

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

APRIL 4, 2024

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

South Creek Community Development District

Agenda Page 2

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, April 4, 2024, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **April 4, 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 Teams Meeting

Meeting ID: 269 799 195 597 **Passcode:** GENVe4

Dial-in by Phone

Phone +1 646-838-1601 **Pin:** 449 962 322#

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 2024-04; Amendment of the District Boundaries
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the March 7, 2024, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures February 2024
 - C. Acceptance of the Financials and Approval of the Check Register for February 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 May 2, 2024, at 2:00 p.m.

Third Order of Business

3A.

RESOLUTION NO. 2024-04

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE BOUNDARIES OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the South Creek Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the South Creek Community Development District (the "**Petition**") for the area described in **Exhibit "A"** attached hereto.

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves the amendment of the District boundaries, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Hillsborough County, Florida.

2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Hillsborough County, Florida.

3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON APRIL 4, 2024.

Attest:

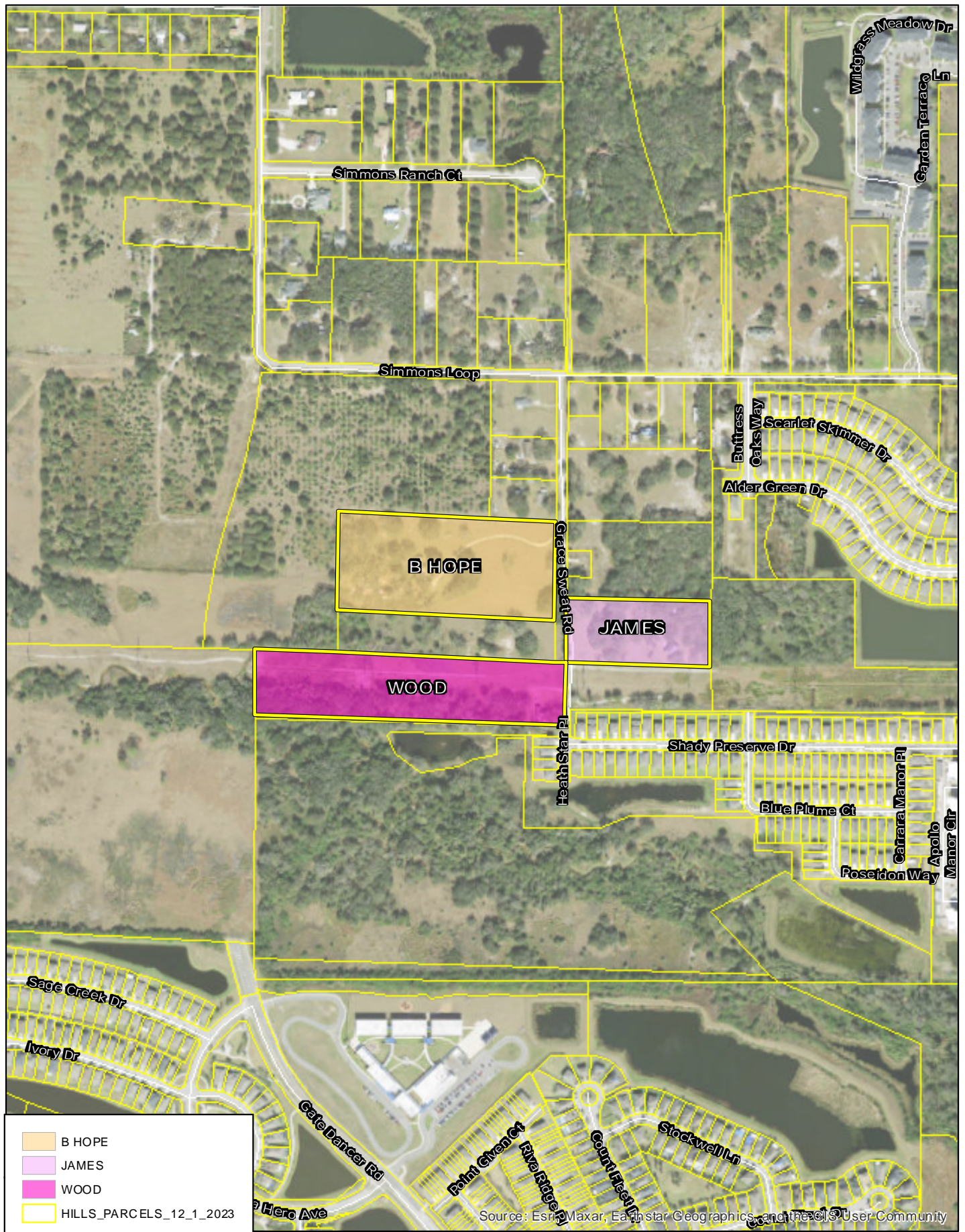
**South Creek Community
Development District**

Name: _____
Secretary/Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit “A”

(Attach Legal/Sketch)



0 1,000 2,000 4,000 Feet

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, March 7, 2024, and called to order at 3:13 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 |
| 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

Business Items

A. Consideration of Resolution 2024-03; Adopting the Final Terms of the Series 2024 Bonds

The Board reviewed the Resolution.

| |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-03 Adopting the Final Terms of the Series 2024 Bonds, was adopted. 5-0 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the March 7, 2024, Regular Meeting

B. Consideration of Operation and Maintenance Expenditures January 2024

C. Acceptance of the Financials and Approval of the Check Register for January 2024

The Board reviewed the consent agenda.

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

FIFTH ORDER OF BUSINESS

Vendor and Staff Reports

A. District Counsel

Ms. Hopkinson suggested to add to the next meeting agenda, the conveyance of EPG property to Lennar and a resolution for a petition to convey property to the District.

B. District Manager

i. Field Inspections Report

ii. Aquatics Report

A discussion ensued regarding change of meeting date for July 4, 2024 to July 11, 2024, due to holiday. The Board agreed to the changes.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, change the meeting date schedule for July 4 to July 11, 2024, due to holiday, was approved. 5-0

C. District Engineer

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Ms. Campagna seconded by Mr. de la Ossa, 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 | | | | |
| CITY-WIDE CLEANING LLC | 18425 | \$215.00 | | CLEANING - JANUARY 2024 |
| INFRAMARK LLC | 110074 | \$93.75 | | DISTRICT INVOICE FEBRUARY 2024 |
| INFRAMARK LLC | 110657 | \$4.41 | \$98.16 | DISTRICT SERVICES FEBRUARY 2024 |
| STEADFAST CONTRACTORS ALLIANCE | SM-11108 | \$5,059.67 | | LANDSCAPE MAINT. - FEBRUARY 2024 |
| STEADFAST CONTRACTORS ALLIANCE | SM-9111 2 | \$3,188.67 | \$8,248.34 | LANDSCAPE MAINT. - JUNE 2023 |
| Monthly Contract Subtotal | | \$8,561.50 | | |
| Variable Contract | | | | |
| CARLOS DE LA OSSA | CDLO 020124 | \$200.00 | | SUPERVISOR FEE - 02/01/24 |
| KELLY ANN EVANS | KE 020124 | \$200.00 | | SUPERVISOR FEE - 02/01/24 |
| LORI A. CAMPAGNA | LC 020124 | \$200.00 | | SUPERVISOR FEE - 02/01/24 |
| NICHOLAS J. DISTER | ND 020124 | \$200.00 | | SUPERVISOR FEE - 02/01/24 |
| RYAN MOTKO | RM 020124 | \$200.00 | | SUPERVISOR FEE - 02/01/24 |
| Variable Contract Subtotal | | \$1,000.00 | | |
| Utilities | | | | |
| BOCC - HILLSBOROUGH COUNTY | 5140 011924 ACH | \$17.33 | | WATER - 12/15/23-01/16/24 |
| BOCC - HILLSBOROUGH COUNTY | 5140 022024 ACH | \$17.34 | \$34.67 | WATER - 01/16/24-02/20/24 |
| TECO | 0321 020724 ACH | \$3,776.05 | | ELECTRIC - 01/04/24-02/01/24 |
| TECO | 4853 020724 ACH | \$105.56 | | ELECTRIC - 01/04/24-02/01/24 |
| TECO | 6141 022124 ACH | \$199.26 | \$4,080.87 | ELECTRIC - 01/18/24-02/15/24 |
| Utilities Subtotal | | \$4,115.54 | | |
| Regular Services | | | | |
| SOUTH CREEK CDD | 02022024-01 | \$354.10 | | SERIES 2021 FY24 TAX DIST ID INT 02/02/2024 |
| SPEAREM ENTERPRISES LLC | 5985 | \$200.00 | | POND CLEAN UP |
| STRALEY ROBIN VERICKER | 24087 | \$3,968.50 | | GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/31/24 |
| Regular Services Subtotal | | \$4,522.60 | | |
| Additional Services | | | | |
| Additional Services Subtotal | | \$0.00 | | |
| TOTAL | | \$18,199.64 | | |

SOUTH CREEK CDD

Summary of Operations and Maintenance Invoices

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

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

INVOICE NO. 18425

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479


TO:

1/31/24

DATE:

Seath Creek CDP
2005 Par Am Circle
Suite 300
Tampa, FL

[illegible]



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: February 2024

INVOICE#
#110074

CUSTOMER ID
C2311

PO#

DATE
2/6/2024

NET TERMS
Net 30

DUE DATE
3/7/2024

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------------------|-----|-----|----------|--------|-----------------|
| Accounting Services | 1 | Ea | 291.67 | | 291.67 |
| Dissemination Services | 1 | Ea | 700.00 | | 700.00 |
| 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 | | | | | 3,460.42 |

| | |
|------------------|------------|
| Subtotal | \$3,460.42 |
| Tax | \$0.00 |
| Total Due | \$3,460.42 |

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

INVOICE#
#110657

CUSTOMER ID
C2311

PO#

DATE
2/27/2024

NET TERMS
Net 30

DUE DATE
3/28/2024

Services provided for the Month of: February 2024

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------|-----|-----|------|--------|-------------|
| Postage | 7 | Ea | 0.63 | | 4.41 |
| Subtotal | | | | | 4.41 |

| | |
|------------------|--------|
| Subtotal | \$4.41 |
| Tax | \$0.00 |
| Total Due | \$4.41 |

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.



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

Invoice

| Date | Invoice # |
|----------|-----------|
| 2/1/2024 | SM-11108 |

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 |



Steadfast Contractors Alliance, LLC

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

Invoice

| Date | Invoice # |
|----------|-----------|
| 6/1/2023 | SM-9111 |

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 |
| | | | | | |
| | Credit of \$1,871.00 from previous overpayment recived for May (SM-8778) services - applied to June (SM-9111) invoice for services. | | 0.00 | | 0.00 |

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

| | |
|--------------------|-------------------|
| Total | \$5,059.67 |
| Payments/Credits | -\$1,871.00 |
| Balance Due | \$3,188.67 |

SOUTH CREEK CDD**CDLO 020124****MEETING DATE: February 01, 2024****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 CDDMEETING DATE: February 01, 2024

KE 020124

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**LC 020124****MEETING DATE: February 01, 2024****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: February 01, 2024

ND 020124

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: February 01, 2024

RM 020124

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 |



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|-----------------|----------------|------------|------------|
| SOUTH CREEK CDD | 6591965140 | 01/19/2024 | 02/09/2024 |

Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702128900 | 12/15/2023 | 7142 | 01/16/2024 | 7144 | 1 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|-------------------------|---------|
| Customer Service Charge | \$5.63 |
| Water Base Charge | \$11.70 |

Summary of Account Charges

| | |
|--------------------------|----------------|
| Previous Balance | \$17.34 |
| Net Payments - Thank You | \$-17.34 |
| Total Account Charges | \$17.33 |

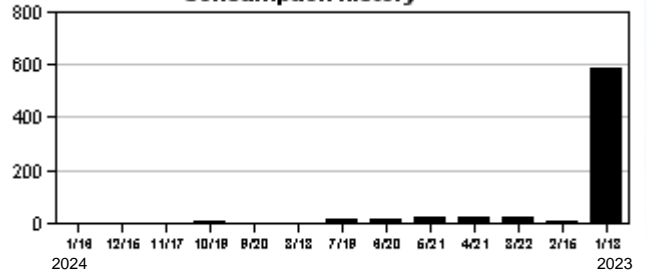
| | |
|-------------------|----------------|
| AMOUNT DUE | \$17.33 |
|-------------------|----------------|

Important Message

This account has ACH payment method

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on [HCFLGov.net/WaterRestrictions](https://www.hcflgov.net/WaterRestrictions) or call (813) 275-7094.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6591965140



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://www.hcflgov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.hcflgov.net/Water)



THANK YOU!



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

5,996 8

| | |
|--------------------|------------|
| DUE DATE | 02/09/2024 |
| AMOUNT DUE | \$17.33 |
| AMOUNT PAID | |

0065919651409 00000017335



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|-----------------|----------------|------------|------------|
| SOUTH CREEK CDD | 6591965140 | 02/20/2024 | 03/12/2024 |

Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 1 of 1

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 702128900 | 01/16/2024 | 7144 | 02/20/2024 | 7146 | 2 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------|---------|
| Customer Service Charge | \$5.63 |
| Purchase Water Pass-Thru | \$0.01 |
| Water Base Charge | \$11.70 |

Summary of Account Charges

| | |
|--------------------------|----------|
| Previous Balance | \$17.33 |
| Net Payments - Thank You | \$-17.33 |
| Total Account Charges | \$17.34 |

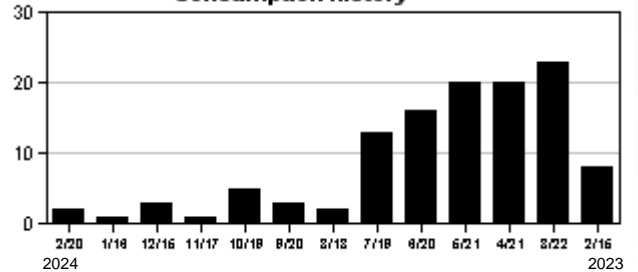
| | |
|------------|---------|
| AMOUNT DUE | \$17.34 |
|------------|---------|

Important Message

This account has ACH payment method

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on [HCFLGov.net/WaterRestrictions](https://www.hcflgov.net/WaterRestrictions) or call (813) 275-7094.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6591965140



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://www.hcflgov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.hcflgov.net/Water)



THANK YOU!



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

1,356 8

| | |
|-------------|------------|
| DUE DATE | 03/12/2024 |
| AMOUNT DUE | \$17.34 |
| AMOUNT PAID | |

0065919651409 00000017343



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

Statement Date: February 07, 2024
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Amount Due: \$3,776.05

Due Date: February 28, 2024

Account #: 221008480321

DO NOT PAY. Your account will be drafted on February 28, 2024

Account Summary

| | |
|------------------------------------------|-------------------|
| Previous Amount Due | \$3,450.40 |
| Payment(s) Received Since Last Statement | -\$3,450.40 |
| Current Month's Charges | \$3,776.05 |

Amount Due by February 28, 2024 \$3,776.05

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



Scan here to view
your account online.

An audit you can look forward to.

Schedule a FREE energy audit and
one of our certified auditors will
identify ways you can save energy
and money.

TampaElectric.com/BizSave

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



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

Account #: 221008480321

Due Date: February 28, 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.

Amount Due: \$3,776.05

Payment Amount: \$ _____

651384061364

Your account will be
drafted on February 28, 2024

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

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

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



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

Account #: 221008480321
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Service Period: Jan 11, 2024 - Feb 01, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

| | | |
|--|-----------------------------------------------------------------|-----------------|
| | Electric Charges | |
| | Lighting Service Items LS-2 (Bright Choices) for 22 days | |
| | Lighting Energy Charge | \$0.00 |
| | Monthly Charge | \$325.65 |
| | 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 | \$325.65 |

Billing information continues on next page →

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

Ways To Pay Your Bill

| | | | | | |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------|
| | Bank Draft Visit TECOaccount.com 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 Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. |
| | Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged. | | Phone Toll Free: 866-689-6469 | | All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111 |

Contact Us

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

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




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

Account #: 221008480321
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Service Period: Jan 04, 2024 - Feb 01, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

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

Billing information continues on next page ➡

Account #: 221008480321
Statement Date: February 07, 2024
Charges Due: February 28, 2024




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

Service Period: Jan 04, 2024 - Feb 01, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

| | |
|-----------------------------------------------------------------------------------------------------------|-------------------|
|  Electric Charges | |
| Lighting Service Items LS-2 (Bright Choices) for 29 days | |
| Lighting Energy Charge | \$0.00 |
| Monthly Charge | \$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 | \$3,776.05 |
|--------------------------------------|-------------------|

**Service For:**

10441 ALDER GREEN DR
SOLAR, RIVERVIEW, FL 33578-6276

Account #: 221008480321**Statement Date: February 07, 2024****Charges Due: February 28, 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.

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

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 07, 2024

Amount Due: \$105.56

Due Date: February 28, 2024

Account #: 211024964853

DO NOT PAY. Your account will be drafted on February 28, 2024

Account Summary

Current Service Period: January 04, 2024 - February 01, 2024

Previous Amount Due \$34.30

Payment(s) Received Since Last Statement -\$34.30

Current Month's Charges \$105.56

Amount Due by February 28, 2024 \$105.56

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 **5150% higher** than the same period last year.



Your average daily kWh used was **950% higher** than it was in your previous period.



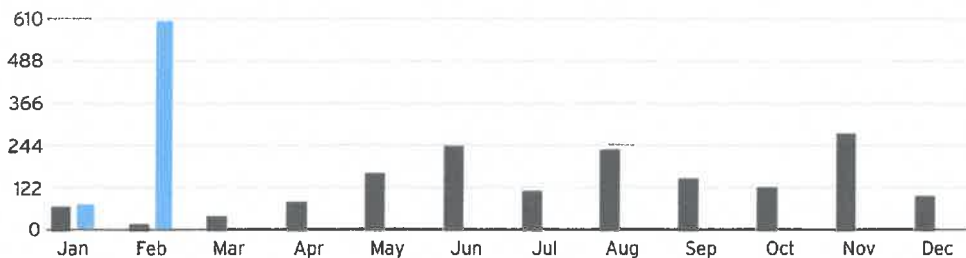
Scan here to view your account online.

An audit you can look forward to.

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

Monthly Usage (kWh)



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



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

Received

FEB 12



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.

Account #: 211024964853

Due Date: February 28, 2024

Amount Due: \$105.56

Payment Amount: \$ _____

650149524038

Your account will be
drafted on February 28, 2024

00003360 FTECO102072423375110 00000 03 00000000 17915 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.



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

Account #: 211024964853
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Meter Read

Meter Location: IRRIGATION/WELL

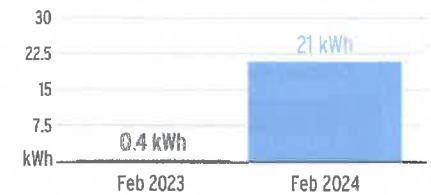
Service Period: Jan 04, 2024 - Feb 01, 2024

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000846368 | 02/01/2024 | 4,589 | | 3,986 | | 603 kWh | 1 | 29 Days |

Charge Details

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.

| Electric Charges | | |
|-----------------------------------|-------------------------|-----------------|
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 603 kWh @ \$0.08192/kWh | \$49.40 |
| Fuel Charge | 603 kWh @ \$0.03843/kWh | \$23.17 |
| Storm Protection Charge | 603 kWh @ \$0.00775/kWh | \$4.67 |
| Clean Energy Transition Mechanism | 603 kWh @ \$0.00427/kWh | \$2.57 |
| Storm Surcharge | 603 kWh @ \$0.00225/kWh | \$1.36 |
| Florida Gross Receipt Tax | | \$2.64 |
| Electric Service Cost | | \$105.56 |

Total Current Month's Charges

\$105.56

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

Ways To Pay Your Bill

Bank Draft
Visit [TECOaccount.com](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)

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

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.

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

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

Contact Us

Online: [TampaElectric.com](https://www.tampaelectric.com)
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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



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

Statement Date: February 21, 2024
Agenda Page 34

Amount Due: \$199.26

Due Date: March 13, 2024

Account #: 221008846141

DO NOT PAY. Your account will be drafted on March 13, 2024

Account Summary

Current Service Period: January 18, 2024 - February 15, 2024

| | |
|------------------------------------------|----------|
| Previous Amount Due | \$53.22 |
| Payment(s) Received Since Last Statement | -\$53.22 |

| | |
|-------------------------|----------|
| Current Month's Charges | \$199.26 |
|-------------------------|----------|

| | |
|------------------------------|----------|
| Amount Due by March 13, 2024 | \$199.26 |
|------------------------------|----------|

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 **27.78% lower** than the same period last year.

Your average daily kWh used was **116.67% higher** than it was in your previous period.



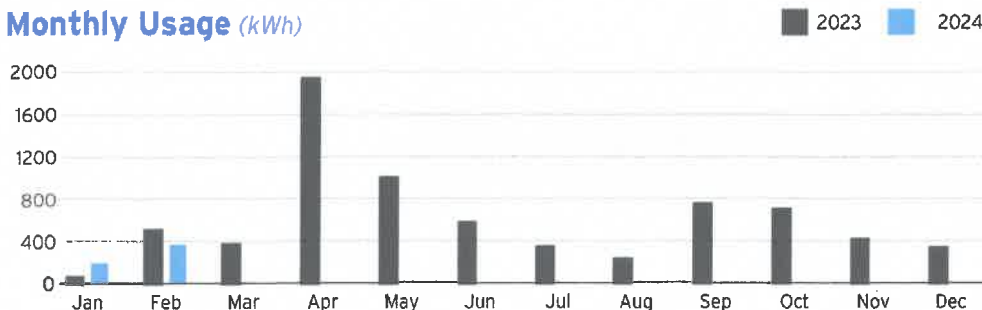
Scan here to view your account online.

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

Monthly Usage (kWh)



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



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

Received
FEB 26

Account #: 221008846141

Due Date: March 13, 2024

Amount Due: \$199.26

Payment Amount: \$ _____

666198786109

Your account will be drafted on March 13, 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.

00005948 FTECO102212423055910 00000 02 00000000 12853 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.



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

Agenda Page 35

Account #: 221008846141
Statement Date: February 21, 2024
Charges Due: March 13, 2024

Meter Read

Service Period: Jan 18, 2024 - Feb 15, 2024

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| 1000877781 | 02/15/2024 | 7,821 | 7,452 | | 369 kWh | 1 | 29 Days |

Charge Details

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.

Electric Charges

| | | |
|-----------------------------------|-------------------------|---------|
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 369 kWh @ \$0.08192/kWh | \$30.23 |
| Fuel Charge | 369 kWh @ \$0.03843/kWh | \$14.18 |
| Storm Protection Charge | 369 kWh @ \$0.00775/kWh | \$2.86 |
| Clean Energy Transition Mechanism | 369 kWh @ \$0.00427/kWh | \$1.58 |
| Storm Surcharge | 369 kWh @ \$0.00225/kWh | \$0.83 |
| Florida Gross Receipt Tax | | \$1.83 |

Electric Service Cost

\$73.26

Other Fees and Charges

| | |
|-------------------------------------|-----------------|
| Electric Security Deposit | \$126.00 |
| Total Other Fees and Charges | \$126.00 |

Total Current Month's Charges

\$199.26

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

Ways To Pay Your Bill

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

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

CHECK REQUEST FORM
South Creek

Date: 2/2/2024

Invoice#: 02022024-01

Vendor#: V00017

Vendor Name: South Creek

Pay From: Truist Acct# 5561

Description: Series 2021 - FY 24 Tax Dist ID Int 02/02/2024

Code to: 200.103200.1000

Amount: \$354.10

Requested By: 2/2/2024
Teresa Farlow

SOUTH CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 2/2/2024
Check Amount **\$354.10**
Payable To South Creek CDD
Check Description Series 2021 - FY 24 Tax Dist. ID Int 2/2/24
Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

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

SOUTH CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

| Dollar Amounts | Fiscal Year 2024 Percentages |
|----------------|------------------------------|
| 201,982.80 | 38.277% |
| 325,699.83 | 61.723% |
| 527,682.63 | 100.0000% |

Net O&M
Net DS
Net Total

99%

| Date Received | Amount Received | 38.28% | | 61.72% | | Proof | Distribution Number & Date Transferred | Payments (CDD check#) |
|-------------------------------------------|-----------------|------------------------------------------------------|--------------------------------------------------|---------------------------------------------|-----------------------------------------|-------|-------------------------------------------|-----------------------|
| | | Raw Numbers Operations Revenue, Occupied Units | Rounded Operations Revenue, Occupied Units | Raw Numbers 2021 Debt Service Revenue | Rounded 2021 Debt Service Revenue | | | |
| 11/8/2023 | 2,431.50 | 930.71 | 930.71 | 1,500.79 | 1,500.79 | - | 644 | 1214 |
| 11/17/2023 | 17,345.03 | 6,639.21 | 6,639.21 | 10,705.82 | 10,705.82 | - | 646 | 1221 |
| 11/22/2023 | 6,808.19 | 2,605.99 | 2,605.99 | 4,202.20 | 4,202.20 | - | 647 | 1221 |
| 12/5/2023 | 18,480.43 | 7,073.81 | 7,073.81 | 11,406.62 | 11,406.62 | - | 649 | 1221 |
| 12/7/2023 | 471,395.54 | 180,437.61 | 180,437.61 | 290,957.93 | 290,957.93 | - | 651 | 1221 |
| 12/15/2023 | 7,294.49 | 2,792.14 | 2,792.14 | 4,502.35 | 4,502.35 | - | 652 | 1221 |
| 2/2/2024 | 573.69 | 219.59 | 219.59 | 354.10 | 354.10 | - | Int 2/2/24 | |
| | | - | - | - | - | - | | |
| | | - | - | - | - | - | | |
| | | - | - | - | - | - | | |
| | | - | - | - | - | - | | |
| | | - | - | - | - | - | | |
| | | - | - | - | - | - | | |
| | | - | - | - | - | - | | |
| | | - | - | - | - | - | | |
| | | - | - | - | - | - | | |
| TOTAL | 524,328.87 | 200,699.07 | 200,699.06 | 323,629.80 | 323,629.81 | - | | |
| Net Total on Roll | 527,682.63 | | 201,982.80 | | 325,699.83 | | | |
| Collection Surplus / (Deficit) | (3,353.76) | | (1,283.74) | | (2,070.02) | | | |



| Distribution of Interest Earned on Investments for the Quarter Ending December 31, 2023 | | | 02/02/2024 |
|-----------------------------------------------------------------------------------------|----------------|----------------------------------------|-----------------|
| Distribution Category | Act System Num | Funding Agency | Distributed Amt |
| Bank Interest | DD0153 | BELMONT II CDD | 2,286.67 |
| Bank Interest | DD0154 | FISHHAWK RANCH CDD | 6,557.93 |
| Bank Interest | DD0155 | LYNWOOD CDD | 827.70 |
| Bank Interest | DD0156 | RHODINE ROAD NORTH CDD | 1,341.17 |
| Bank Interest | DD0157 | NORTH PARK ISLE CDD | 1,248.20 |
| Bank Interest | DD0158 | BELMOND RESERVE CDD | 1,487.77 |
| Bank Interest | DD0159 | HAWKSTONE CDD | 1,659.11 |
| Bank Interest | DD0160 | BERRY BAY CDD | 1,671.31 |
| Bank Interest | DD0161 | SOUTH CREEK CDD | 573.69 |
| Bank Interest | DD0163 | VARREA SOUTH CDD | 309.68 |
| Bank Interest | DD0165 | MANGROVE POINT AND MANGROVE MANOR CDD | 635.83 |
| Bank Interest | DD0170 | WATERSET SOUTH CDD | 666.99 |
| Bank Interest | DF0001 | FLORIDA GREEN FINANCE AUTHORITY | 1,606.99 |
| Bank Interest | DF0002 | FLORIDA RESILIENCY AND ENERGY DISTRICT | 322.35 |
| Bank Interest | DF0003 | FLORIDA PACE FUNDING AGENCY | 385.05 |
| Bank Interest | DF0004 | GREEN CORRIDOR PROPERTY ASSESSMENT | 2,192.49 |
| Bank Interest | DA0002 | Hills Property Appraiser | 0.00 |
| Bank Interest | DC0001 | PORT AUTHORITY | 11,610.12 |
| Bank Interest | DC0003 | SCHOOL - LOCAL | 372,638.37 |
| Bank Interest | DC0003 | SCHOOL - STATE | 522,499.31 |
| Bank Interest | DC0003 | SCHOOL I-SF | 0.18 |
| Bank Interest | DC0002 | HILLS CO TRANSIT AUTHORITY | 73,360.86 |
| Bank Interest | DC0005 | WATER MANAGEMENT | 30,803.35 |
| Bank Interest | DC0005 | WATER MANAGEMENT N | 0.10 |
| Bank Interest | DC0005 | WATER MANAGEMENT A | 0.83 |
| Bank Interest | DC0005 | WATER MANAGEMENT H | 0.50 |

INVOICE

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

spearem.jmb@gmail.com

+1 (813) 997-8101



South Creek

Bill to

South Creek
Inframark
2005 Pan Am Circle
tampa, Florida 33558
United States

Ship to

South Creek
Inframark
2005 Pan Am Circle
tampa, Florida 33558
United States

Invoice details

Invoice no.: 5985
Terms: Net 15
Invoice date: 02/22/2024
Due date: 03/08/2024

| # | Date | Product or service | SKU | Qty | Rate | Amount |
|-------|------|--------------------------------------------------------------------------------------------------------------------------------------|-----|-----|----------|----------|
| 1. | | Labor | | 1 | \$200.00 | \$200.00 |
| | | Ponds one two three and four: Clean up trash and debris around these ponds along the shoreline and the reachable trash in the water. | | | | |
| Total | | | | | | \$200.00 |

Note to customer

Thank You! We Appreciate Your Business.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

February 07, 2024

Client: 001545

Matter: 000001

Invoice #: 24087

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
| 12/12/2023 | KCH | PREPARE TOWING AGREEMENT WITH DIXIE WRECKER; PREPARE TOWING POLICY AND RESOLUTION FOR SAME. | 3.5 | \$1,137.50 |
| 12/20/2023 | WAS | RESEARCH REQUIREMENTS AND OPTIONS FOR STATE MANDATED ETHICS TRAINING FOR BOARD OF SUPERVISORS. | 0.7 | \$227.50 |
| 1/2/2024 | LB | REVIEW CORRESPONDENCE FROM A. TORRES RE RESOLUTION SETTING PUBLIC HEARING ON PARKING AND TOWING POLICY; PREPARE DRAFT RESOLUTION RE SAME; PREPARE DRAFT PUBLICATION AD FOR PUBLIC HEARING ON PARKING AND TOWING POLICY; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE RESOLUTION AND PUBLICATION AD. | 1.2 | \$210.00 |
| 1/2/2024 | KCH | REVIEW RESOLUTION SETTING PUBLIC HEARING AND NOTICE OF PUBLIC HEARING; PREPARE TOWING POLICY AND TOWING RESOLUTION. | 1.5 | \$487.50 |
| 1/3/2024 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.3 | \$112.50 |
| 1/3/2024 | KCH | REVIEW PARKING AND TOWING POLICY; PREPARE TOWING AGREEMENT WITH DIXIE WRECKER; REVIEW BOS MEETING AGENDA AND ATTACHMENTS. | 2.1 | \$682.50 |
| 1/4/2024 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.4 | \$150.00 |
| 1/4/2024 | KCH | PREPARE FOR AND ATTEND BOS MEETING. | 0.4 | \$130.00 |
| 1/17/2024 | LB | PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023. | 0.3 | \$52.50 |
| 1/28/2024 | JMV | PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD DISSEMINATION AGENT. | 0.3 | \$112.50 |

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|----------------------------------------------------------|-------|------------|
| 1/30/2024 | JMV | REVIEW MEMO FROM D. STOCKER; REVIEW POST-CLOSING ISSUES. | 1.5 | \$562.50 |
| 1/31/2024 | KCH | REVIEW AGENDA AND PREP FOR BOS MEETING. | 0.3 | \$97.50 |
| Total Professional Services | | | 12.5 | \$3,962.50 |

DISBURSEMENTS

| Date | Description of Disbursements | Amount |
|-----------------------|------------------------------|--------------|
| 1/31/2024 | Photocopies | \$6.00 |
| Total Disbursements | | \$6.00 |
| Total Services | | \$3,962.50 |
| Total Disbursements | | \$6.00 |
| Total Current Charges | | \$3,968.50 |
| Previous Balance | | \$2,574.80 |
| Less Payments | | (\$2,574.80) |
| PAY THIS AMOUNT | | \$3,968.50 |

Please Include Invoice Number on all Correspondence

4C

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

Prepared by:



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SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(In Whole Numbers)

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2021 DEBT SERVICE FUND | SERIES 2024 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 | \$ 161,966 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 161,966 |
| Accounts Receivable - HOA | 215 | - | - | - | - | - | - | 215 |
| Due From Developer | 37,149 | - | - | - | - | - | - | 37,149 |
| Due From Other Funds | 51,337 | - | - | - | 8 | - | - | 51,345 |
| Investments: | | | | | | | | |
| Acq. & Construction - Amenity | - | - | - | 880,239 | - | - | - | 880,239 |
| Acq. & Construction - Other | - | - | - | - | 925,265 | - | - | 925,265 |
| Acq. & Construction Account (Phase 1) | - | - | - | 17,969 | - | - | - | 17,969 |
| Acq. & Construction Account (Phase 2) | - | - | - | 1 | 57,973 | - | - | 57,974 |
| Cost of Issuance (A-2) | - | - | - | - | 24,500 | - | - | 24,500 |
| Reserve Fund | - | 162,850 | - | - | - | - | - | 162,850 |
| Revenue Fund | - | 344,809 | 19 | - | - | - | - | 344,828 |
| Fixed Assets | | | | | | | | |
| Construction Work In Process | - | - | - | - | - | 2,296,282 | - | 2,296,282 |
| Amount To Be Provided | - | - | - | - | - | - | 6,733,088 | 6,733,088 |
| TOTAL ASSETS | \$ 250,667 | \$ 507,659 | \$ 19 | \$ 898,209 | \$ 1,007,746 | \$ 2,296,282 | \$ 6,733,088 | \$ 11,693,670 |
| LIABILITIES | | | | | | | | |
| Accounts Payable | \$ 1,841 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,841 |
| Accounts Payable - Other | 2,340 | - | - | - | - | - | - | 2,340 |
| Bonds Payable | - | - | - | - | - | - | 5,562,088 | 5,562,088 |
| Bonds Payable - Series 2024 | - | - | - | - | - | - | 1,171,000 | 1,171,000 |
| Due To Other Funds | - | 51,337 | 8 | - | - | - | - | 51,345 |
| Deferred Inflow of Resources | 24,843 | - | - | - | - | - | - | 24,843 |
| TOTAL LIABILITIES | 29,024 | 51,337 | 8 | - | - | - | 6,733,088 | 6,813,457 |

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(In Whole Numbers)

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2021 DEBT SERVICE FUND | SERIES 2024 DEBT SERVICE FUND | SERIES 2021 CAPITAL PROJECTS FUND | SERIES 2024 CAPITAL PROJECTS FUND | GENERAL FIXED ASSETS FUND | GENERAL LONG-TERM DEBT FUND | TOTAL |
|----------------------------------------------|-------------------|-------------------------------------|-------------------------------------|--------------------------------------------|--------------------------------------------|---------------------------------|-----------------------------------|----------------------|
| <u>FUND BALANCES</u> | | | | | | | | |
| Restricted for: | | | | | | | | |
| Debt Service | - | 456,322 | 11 | - | - | - | - | 456,333 |
| Capital Projects | - | - | - | 898,209 | 1,007,746 | - | - | 1,905,955 |
| Unassigned: | 221,643 | - | - | - | - | 2,296,282 | - | 2,517,925 |
| TOTAL FUND BALANCES | 221,643 | 456,322 | 11 | 898,209 | 1,007,746 | 2,296,282 | - | 4,880,213 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 250,667 | \$ 507,659 | \$ 19 | \$ 898,209 | \$ 1,007,746 | \$ 2,296,282 | \$ 6,733,088 | \$ 11,693,670 |

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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 |
|--------------------------------------------|-----------------------------|------------------------|-----------------------------|----------------------------------------|
| <u>REVENUES</u> | | | | |
| Special Assmnts- Tax Collector | \$ 201,983 | \$ 200,699 | \$ (1,284) | 99.36% |
| Special Assmnts- CDD Collected | 102,290 | 93,060 | (9,230) | 90.98% |
| TOTAL REVENUES | 304,273 | 293,759 | (10,514) | 96.54% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Supervisor Fees | 10,000 | 3,000 | 7,000 | 30.00% |
| ProfServ-Trustee Fees | 8,200 | - | 8,200 | 0.00% |
| Disclosure Report | 8,400 | 2,367 | 6,033 | 28.18% |
| District Counsel | 4,000 | 6,656 | (2,656) | 166.40% |
| District Engineer | 2,500 | 2,402 | 98 | 96.08% |
| District Manager | 25,000 | 6,875 | 18,125 | 27.50% |
| Accounting Services | 6,100 | 1,458 | 4,642 | 23.90% |
| Auditing Services | 5,250 | - | 5,250 | 0.00% |
| Website Compliance | 1,500 | 1,500 | - | 100.00% |
| Postage, Phone, Faxes, Copies | 500 | 17 | 483 | 3.40% |
| 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 | 469 | 1,031 | 31.27% |
| Dues, Licenses, Subscriptions | 175 | 932 | (757) | 532.57% |
| Total Administration | 80,275 | 28,652 | 51,623 | 35.69% |
| <u>Electric Utility Services</u> | | | | |
| Utility - Electric | 5,000 | 688 | 4,312 | 13.76% |
| Utility - StreetLights | 50,000 | 17,578 | 32,422 | 35.16% |
| Total Electric Utility Services | 55,000 | 18,266 | 36,734 | 33.21% |
| <u>Water Utility Services</u> | | | | |
| Utility - Water | 2,500 | 86 | 2,414 | 3.44% |
| Total Water Utility Services | 2,500 | 86 | 2,414 | 3.44% |
| <u>Garbage/Solid Waste Services</u> | | | | |
| 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 February 29, 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 |
|----------------------------------------------|-----------------------------|------------------------|-----------------------------|----------------------------------------|
| <u>Other Physical Environment</u> | | | | |
| Waterway Management | 7,848 | 2,725 | 5,123 | 34.72% |
| ProfServ - Field Management Onsite Staff | 12,000 | 5,000 | 7,000 | 41.67% |
| Amenity Center Cleaning & Supplies | 1,000 | 430 | 570 | 43.00% |
| Contracts-Janitorial Services | 5,000 | - | 5,000 | 0.00% |
| Contracts-Pools | 5,000 | - | 5,000 | 0.00% |
| Contracts - Landscape | 65,000 | 25,298 | 39,702 | 38.92% |
| 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 | 7,750 | 1,450 | 84.24% |
| 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 | 200 | 800 | 20.00% |
| 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 | 963 | 4,037 | 19.26% |
| 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 | 54,054 | 111,444 | 32.66% |
| TOTAL EXPENDITURES | 304,273 | 101,058 | 203,215 | 33.21% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 192,701 | 192,701 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 28,942 | | |
| FUND BALANCE, ENDING | | \$ 221,643 | | |

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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 |
|----------------------------------------------|-----------------------------|------------------------|-----------------------------|----------------------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 6,507 | \$ 6,507 | 0.00% |
| Special Assmnts- Tax Collector | 325,550 | 323,630 | (1,920) | 99.41% |
| TOTAL REVENUES | 325,550 | 330,137 | 4,587 | 101.41% |
| <u>EXPENDITURES</u> | | | | |
| <u>Debt Service</u> | | | | |
| 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 | - | 231,590 | 231,590 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 224,732 | | |
| FUND BALANCE, ENDING | | \$ 456,322 | | |

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
Series 2024 Debt Service Fund (201)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|----------------------------------------------|-----------------------------|------------------------|-----------------------------|----------------------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 11 | \$ 11 | 0.00% |
| TOTAL REVENUES | - | 11 | 11 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 11 | 11 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | - | | |
| FUND BALANCE, ENDING | | \$ 11 | | |

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

| <u>ACCOUNT DESCRIPTION</u> | <u>ANNUAL ADOPTED BUDGET</u> | <u>YEAR TO DATE ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> | <u>YTD ACTUAL AS A % OF ADOPTED BUD</u> |
|----------------------------------------------|--------------------------------------|--------------------------------|-------------------------------------|-------------------------------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 44,463 | \$ 44,463 | 0.00% |
| TOTAL REVENUES | - | 44,463 | 44,463 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| <u>Construction In Progress</u> | | | | |
| Construction in Progress | - | 2,128,042 | (2,128,042) | 0.00% |
| Total Construction In Progress | - | 2,128,042 | (2,128,042) | 0.00% |
| TOTAL EXPENDITURES | - | 2,128,042 | (2,128,042) | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (2,083,579) | (2,083,579) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 2,981,788 | | |
| FUND BALANCE, ENDING | | \$ 898,209 | | |

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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 |
|----------------------------------------------|-----------------------------|------------------------|-----------------------------|----------------------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 290 | \$ 290 | 0.00% |
| TOTAL REVENUES | - | 290 | 290 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| 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% |
| <u>Debt Service</u> | | | | |
| 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 | - | (123,326) | (123,326) | 0.00% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| 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 | \$ - | \$ 1,007,746 | \$ 1,007,746 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | - | | |
| FUND BALANCE, ENDING | | \$ 1,007,746 | | |

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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 |
|----------------------------------------------|-----------------------------|----------------------------|-----------------------------|----------------------------------------|
| <u>REVENUES</u> | | | | |
| TOTAL REVENUES | - | - | - | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | - | - | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 2,296,282 | | |
| FUND BALANCE, ENDING | | <u>\$ 2,296,282</u> | | |

SOUTH CREEK CDD

Bank Reconciliation

Bank Account No. 5561 TRUIST - GF Operating
Statement No. 02_24
Statement Date 2/29/2024

| | | | |
|----------------------|------------|----------------------|------------|
| G/L Balance (LCY) | 161,965.91 | Statement Balance | 173,183.50 |
| G/L Balance | 161,965.91 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 173,183.50 |
| Subtotal | 161,965.91 | Outstanding Checks | 11,217.59 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 161,965.91 | Ending Balance | 161,965.91 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|---------------------------|---------------|--------------|------------------------------------------|------------|----------------|------------|
| Checks | | | | | | |
| 1/18/2024 | Payment | 1232 | NICHOLAS J. DISTER | 200.00 | 200.00 | 0.00 |
| 2/1/2024 | Payment | 1234 | TIMES PUBLISHING COM | 471.50 | 471.50 | 0.00 |
| 2/7/2024 | Payment | 1235 | ADA SITE COMPLIANCE | 1,500.00 | 1,500.00 | 0.00 |
| 2/7/2024 | Payment | 1236 | INFRAMARK LLC | 3,178.35 | 3,178.35 | 0.00 |
| 2/7/2024 | Payment | 1237 | STEADFAST CONTRACTORS ALLIANCE | 5,544.67 | 5,544.67 | 0.00 |
| 2/7/2024 | Payment | 1238 | SWINE SOLUTIONS LLC | 1,550.00 | 1,550.00 | 0.00 |
| 2/9/2024 | Payment | 1239 | CARLOS DE LA OSSA | 200.00 | 200.00 | 0.00 |
| 2/9/2024 | Payment | 1240 | KELLY ANN EVANS | 200.00 | 200.00 | 0.00 |
| 2/9/2024 | Payment | 1241 | LORI A. CAMPAGNA | 200.00 | 200.00 | 0.00 |
| 2/9/2024 | Payment | 1242 | NICHOLAS J. DISTER | 200.00 | 200.00 | 0.00 |
| 2/9/2024 | Payment | 1244 | SOUTH CREEK CDD | 354.10 | 354.10 | 0.00 |
| 2/12/2024 | Payment | 1245 | CLIFF BERRY INCORPORATED | 500.00 | 500.00 | 0.00 |
| 2/14/2024 | Payment | DD136 | Payment of Invoice 000510 | 17.33 | 17.33 | 0.00 |
| 2/14/2024 | Payment | DD137 | Payment of Invoice 000473 | 53.22 | 53.22 | 0.00 |
| 2/14/2024 | Payment | DD138 | Payment of Invoice 000503 | 105.56 | 105.56 | 0.00 |
| 2/14/2024 | Payment | DD139 | Payment of Invoice 000511 | 3,776.05 | 3,776.05 | 0.00 |
| Total Checks | | | | 18,050.78 | 18,050.78 | 0.00 |
| Deposits | | | | | | |
| 2/2/2024 | | JE000291 | DS Payment tax collector | G/L 573.69 | 573.69 | 0.00 |
| Total Deposits | | | | 573.69 | 573.69 | 0.00 |
| Outstanding Checks | | | | | | |
| 10/1/2022 | | JE000018 | Outstanding Check# 1063; Kelly Ann Evans | 200.00 | 0.00 | 200.00 |
| 1/18/2024 | Payment | 1233 | RYAN MOTKO | 200.00 | 0.00 | 200.00 |
| 2/9/2024 | Payment | 1243 | RYAN MOTKO | 200.00 | 0.00 | 200.00 |
| 2/22/2024 | Payment | 1246 | INFRAMARK LLC | 3,460.42 | 0.00 | 3,460.42 |
| 2/22/2024 | Payment | 1247 | STRALEY ROBIN VERICKER | 3,968.50 | 0.00 | 3,968.50 |
| 2/29/2024 | Payment | 1248 | STEADFAST CONTRACTORS ALLIANCE | 3,188.67 | 0.00 | 3,188.67 |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|-------------------------------|------------------|-----------------|-------------|-----------|-------------------|------------|
| Total Outstanding Checks..... | | | | 11,217.59 | | 11,217.59 |

Fifth Order of Business

5Bi

SOUTH CREEK SITE INSPECTION REPORT. 3/12/24, 3:57 PM

South Creek. CDD.

Tuesday, March 12, 2024

Prepared For Board of supervisors.

37 Issues Identified



Alder Green.

Assigned To Steadfast.

The North side entrance and the South side exit is clean & looks good.



Alder Green.

Assigned To Steadfast.

The South side entrance size clean and looks good.



Alder Green.

Assigned To Steadfast. Juniper replacement plant replacement estimate is needed for the entrance median.



Alder Green.

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



Alder Green.

Assigned To Steadfast.

The North side entrance sign is clean and looks good.



Alder Green.

Assigned To Steadfast.

Heading West on the sidewalk looks good.



Scarlett Skimmer.

Assigned To Steadfast.

Treat the weeds in the rocks.



Buttress Oaks.

Assigned To Steadfast.

Treat the crack weeds.



Buttress Oaks.

Assigned To Steadfast.

Heading South on the sidewalk looks good.



Simmons Loop.

Assigned To Steadfast.

Heading East on the sidewalk looks good.



Buttress Oaks.

Assigned To Steadfast.

Heading South on the street is clean and looks good.



Buttress Oaks.

Assigned To District Manager.

Amenity Center parking lot.



Buttress Oaks.

Assigned To District manager.
The amenity center build in progress.



Buttress Oaks.

Assigned To District manager.
The pool build in progress.



Alder Green.

Assigned To District manager.

The mailbox is clean and looks good.



Alder Green.

Assigned To District manager.

The utility station is clean and looks good.



Shady Preserve.

Assigned To Steadfast.

Heading West on the street is clean and looks good.



Shady Preserve.

Assigned To Steadfast.

The West entrance sign is clean and looks good.



Shady Preserve.

Assigned To Steadfast.

Heading West on the sidewalk looks good.



Shady Preserve.

Assigned To Steadfast.

The East entrance sign is clean and looks good.



Shady Preserve.

Assigned To Steadfast.

Heading West on the sidewalk looks good.



Shady Preserve.

Assigned To District manager.

Street sign repair is needed.



Shady Preserve.

Assigned To Steadfast.

The North side of the dog park looks good.



Shady Preserve

Assigned To Steadfast.

The South side of the dog park looks good.



Shady Preserve.

Assigned To District manager. The mailboxes are clean and look good.



Blue Plume.

Assigned To Steadfast.
The pocket part looks good.



Blue Plume.

Assigned To Steadfast.

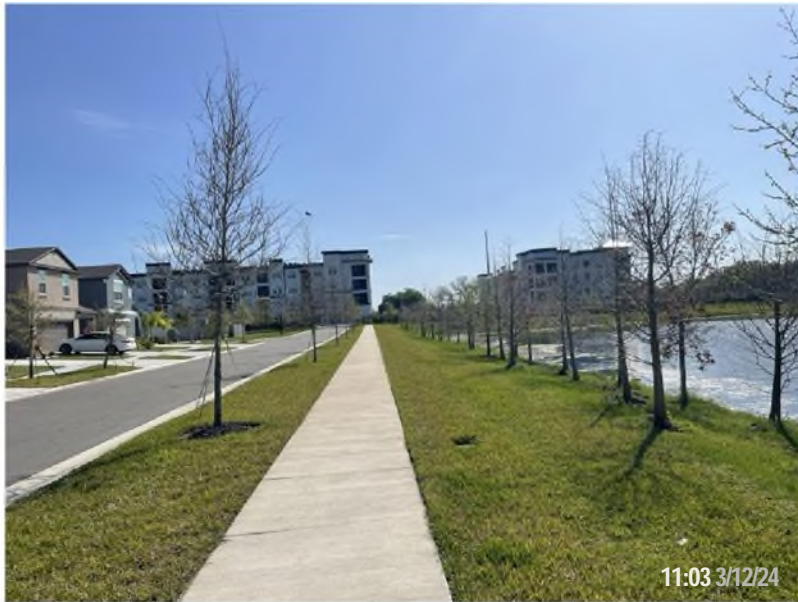
Trim the weeds adjacent to the pond.



Poseidon Way.

Assigned To Steadfast.

Send the irrigation divisions to check this issue.



Poseidon Way.

Assigned To Steadfast.

The turf facility needs improvement.

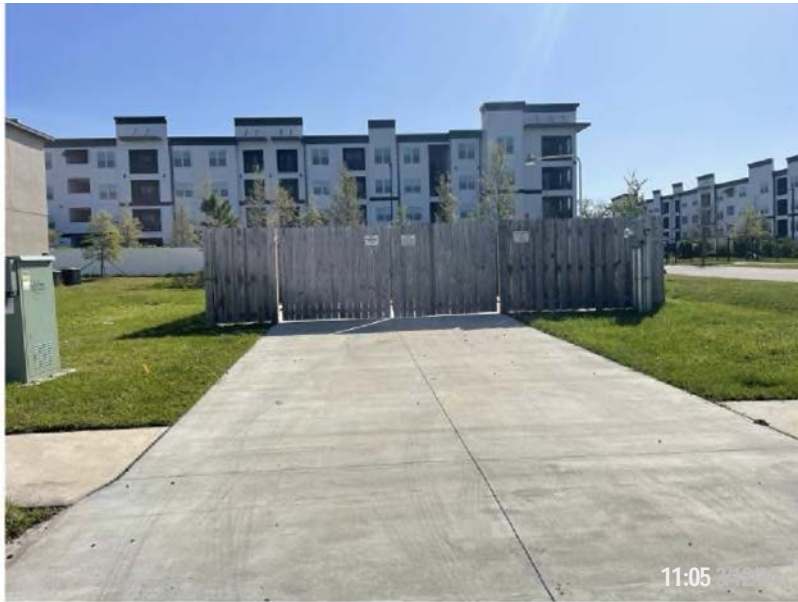


Poseidon Way.

Assigned To Steadfast.

The pocket part looks good overall.

The fertility needs improvement.



Carrara Manor.

Assigned To District manager.

The utility station is clean and looks good.



Pond # 1.

Assigned To Steadfast.

The pond looks good.



Pond # 2.

Assigned To Steadfast.

The pond looks good.



Pond # 3.

Assigned To Steadfast.

The pond looks good.



Pond # 4

Assigned To Steadfast.

The filamentous algae in the pond is dead.



Pond # 5.

Assigned To Steadfast.

The pond looks good.



Pond # 6.

Assigned To Steadfast.

The pond looks good.

**NO RESPONSES RECEIVED
FROM VENDORS**

5Bii



South Creek CDD Aquatics

Inspection Date:

3/27/2024 10:45 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 1

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

The algae that was present in last months report has cleared up and is no longer present. This pond is in excellent condition. Our technician will continue to monitor this pond and address any new growth that may arise.

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

SITE: 2

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is also in excellent condition. The algae in this pond also has been cleared up since March's report. Routine maintenance and monitoring will occur here.

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

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. Most of the scattered algae that is present within the pond is in a decaying state and is on its way out. Some torpedo grass is still present along parts of the ponds perimeter. During the upcoming visit our technician will make sure to retreat for the algae and also address the torpedo grass.

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

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Most of the subsurface growth within the pond has been treated for and is no longer present. The surface algae present within the pond has been treated for and is actively decaying but more treatments will be necessary to clear up fully. Our technician will reapply treatment geared towards the algae in the upcoming visit.

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

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

No surface algae was observed within the pond. Nuisance grasses along the ponds perimeter have been treated for. There is still some subsurface growth occurring within the pond. This will be our technicians main focus in upcoming treatments.

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

SITE: 6

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Very minor amount of torpedo grass observed. Our technician will address in the next visit.

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

MANAGEMENT SUMMARY



With the conclusion of March almost here, the changing weather has rapidly shifted the conditions affecting the South Creek ponds. The series of cold snaps has been broken, and we are starting to see increasingly warm temperatures. Rain events are becoming more common, but are currently erratic, which has lowered water levels in some areas of the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that 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 excellent or great condition on this most recent visit. Nuisance grasses were noted in some ponds and will continue to be treated accordingly. Due to low water levels, some sections of the beds and pond banks are exposed, and are experiencing grass growth. Algae is the main enemy at this time of year, with lowered water levels and sudden increase in temperature. This will be the main target moving forward for our technicians, as we move towards the warmer spring months.

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:

