Ph.#1-800-899-7745/EPA ID FLR000083071

WASTE SHIPPING NAME	A	I	M	Container No Type		Quantity	Unit
Petroleum Oil (Used Oil) NON DOT Regulated Material	X			1	T	101	G
Petroleum Oil (Oily Water) NON DOT Regulated Material							
Non Regulated Liquid (Spent Antifreeze / Coolant)							
Non Regulated Solid (Spent Oil Filters)							
Petroleum Contact Water NON DOT Regulated Material							
OTHER:							

IN CASE OF ANY EMERGENCY CALL CBI AT 1-800-899-7745

[X] <1,000 ppm total halogens per TIFF halogens Leak Detector (Law FDEP policy)

[ ] <1,000 ppm total halogens per EPA method 9077

CBI PAY C.C. CHECK
CBI BILLED

Price per Gallon _____

Time Departed 230 **Time Arrived** 300

Completed 325 **Time Returned** 355

TOTAL AMOUNT DUE: 500.00

GENERATORS CERTIFICATION: I CERTIFY THE MATERIALS DESCRIBED ABOVE ON THIS MANIFEST ARE NOT SUBJECT TO FEDERAL REGULATIONS FOR REPORTING PROPER DISPOSAL OF HAZARDOUS WASTE

PRINT/'TYPE NAME _____ SIGNATURE _____ MONTH 11 DAY 13 YEAR 23

TRANSPORTER 1 ACKNOWLEDGE OF RECEIPT OF MATERIALS

PRINT/'TYPE NAME _____ SIGNATURE _____ MONTH 11 DAY 13 YEAR 23

FACILITY OWNER OR OPERATOR: CERTIFICATION OF RECEIPT OF NON-HAZARDOUS WASTE MATERIALS COVERED BY THIS MANIFEST

PRINT/'TYPE NAME Michael _____ SIGNATURE _____ MONTH 11 DAY 13 YEAR 23

Conditions of Sale: Payment is cash in advance unless credit has been established with CBI Credit Department. A charge of 1 1/2% per month, 18% per annum will be added monthly to unpaid balances. Collection costs and attorney fees will be due in the event any collection process becomes necessary.

P.O. Box 13079, Ft. Lauderdale, FL 33316 (954) 763-3390 Fax (954) 764-0415

4C

South Creek
Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash - Operating Account	$ 190,061	$ -	$ -	$ -	$ -	$ -	$ 190,061
Accounts Receivable - HOA	288	-	-	-	-	-	288
Due From Developer	37,149	-	-	-	-	-	37,149
Due From Other Funds	51,337	-	-	-	-	-	51,337
Investments:							
Acq. & Construction - Amenity	-	-	953,878	-	-	-	953,878
Acq. & Construction - Other	-	-	-	925,000	-	-	925,000
Acq. & Construction Account (Phase 1)	-	-	17,889	-	-	-	17,889
Acq. & Construction Account (Phase 2)	-	-	1	57,956	-	-	57,957
Cost of Issuance (A-2)	-	-	-	24,500	-	-	24,500
Reserve Fund	-	162,850	-	-	-	-	162,850
Revenue Fund	-	342,623	-	-	-	-	342,623
Fixed Assets							
Construction Work In Process	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	6,733,088	6,733,088
TOTAL ASSETS	**$ 278,835**	**$ 505,473**	**$ 971,768**	**$ 1,007,456**	**$ 2,296,282**	**$ 6,733,088**	**$ 11,792,902**
LIABILITIES							
Accounts Payable	$ 11,684	$ -	$ -	$ -	$ -	$ -	$ 11,684
Accounts Payable - Other	262	-	-	-	-	-	262
Bonds Payable	-	-	-	-	-	5,562,088	5,562,088
Bonds Payable - Series 2024	-	-	-	-	-	1,171,000	1,171,000
Due To Other Funds	-	51,337	-	-	-	-	51,337
Deferred Inflow of Resources	24,843	-	-	-	-	-	24,843
TOTAL LIABILITIES	**36,789**	**51,337**	**-**	**-**	**-**	**6,733,088**	**6,821,214**

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES							
Restricted for:							
Debt Service	-	454,136	-	-	-	-	454,136
Capital Projects	-	-	971,768	1,007,456	-	-	1,979,224
Unassigned:	242,046	-	-	-	2,296,282	-	2,538,328
TOTAL FUND BALANCES	**242,046**	**454,136**	**971,768**	**1,007,456**	**2,296,282**	**-**	**4,971,688**
TOTAL LIABILITIES & FUND BALANCES	**$ 278,835**	**$ 505,473**	**$ 971,768**	**$ 1,007,456**	**$ 2,296,282**	**$ 6,733,088**	**$ 11,792,902**

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

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
REVENUES				
Special Assmnts- Tax Collector	$ 201,983	$ 200,479	$ (1,504)	99.26%
Special Assmnts- CDD Collected	102,290	93,060	(9,230)	90.98%
TOTAL REVENUES	**304,273**	**293,539**	**(10,734)**	**96.47%**
EXPENDITURES				
Administration				
Supervisor Fees	10,000	2,000	8,000	20.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	1,667	6,733	19.85%
District Counsel	4,000	2,687	1,313	67.18%
District Engineer	2,500	2,402	98	96.08%
District Manager	25,000	5,500	19,500	22.00%
Accounting Services	6,100	1,167	4,933	19.13%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	12	488	2.40%
Public Officials Insurance	5,400	2,504	2,896	46.37%
Legal Advertising	1,500	472	1,028	31.47%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	375	1,125	25.00%
Dues, Licenses, Subscriptions	175	932	(757)	532.57%
Total Administration	80,275	21,218	59,057	26.43%
Electric Utility Services				
Utility - Electric	5,000	436	4,564	8.72%
Utility - StreetLights	50,000	13,802	36,198	27.60%
Total Electric Utility Services	55,000	14,238	40,762	25.89%
Water Utility Services				
Utility - Water	2,500	68	2,432	2.72%
Total Water Utility Services	2,500	68	2,432	2.72%
Garbage/Solid Waste Services				
Garbage Collection	1,000	-	1,000	0.00%
Total Garbage/Solid Waste Services	1,000	-	1,000	0.00%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Waterway Management	7,848	2,180	5,668	27.78%
ProfServ - Field Management Onsite Staff	12,000	4,000	8,000	33.33%
Amenity Center Cleaning & Supplies	1,000	-	1,000	0.00%
Contracts-Janitorial Services	5,000	-	5,000	0.00%
Contracts-Pools	5,000	-	5,000	0.00%
Contracts - Landscape	65,000	20,239	44,761	31.14%
Amenity Center Pest Control	200	-	200	0.00%
Janitorial Services & Supplies	1,500	-	1,500	0.00%
Insurance - General Liability	2,500	-	2,500	0.00%
Insurance -Property & Casualty	10,000	11,188	(1,188)	111.88%
R&M-Other Landscape	750	-	750	0.00%
R&M-Pools	500	-	500	0.00%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
R&M-Bush Hogging	9,200	6,200	3,000	67.39%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscape - Mulch	4,000	-	4,000	0.00%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Security System Monitoring & Maint.	1,500	-	1,500	0.00%
Shared Maintenance Costs	10,000	-	10,000	0.00%
Miscellaneous Maintenance	1,500	500	1,000	33.33%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	730	4,270	14.60%
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	0.00%
Misc-Access Cards	2,500	-	2,500	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Total Other Physical Environment	165,498	45,037	120,461	27.21%
TOTAL EXPENDITURES	**304,273**	**80,561**	**223,712**	**26.48%**
Excess (deficiency) of revenues Over (under) expenditures	-	212,978	212,978	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**29,068**		
FUND BALANCE, ENDING		**$ 242,046**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

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
REVENUES				
Interest - Investments	$ -	$ 4,675	$ 4,675	0.00%
Special Assmnts- Tax Collector	325,550	323,276	(2,274)	99.30%
TOTAL REVENUES	**325,550**	**327,951**	**2,401**	**100.74%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	195,550	98,547	97,003	50.39%
Total Debt Service	325,550	98,547	227,003	30.27%
TOTAL EXPENDITURES	**325,550**	**98,547**	**227,003**	**30.27%**
Excess (deficiency) of revenues Over (under) expenditures	-	229,404	229,404	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**224,732**		
FUND BALANCE, ENDING		**$ 454,136**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

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
REVENUES				
Interest - Investments	$ -	$ 39,957	$ 39,957	0.00%
TOTAL REVENUES	**-**	**39,957**	**39,957**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	2,049,977	(2,049,977)	0.00%
Total Construction In Progress	-	2,049,977	(2,049,977)	0.00%
TOTAL EXPENDITURES	**-**	**2,049,977**	**(2,049,977)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(2,010,020)	(2,010,020)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**2,981,788**		
FUND BALANCE, ENDING		**$ 971,768**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

Series 2024 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
Administration				
ProfServ-Info Technology	-	500	(500)	0.00%
ProfServ-Trustee Fees	-	5,025	(5,025)	0.00%
Bond Counsel	-	9,750	(9,750)	0.00%
District Counsel	-	20,500	(20,500)	0.00%
Printing and Binding	-	1,750	(1,750)	0.00%
Underwriting Counsel	-	55,000	(55,000)	0.00%
Total Administration	-	92,525	(92,525)	0.00%
Debt Service				
Bond Discount	-	7,671	(7,671)	0.00%
Underwriters Discount	-	23,420	(23,420)	0.00%
Total Debt Service	-	31,091	(31,091)	0.00%
TOTAL EXPENDITURES	**-**	**123,616**	**(123,616)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(123,616)	(123,616)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	1,131,072	1,131,072	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**1,131,072**	**1,131,072**	**0.00%**
Net change in fund balance	$ -	$ 1,007,456	$ 1,007,456	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**-**		
FUND BALANCE, ENDING		**$ 1,007,456**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

General Fixed Assets Fund (900)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**2,296,282**		
FUND BALANCE, ENDING		**$ 2,296,282**		

SOUTH CREEK CDD

Bank Reconciliation

Bank Account No.	5561	TRUIST - GF Operating
Statement No.	01-24A	
Statement Date	1/31/2024	

G/L Balance (LCY)	190,060.59	**Statement Balance**	190,660.59
G/L Balance	190,060.59	**Outstanding Deposits**	0.00
Positive Adjustments	0.00		
		Subtotal	190,660.59
Subtotal	190,060.59	**Outstanding Checks**	600.00
Negative Adjustments	0.00	**Differences**	0.00
Ending G/L Balance	190,060.59	**Ending Balance**	190,060.59
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
10/1/2022		JE000027	Reclass Outstanding Deposits		1,687.69	1,687.69	0.00
Total Checks					1,687.69	1,687.69	0.00
Deposits							
9/30/2023		JE000288	Rev Teco expense FY22	G/L Ac	1,687.69	1,687.69	0.00
Total Deposits					1,687.69	1,687.69	0.00
Outstanding Checks							
10/1/2022		JE000018	Outstanding Check# 1063; Kelly Ann Evans		200.00	0.00	200.00
1/18/2024	Payment	1232	NICHOLAS J. DISTER		200.00	0.00	200.00
1/18/2024	Payment	1233	RYAN MOTKO		200.00	0.00	200.00
Total Outstanding Checks.....					**600.00**		**600.00**

Fifth Order of Business

5Bi

SOUTH CREEK SITE INSPECTION REPORT. 2/16/24, 2:08 PM

South Creek. CDD.

Friday, February 16, 2024

Prepared For Board Of Supervisors.

38 Issues Identified

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Gary Schwartz

Alder Green.

Assigned To Steadfast.

The community entrance is clean.

Alder Green.

Assigned To Steadfast.

The South side exit facade is clean and looks good.

Alder Green.

Assigned To Steadfast.

Send an estimate for all missing plant material on Alder Green.

Alder Green.

Assigned To Steadfast.

Heading West on the South sidewalk looks good.

Alder Green.

Assigned To District manager.

Curbing damage.

Alder Green.

Assigned To Steadfast.

The curbing is scuffed.

Alder Green.

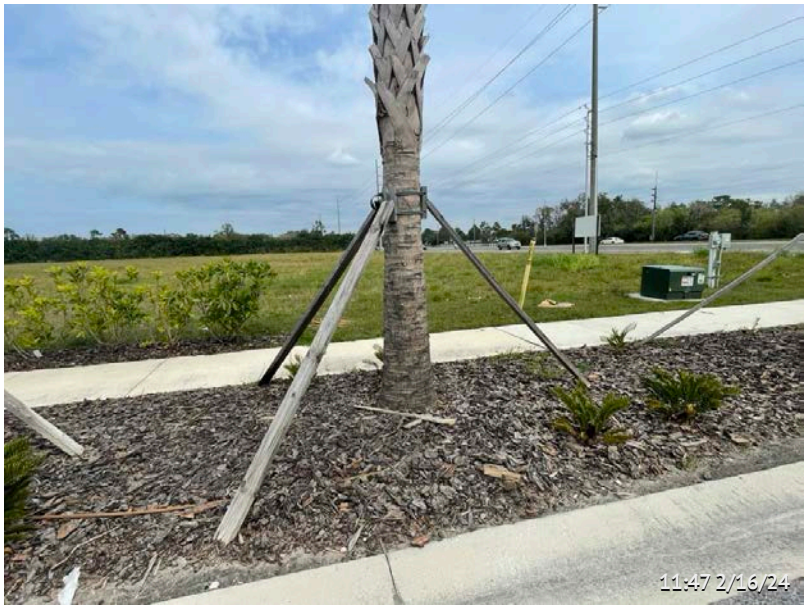
Assigned To Steadfast.

Treat the crack weeds.

Alder Green.

Assigned To Steadfast.

Heading West on the North sidewalk looks good.



Alder Green.

Assigned To Steadfast.

Send an estimate to remove & dispose the tree bracing throughout the community.

Alder Green.

Assigned To Steadfast.

Send an estimate if needed to trim any dead or hanging palm frond.

Alder Green.

Assigned To District Manager.

Newly installed vinyl fencing that separates the the day care property and the CDD.

Simmons Loop.

Assigned To Steadfast.

Heading East on the sidewalk looks good overall. The are multiple shopping carts left on the turf.

Buttress Oaks.

Assigned To Steadfast.

Heading South on the sidewalk looks good.

Buttress Oaks.

Assigned To Steadfast.

Send an estimate to fill-in with topsoil and Bahia turf.

Alder Green.

Assigned To District manager.

Future site development.

Alder Green.

Assigned To Steadfast.

Trim the grass runners on the sidewalk.

Buttress Oaks.

Assigned To District manager.

Amenity Center road entrance.

Buttress Oaks.

Assigned To District manager.

There are various drain plugs that need to be removed.

Amenity center.

Assigned To District manager.

The parking lot will need turf / landscaping.

Amenity center.

Assigned To Steadfast.

Amenity center build in progress.

Alder Green.

Assigned To District manager.

The mailboxes are clean and look good.

Alder Green.

Assigned To District manager.

The pump station is clean and looks good.

Shady Preserve.

Assigned To Steadfast.

The entrance is clean and looks good.

Shady Preserve.

Assigned To Steadfast.

The North side engine sign is clean and looks good.

Shady Preserve.

Assigned To Steadfast.

Heading West on the North sidewalk looks good.

Shady Preserve.

Assigned To Steadfast.

The South side entrance sign is clean and looks good.

Shady Preserve.

Assigned To Steadfast.

Blue Daze perennials are lacking fertility. Send an action plan to improve the fertility of the plant.

Shady Preserve.

Assigned To District manager.

Stained sidewalk.

Shady Preserve.

Assigned To Steadfast.

The turf in the dog park looks dry. Check the irrigation and coverage and report your findings back to Inframark.

Steadfast.

Assigned To District manager.

The mailboxes are clean and look good.

Pond # 1.

Assigned To Steadfast.

Significant filamentous algae bloom.

Pond # 2.

Assigned To Steadfast.

There is filamentous algae within the pond.

Pond # 3.

Assigned To Steadfast.

There is a minimal amount of filamentous algae within the pond, but the pond looks good overall.

Pond # 4.

Assigned To Steadfast.

There is a filamentous algae bloom within the pond.

Pond # 5.

Assigned To Steadfast.

The pond looks good.

Pond # 6.

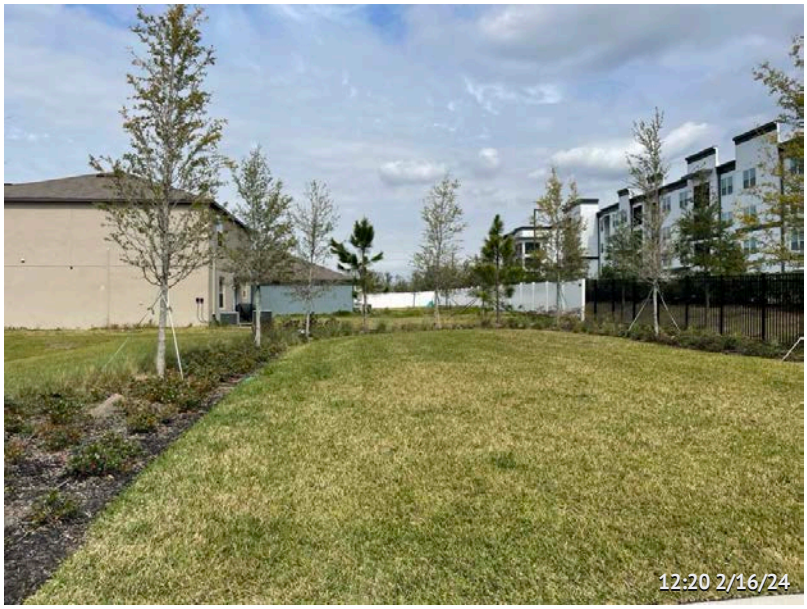
Assigned To Steadfast.

There is filamentous algae within the pond.

Carrara Manor.

Assigned To District manager.

The pump station is clean and looks good.



Poseidon Way.

Assigned To Steadfast.

The pocket park looks good overall.

5Bii

Printed: Feb 12, 2024
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Fax: 813-501-1432
Phone: 844-347-0702

Daily Logs List

Jan 26, 2024

Job: SE1214 South Creek CDD RAM
Title:
Added By: David Smeltz
Log Notes:
Treated ponds 1,2,3,4,5,6 for grasses and algae
(Picked up trash)
Weather Conditions:
Partly Cloudy with Light Rain Showers

Fri, Jan 26, 2024, 12:00 AM

82° F
68° F

Wind: 10 mph
Humidity: 94%
Total Precip: 0"

Attachments: 2

South Creek CDD Aquatics

Inspection Date:

2/28/2024 10:45 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

This pond is experiencing a mild algae bloom. In the north end of the pond there is a build up of algae as well as some scattered algae in other areas of the pond. Our technician was on site upon this inspection and heavily targeted this area. Typically after treatment it will take 7-10 days for the algae to begin to dissipate. Our technician will continue to monitor the condition of this pond with the goal in mind of eradicating the algae fully.

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

SITE: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond is in great condition. Majority of the pond is clear of algae and nuisance species. However, some algae has started to form on parts of the ponds perimeter. Technician has addressed and treated, which should start to decay soon. We will continue to monitor and treat accordingly.

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

Inspection Report

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Majority of this pond still remains clear, but there is some minor scattered algae growth present. Nuisance grasses that were present on the shorelines have been addressed and are actively decaying. Routine maintenance and monitoring will occur here.

WATER: ✕ Clear Turbid Tannic

ALGAE: N/A ✕ Subsurface Filamentous ✕ Surface Filamentous Planktonic Cyanobacteria

GRASSES: N/A ✕ Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

✕ Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

This pond is experiencing surface and subsurface algae growth along the perimeter. Some Torpedo grass and Slender Spikerush was also observed. Clearing up unwanted vegetation along the shoreline will be our main goal in this pond moving forward, and we will make sure our technician targets it at full force.

WATER: ✕ Clear Turbid Tannic

ALGAE: N/A ✕ Subsurface Filamentous ✕ Surface Filamentous Planktonic Cyanobacteria

GRASSES: N/A ✕ Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

✕ Torpedo Grass Pennywort Babytears Chara Hydrilla ✕ Slender Spikerush Other:

Inspection Report

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving

Comments:

This pond still has a significant amount of slender spikerush and torpedo grass present. Grasses along the shoreline have been treated and are actively in a state of decay. The pond is clear of surface algae but some subsurface growth was observed. Technician will continue to treat accordingly and attack as much growth as they can.

WATER: ✕ Clear Turbid Tannic

ALGAE: N/A ✕ Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: N/A Minimal ✕ Moderate Substantial

NUISANCE SPECIES OBSERVED:

✕ Torpedo Grass Pennywort Babytears Chara Hydrilla ✕ Slender Spikerush Other:

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond is in great condition. Very minor amounts of torpedo grass starting to creep into the pond. Our technician has addressed this growth and it should begin to decay soon. Routine maintenance and monitoring will occur here.

WATER: ✕ Clear Turbid Tannic

ALGAE: ✕ N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: N/A ✕ Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

✕ Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

Inspection Report

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

Inspection Report

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

MANAGEMENT SUMMARY

81

With the arrival of March, the changing weather has affected the ponds at South Creek. The series of cold snaps have been broken, and warm temperatures are starting to occur more often during the day. Rain events have been exceedingly rare in the past few months, which has lowered water levels throughout the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae sticks around longer between treatment events, this is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in great or good condition during the time of this inspection. Algae is still present in moderate amounts and will be a main target going forward for our technicians. Due to low water levels, some sections of the beds and pond banks are exposed, which gives us the ability to treat areas we usually can't and better prepare ourselves for the spring. Our technician was on site during this inspection and targeted the algae that was formed and beginning to form in the ponds. In the upcoming visits our technicians will continue to monitor all waterways closely and will treat any new growth that pops up.

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 overgrown littoral areas.

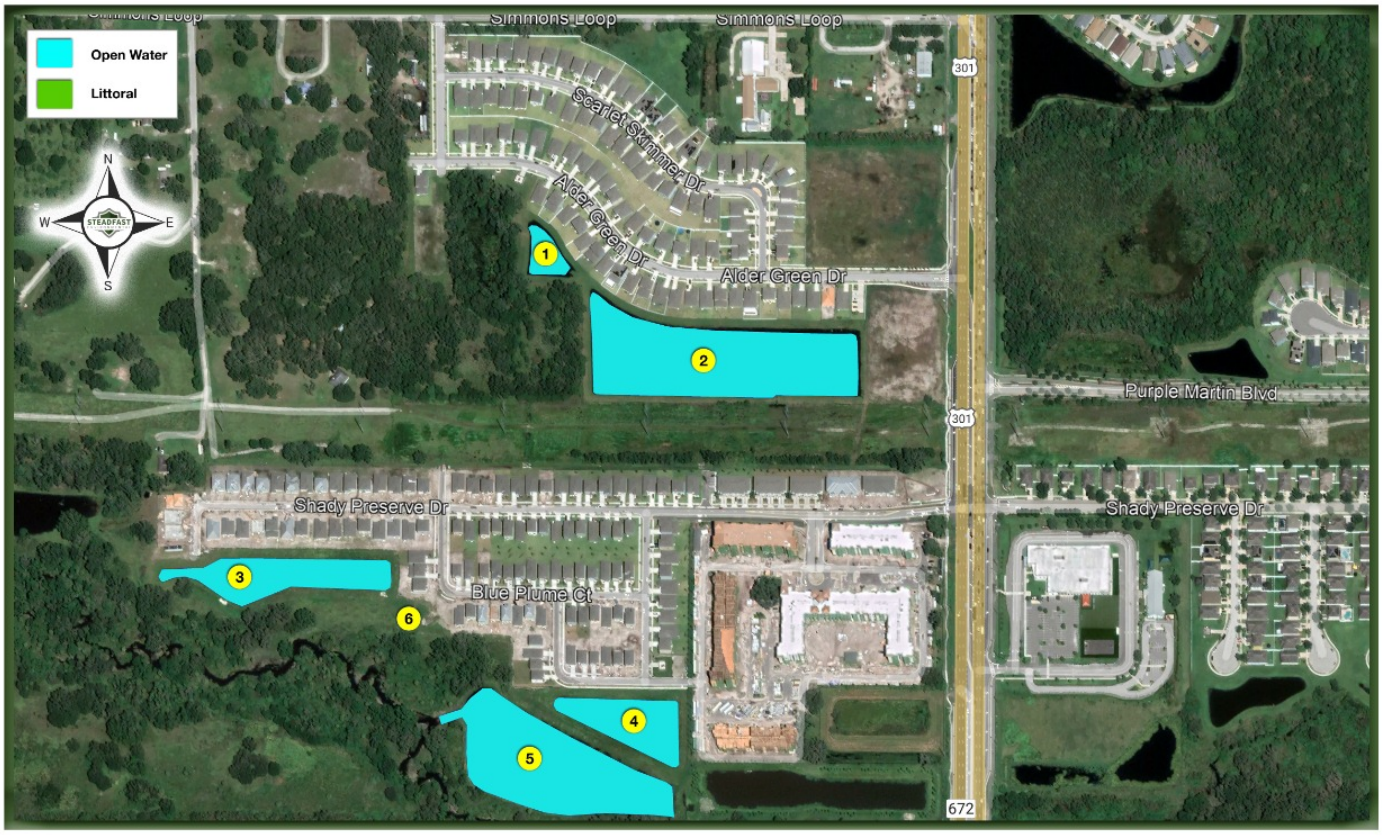
Avoid overtreating ponds, to prevent fish kills or toxic blooms.

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: