

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 04, 2024

AGENDA PACKAGE



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, January 04, 2024 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held January 04, 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 Towing Agreement
 - B. Consideration of Resolution 2024 - 01; Setting Public Hearing for Towing Rules and Policy
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the November 02, 2023 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures October-November 2023
 - C. Acceptance of the Financials and Approval of the Check Register for November 2023
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspections Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

*Next regularly scheduled meeting is February 01, 2024 at 2:00 p.m.

Third Order of Business

3A.

DIXIE WRECKER SERVICE

3426 N 15TH ST TAMPA, FL 33605

PH: 813-368-6910 EMAIL: DIXIEWRECKER55@GMAIL.COM

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 DIXIE WRECKER SERVICE, PROMISES TO PROVIDE 24 HOUR SERVICE TO

Date: _____ Name of Location: _____
 Address: _____
 Phone: _____ Email: _____ Alt Phone: _____
 Contact Name(s): _____

TO THE BEST OF ITS KNOWLEDGE, DIXIE WRECKER SERVICE HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.

ANY AND ALL VEHICLES WILL BE TOWED TO DIXIE WRECKER SERVICE STORAGE FACILITIES LOCATED AT 3426 N 15TH ST TAMPA, FL 33605 . ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND AFTER BEING TOWED WILL BE LOGGED INTO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS DIXIE WRECKER SERVICE . IS GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM DIXIE WRECKER SERVICE WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.

PLEASE CHECK THE APPROPRIATE REASON FOR TOW **(CHECK ALL THAT APPLIES).**

FIRE LANE _____	LEAKING FLUID _____
GARBAGE AREA _____	FLAT OR MISSING TIRE _____
DOUBLE PARKED _____	ILLEGALLY PARKED _____
COMMERCIAL _____	JUNK! ABANDONED VEHICLE _____
EXPIRED TAG _____	BACKED IN PARKING _____
NO PARKING PERMIT _____	

PARKING IN HANDICAPPED WITHOUT DECAL _____ *ADDITIONAL COMMENTS PLEASE
 CIRCLE WHETHER TOW WILL BE INITIATED BY: **ON CALL** OR **PATROLLING**.
 DATED THIS _____ DAY OF _____, 20____. ACCEPTED AND APPROVED BY: _____
 DIXIE WRECKER SERVICE _____

PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable

1. _____ No valid permit, no valid residents, tenant, or visitor permit.
2. _____ Tow away zone, sign posted and or pavement drawings
3. _____ Abandonment/ inoperable vehicles. Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than ____ hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. _____ Fire lanes, vehicles parked in a designated fire lane.
5. _____ Security office may call to have vehicle removed.
6. _____ Management requests an abandoned vehicle removal.
7. _____ Vehicle wrecked or obviously inoperable.
8. _____ No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. _____ Vehicles parked on grass, off pavement or on landscaping.
10. _____ Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. _____ Vehicle blocking or in isle or roadway.
12. _____ No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
13. _____ Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. _____ "For Sale" vehicle. Vehicle is parked out front displaying a for sale sign. Tow immediately.
15. _____ Vehicle parked in a reserved/ assigned/ designated space
16. _____ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. _____ No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. _____ Non-Customer. Vehicle operator is not a customer of this business located on the property
19. _____ Vehicle is parked on the sidewalk
20. _____ Double parked behind another vehicle
21. _____ Vehicle parked in Manager's or Maintenance space.

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No)

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold DIXIE WRECKER SERVICE or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: _____

(Signature)

(Printed name)

(Date)

DIXIE WRECKER SERVICE PH:813-368-6910
3426 N 15TH ST TAMPA ,FL 33605

3B.

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S ADOPTION OF ITS PARKING AND TOWING POLICY; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to the provisions of Chapters 120 and 190, Florida Statutes, among others, the District is authorized to adopt rules and policies regarding the operation of the District's facilities; and

WHEREAS, the District desires to adopt the Parking and Towing Policy attached hereto as Exhibit A; and

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

Section 1. A public hearing will be held to adopt 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.

Section 2. The District Manager is directed to publish notice of the hearing in accordance with Chapters 120 and 190, Florida Statutes.

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

PASSED AND ADOPTED this 4th day of January, 2024.

**SOUTH CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

Exhibit A: Parking and Towing Policy

Fourth Order of Business

4A

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

The regular meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, November 2, 2023, and called to order at 2:05 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
Bryan Radcliff	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Gary Schwartz	District Field Manager
Kevin	Steadfast Aquatic
Residents	

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**

- A resident questioned the attendance of *Steadfast Aquatic*.
- Ms. Grunwald explained they were to discuss the quality of the ponds.

THIRD ORDER OF BUSINESS **Business Items**

A. Discussion on Steadfast Aquatic Vendor

- Kevin from *Steadfast Aquatic*, proceeded to discuss the conditions of the ponds.
- Mr. Radcliff suggested creating a maintenance plan.

B. Discussion on Website Requirements

November 2, 2023

SOUTH CREEK CDD

- Mr. Radcliff updated the Board on recent CDD website requirements from Mr. Vericker.

C. Consideration of Assessment Area Two Engineers Report

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, the Assessment Area Two Engineers Report, was approved. 5-0

D. Consideration of Assessment Area Two Special Assessments Methodology Report

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, the Assessment Area Two Special Assessments Methodology Report, was approved. 5-0

E. Consideration of Delegation Award Resolution 2024-01

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Resolution 2024-01, Delegation Award, was adopted. 5-0

F. General Matters of the District

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Meeting Minutes of the Regular Meeting August 03, 2023

B. Consideration of Operation and Maintenance Expenditures July-September 2023

C. Review of Financial Statements Month Ending September, 2023

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

i. Inspection Reports

ii. Aquatics Report

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

November 2, 2023

SOUTH CREEK CDD

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and
Comments**

- It was suggested that the conditions of the ponds need to be conveyed to the CDD.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, the meeting was adjourned. 5-0
--

Angie Grunwald
District Manager

Chairperson/Vice Chairperson

4B

October 2023 Meeting

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
STEADFAST CONTRACTORS ALLIANCE	SE-22206	\$545.00		ROUTINE AQUATIC MAINT. POND SPRAYING - APRIL 2023
STEADFAST CONTRACTORS ALLIANCE	SE-22414	\$545.00		ROUTINE AQUATIC MAINT. POND SPRAYING - JUNE 2023
STEADFAST CONTRACTORS ALLIANCE	SE-22532	\$545.00		ROUTINE AQUATIC MAINT. POND SPRAYING - JULY 2023
STEADFAST CONTRACTORS ALLIANCE	SE-22920	\$545.00		ROUTINE AQUATIC MAINT. POND SPRAYING - OCTOBER 2023
STEADFAST CONTRACTORS ALLIANCE	SM-10089	\$5,059.67	\$7,239.67	LANDSCAPE MAINT. OCTOBER 2023
SWINE SOLUTIONS LLC	446	\$1,550.00		TRAPPING SERVICE
Monthly Contract Subtotal		\$8,789.67		
Variable Contract				
Variable Contract Subtotal		\$0.00		
Utilities				
BOCC - HILLSBOROUGH COUNTY	5140 101923 ACH	\$16.28		WATER SERVICE - 09/20/23-10/19/23
TECO	0321 100623 ACH	\$3,450.40		ELECTRICITY SERVICE - 09/01/23-10/02/23
TECO	4853 100623 ACH	\$42.90		ELECTRICITY SERVICE - 09/01/23-10/02/23
TECO	6141 102023 ACH	\$132.38	\$3,625.68	ELECTRICITY SERVICE - 09/16/23-10/16/23
Utilities Subtotal		\$3,641.96		
Regular Services				
EGIS INSURANCE	20187	\$13,692.00		POLICY RENEWAL
FLORIDA DEPARTMENT OF	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
STEADFAST CONTRACTORS ALLIANCE	SE-22661	\$545.00		ROUTINE AQUATIC MAINT. POND SPRAYING - AUGUST 2023
STEADFAST CONTRACTORS ALLIANCE	SM-10164	\$415.00	\$960.00	BROKEN SPRAY HEADS REPLACED
STRALEY ROBIN VERICKER	23622	\$845.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
Regular Services Subtotal		\$15,672.00		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$28,103.63		

Approved (with any necessary revisions noted):

<p align="center">SOUTH CREEK CDD</p> <p align="center">Summary of Operations and Maintenance Invoices</p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
4/1/2023	SE-22206

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

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 \$3,270.00 **Customer Total Balance** \$19,150.00

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



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
6/1/2023	SE-22414

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

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 \$3,270.00 **Customer Total Balance** \$19,150.00

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



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
7/1/2023	SE-22532

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

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 \$3,270.00 **Customer Total Balance** \$19,150.00

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



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
10/1/2023	SE-22920

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

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 \$3,270.00 **Customer Total Balance** \$19,150.00

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



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

Invoice

Date	Invoice #
10/1/2023	SM-10089

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

INVOICE

Swine Solutions
12013 Rose Ln
Riverview, FL 33569

Thomas@swinesolutionsfl.com
+1 (813) 220-5878
<https://www.SwineSolutionsFL.com>



Swine Solutions

South Creek CDD

Bill to

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

Ship to

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

Invoice details

Invoice no.: 446
Invoice date: 10/24/2023
Due date: 10/24/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Monthly Trapping Service Monthly Trapping Service			\$1,550.00	\$1,550.00

Total **\$1,550.00**

Ways to pay



Note to customer

Thank you for your business.

[Pay invoice](#)



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	10/19/2023	11/09/2023

Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	09/20/2023	7135	10/19/2023	7139	5 GAL	ACTUAL	WATER

Service Address Charges

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

Summary of Account Charges

Previous Balance	\$16.27
Net Payments - Thank You	\$-16.27
Total Account Charges	\$16.28

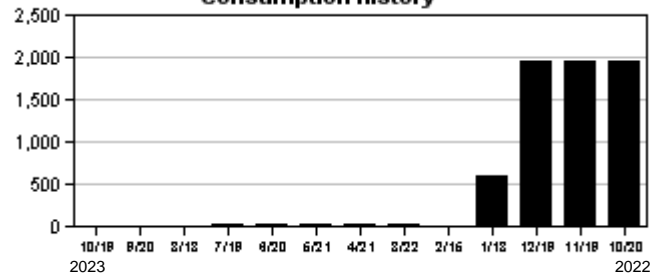
AMOUNT DUE	\$16.28
-------------------	----------------

Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2023. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.00 per month. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.

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

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1,302 8

DUE DATE	11/09/2023
AMOUNT DUE	\$16.28
AMOUNT PAID	

0065919651409 00000016287



SOUTH CREEK COMMUNITY DEVELOPMENT

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

Statement Date: October 06, 2023

Amount Due: \$3,450.40

Due Date: October 27, 2023

Account #: 221008480321

DO NOT PAY. Your account will be drafted on October 27, 2023

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 October 27, 2023	\$3,450.40
---------------------------------------	-------------------

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



Scan here to view your account online.

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.

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: October 27, 2023

Amount Due: \$3,450.40

Payment Amount: \$ _____

626692741299

Your account will be
drafted on October 27, 2023Pay 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.

Received

OCT 11 2023

00003780 FTECO110062323285710 00000 03 01000000 18144 003
SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

00003780-0008266-Page 1 of 6





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

Account #: 221008480321
Statement Date: October 06, 2023
Charges Due: October 27, 2023

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$2,042.75**

Billing information continues on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



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

Account #: 221008480321
Statement Date: October 06, 2023
Charges Due: October 27, 2023

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,407.65**

Total Current Month's Charges

\$3,450.40



**Service For:**

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

Account #: 221008480321**Statement Date:** October 06, 2023**Charges Due:** October 27, 2023**Important Messages****Don't get "tricked" by scammers.**

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.



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

Statement Date: October 06, 2023

Amount Due: \$42.90

Due Date: October 27, 2023

Account #: 211024964853

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

Previous Amount Due \$45.25

Payment(s) Received Since Last Statement -\$45.25

Current Month's Charges \$42.90

Amount Due by October 27, 2023 \$42.90

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

Your Energy Insight



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



Your average daily kWh used was **20% lower** than it was in your previous period.

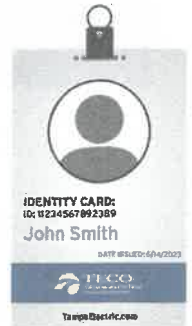


Scan here to view your account online.

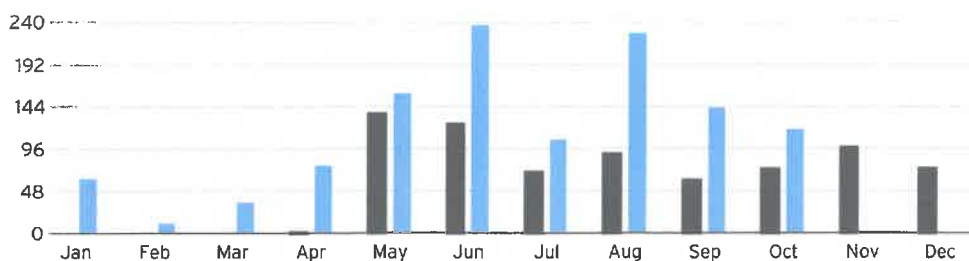
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

OCT 11 2023

Account #: 211024964853

Due Date: October 27, 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: \$42.90

Payment Amount: \$ _____

626692740923

Your account will be drafted on October 27, 2023

00003782 FTECO110062323285710 00000 03 00000000 18146 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: October 06, 2023
Charges Due: October 27, 2023

Meter Read

Meter Location: IRRIGATION/WELL

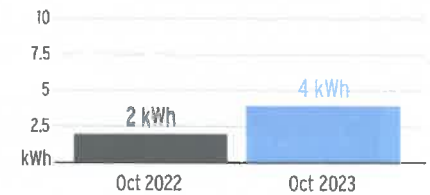
Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000846368	10/02/2023	3,545	3,427	118 kWh	1	32 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.

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	118 kWh @ \$0.07990/kWh	\$9.43
Fuel Charge	118 kWh @ \$0.05239/kWh	\$6.18
Storm Protection Charge	118 kWh @ \$0.00400/kWh	\$0.47
Clean Energy Transition Mechanism	118 kWh @ \$0.00427/kWh	\$0.50
Storm Surcharge	118 kWh @ \$0.01061/kWh	\$1.25
Florida Gross Receipt Tax		\$1.07
Electric Service Cost		\$42.90

Total Current Month's Charges

\$42.90

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

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.

Statement Date: October 20, 2023



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

Amount Due: \$132.38

Due Date: November 10, 2023

Account #: 221008846141

DO NOT PAY. Your account will be drafted on November 10, 2023

Account Summary

Current Service Period: September 16, 2023 - October 16, 2023

Previous Amount Due	\$141.06
Payment(s) Received Since Last Statement	-\$141.06

Current Month's Charges	\$132.38
--------------------------------	-----------------

Amount Due by November 10, 2023	\$132.38
--	-----------------

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



Your average daily kWh used was **4.17% lower** than it was in your previous period.

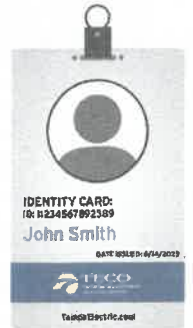


Scan here to view your account online.

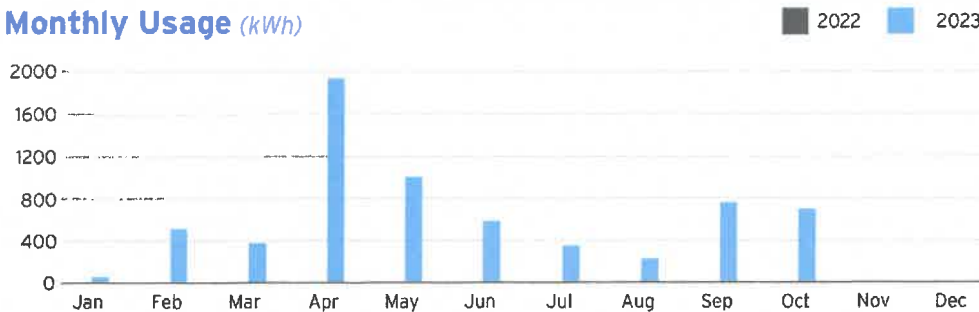
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

OCT 27 2023

Account #: 221008846141

Due Date: November 10, 2023

Amount Due: \$132.38

Payment Amount: \$ _____

682248073961

Your account will be drafted on November 10, 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.

00006067 FTECO110202323455510 00000 02 00000000 12957 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

Account #: 221008846141
Statement Date: October 20, 2023
Charges Due: November 10, 2023

Meter Read

Service Period: Sep 16, 2023 - Oct 16, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	10/16/2023	6,499	5,799	700 kWh	1	31 Days

Charge Details



Electric Charges

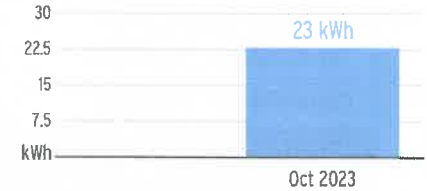
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	700 kWh @ \$0.07990/kWh	\$55.93
Fuel Charge	700 kWh @ \$0.05239/kWh	\$36.67
Storm Protection Charge	700 kWh @ \$0.00400/kWh	\$2.80
Clean Energy Transition Mechanism	700 kWh @ \$0.00427/kWh	\$2.99
Storm Surcharge	700 kWh @ \$0.01061/kWh	\$7.43
Florida Gross Receipt Tax		\$3.31

Electric Service Cost **\$132.38**

Total Current Month's Charges

\$132.38

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.

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

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

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

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.



INVOICE

Customer	South Creek Community Development District
Acct #	1068
Date	09/25/2023
Customer Service	Charisse Bitner
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 13,692.00
Payment Amount	
Payment for:	Invoice#20187
100123784	

Thank You

Please detach and return with payment



Customer: South Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
20187	10/01/2023	Renew policy	Policy #100123784 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/25/2023	13,692.00
				Total
				\$ 13,692.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

09/25/2023

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89404
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

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

001543

South Creek Community Development District

Mr. Brian Lamb

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



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

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/30/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
8/1/2023	SE-22661

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

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 \$3,270.00 **Customer Total Balance** \$19,150.00

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



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

Invoice

Date	Invoice #
9/29/2023	SM-10164

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

Bill To

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

Ship To

SM1054
 South Creek CDD
 10441 Alder Green Dr
 Riverview, FL 33578

P.O. No.		W.O. No.	Account #	Cost Code	Terms	Project	
					Net 30	SM1054 South Creek CDD Maintenance	
Quantity	Description			Rate		Serviced Date	Amount
1	During the monthly inspection our tech found 7 broken spray heads at phase 2 and made the repairs.			0.00		9/20/2023	0.00
1	Irrigation Parts 7- 6" spray heads			245.00			245.00
2	Irrigation Labor			85.00			170.00

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	\$415.00
Payments/Credits	\$0.00
Balance Due	\$415.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

October 04, 2023

Client: 001545

Matter: 000001

Invoice #: 23622

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/1/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER; ANALYZE DISTRICT WEBSITE; ANALYZE DISTRICT PROPERTY RECORDS; PREPARE DISTRICT EASEMENT POLICY; PREPARE DISTRICT EASEMENT TEMPLATES; PREPARE DISTRICT RESOLUTION REGARDING DISTRICT EASEMENT POLICY.	0.9	\$292.50
9/3/2023	JMV	REVIEW COMMUNICATION FROM L. POPELKA; PREPARE FUNDING AGREEMENT.	0.9	\$337.50
9/5/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER; ANALYZE FILE CORRESPONDENCE; EVALUATE EASEMENT ENCROACHMENT PACKAGE; CORRESPONDENCE TO DISTRICT MANAGER REGARDING EASEMENT ENCROACHMENT PACKAGE.	0.2	\$65.00
9/6/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
Total Professional Services			2.4	\$845.00

October 04, 2023
Client: 001545
Matter: 000001
Invoice #: 23622

Page: 2

Total Services	\$845.00	
Total Disbursements	\$0.00	
Total Current Charges		\$845.00
Previous Balance		\$3,420.00
PAY THIS AMOUNT		\$4,265.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23485	August 28, 2023	\$3,420.00	\$0.00	\$0.00	\$0.00	\$4,265.00
Total Remaining Balance Due						\$4,265.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$845.00	\$3,420.00	\$0.00	\$0.00

4C

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

Prepared by:



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

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2021 DEBT SERVICE FUND	CAPITAL PROJECTS FUND			
ASSETS						
Cash - Operating Account	\$ 43,620	\$ -	\$ -	\$ -	\$ -	\$ 43,620
Cash in Transit	-	1,501	-	-	-	1,501
Accounts Receivable - HOA	252	-	-	-	-	252
Due From Developer	12,306	-	-	-	-	12,306
Due From Other Funds	-	17,680	-	-	-	17,680
Investments:						
Acq. & Construction - Amenity	-	-	1,230,731	-	-	1,230,731
Acq. & Construction Account (Phase 1)	-	-	15,678	-	-	15,678
Acq. & Construction Account (Phase 2)	-	-	1	-	-	1
Interest Account	-	11	-	-	-	11
Reserve Fund	-	162,850	-	-	-	162,850
Revenue Fund	-	115,657	-	-	-	115,657
Fixed Assets						
Construction Work In Process	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	5,562,088	5,562,088
TOTAL ASSETS	\$ 56,178	\$ 297,699	\$ 1,246,410	\$ 2,296,282	\$ 5,562,088	\$ 9,458,657

LIABILITIES

Accounts Payable	\$ 2,414	\$ -	\$ -	\$ -	\$ -	\$ 2,414
Accounts Payable - Other	1,845	-	-	-	-	1,845
Bonds Payable	-	-	-	-	5,562,088	5,562,088
Due To Other Funds	17,680	-	-	-	-	17,680
TOTAL LIABILITIES	21,939	-	-	-	5,562,088	5,584,027

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND			
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	297,699	-	-	-	297,699
Capital Projects	-	-	1,246,410	-	-	1,246,410
Unassigned:	34,239	-	-	2,296,282	-	2,330,521
TOTAL FUND BALANCES	34,239	297,699	1,246,410	2,296,282	-	3,874,630
TOTAL LIABILITIES & FUND BALANCES	\$ 56,178	\$ 297,699	\$ 1,246,410	\$ 2,296,282	\$ 5,562,088	\$ 9,458,657

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 201,983	\$ 10,176	\$ (191,807)	5.04%
Special Assmnts- CDD Collected	102,290	93,060	(9,230)	90.98%
TOTAL REVENUES	304,273	103,236	(201,037)	33.93%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	1,000	9,000	10.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	833	7,567	9.92%
District Counsel	4,000	113	3,887	2.83%
District Engineer	2,500	-	2,500	0.00%
District Manager	25,000	2,750	22,250	11.00%
Accounting Services	6,100	583	5,517	9.56%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	500	3	497	0.60%
Public Officials Insurance	5,400	2,504	2,896	46.37%
Legal Advertising	1,500	-	1,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	188	1,312	12.53%
Dues, Licenses, Subscriptions	175	932	(757)	532.57%
Total Administration	80,275	8,906	71,369	11.09%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	274	4,726	5.48%
Utility - StreetLights	50,000	6,901	43,099	13.80%
Total Electric Utility Services	55,000	7,175	47,825	13.05%
<u>Water Utility Services</u>				
Utility - Water	2,500	34	2,466	1.36%
Total Water Utility Services	2,500	34	2,466	1.36%
<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 November 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	7,848	1,090	6,758	13.89%
ProfServ - Field Management Onsite Staff	12,000	2,000	10,000	16.67%
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	10,119	54,881	15.57%
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	3,100	6,100	33.70%
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	-	1,500	0.00%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	245	4,755	4.90%
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	27,742	137,756	16.76%
TOTAL EXPENDITURES	304,273	43,857	260,416	14.41%
Excess (deficiency) of revenues				
Over (under) expenditures	-	59,379	59,379	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(25,140)		
FUND BALANCE, ENDING		\$ 34,239		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,449	\$ 2,449	0.00%
Special Assmnts- Tax Collector	325,550	16,409	(309,141)	5.04%
TOTAL REVENUES	325,550	18,858	(306,692)	5.79%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	195,550	-	195,550	0.00%
Total Debt Service	325,550	-	325,550	0.00%
TOTAL EXPENDITURES	325,550	-	325,550	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	18,858	18,858	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		278,841		
FUND BALANCE, ENDING		\$ 297,699		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 27,263	\$ 27,263	0.00%
TOTAL REVENUES	-	27,263	27,263	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,762,641	(1,762,641)	0.00%
Total Construction In Progress	-	1,762,641	(1,762,641)	0.00%
TOTAL EXPENDITURES	-	1,762,641	(1,762,641)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,735,378)	(1,735,378)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,981,788		
FUND BALANCE, ENDING		\$ 1,246,410		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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. 11-23
 Statement Date 11/30/2023

G/L Balance (LCY)	43,619.69	Statement Balance	50,385.26
G/L Balance	43,619.69	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	50,385.26
Subtotal	43,619.69	Outstanding Checks	6,765.57
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	43,619.69	Ending Balance	43,619.69
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/29/2023	Payment	DD117	Payment of Invoice 000315	16.27	16.27	0.00
11/3/2023	Payment	1199	FLORIDA DEPARTMENT OF	175.00	175.00	0.00
11/8/2023	Payment	1200	SOUTH CREEK CDD	2,638.45	2,638.45	0.00
11/8/2023	Payment	1201	CARLOS DE LA OSSA	200.00	200.00	0.00
11/8/2023	Payment	1202	GRAU AND ASSOCIATES	2,000.00	2,000.00	0.00
11/8/2023	Payment	1203	INFRAMARK LLC	3,177.72	3,177.72	0.00
11/8/2023	Payment	1204	KELLY ANN EVANS	200.00	200.00	0.00
11/8/2023	Payment	1205	LORI A. CAMPAGNA	200.00	200.00	0.00
11/8/2023	Payment	1206	NICHOLAS J. DISTER	200.00	200.00	0.00
11/8/2023	Payment	1208	STANTEC CONSULTING SERVICES	1,730.00	1,730.00	0.00
11/8/2023	Payment	1209	STEADFAST CONTRACTORS ALLIANCE	5,059.67	5,059.67	0.00
11/8/2023	Payment	1210	STRALEY ROBIN VERICKER	3,420.00	3,420.00	0.00
11/8/2023	Payment	1211	SWINE SOLUTIONS LLC	1,550.00	1,550.00	0.00
11/22/2023	Payment	1212	GRAU AND ASSOCIATES	1,100.00	1,100.00	0.00
11/22/2023	Payment	1215	STEADFAST CONTRACTORS ALLIANCE	5,849.67	5,849.67	0.00
11/22/2023	Payment	1216	STRALEY ROBIN VERICKER	957.50	957.50	0.00
11/22/2023	Payment	1217	SWINE SOLUTIONS LLC	1,550.00	1,550.00	0.00
11/1/2023	Payment	DD124	Payment of Invoice 000373	16.28	16.28	0.00
11/13/2023	Payment	DD125	Payment of Invoice 000375	132.38	132.38	0.00
11/28/2023	Payment	DD126	Payment of Invoice 000404	3,450.40	3,450.40	0.00
11/28/2023	Payment	DD127	Payment of Invoice 000405	64.64	64.64	0.00
Total Checks				33,687.98	33,687.98	0.00
Deposits						
11/8/2023		JE000198	TAX COLLECTOR PYMNT - NOV 2023	G/L Ac 2,431.50	2,431.50	0.00
11/17/2023		JE000199	TAX COLLECTOR PYMNT - NOV 2023	G/L Ac 17,345.03	17,345.03	0.00
11/22/2023		JE000200	TAX COLLECTOR PYMNT - NOV 2023	G/L Ac 6,808.19	6,808.19	0.00
9/30/2023		JE000202	Reverse DD117 double entered	G/L Ac 16.27	16.27	0.00
Total Deposits				26,600.99	26,600.99	0.00

SOUTH CREEK CDD
Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/1/2022		JE000018	Outstanding Check# 1063; Kelly Ann Evans	200.00	0.00	200.00
10/1/2022		JE000027	Reclass Outstanding Deposits	1,687.69	0.00	1,687.69
11/8/2023	Payment	1207	RYAN MOTKO	200.00	0.00	200.00
11/22/2023	Payment	1213	INFRAMARK LLC	3,177.09	0.00	3,177.09
11/22/2023	Payment	1214	SOUTH CREEK CDD	1,500.79	0.00	1,500.79
Total Outstanding Checks.....				6,765.57		6,765.57

Fifth Order of Business

5Ci.



SOUTH CREEK. CDD. 12/7/23, 1:19 PM

monthly site inspection report.

Thursday, December 7, 2023

Prepared For Board Of Supervisors.

45 Issues Identified

**ALDER GREEN.**

Assigned To Steadfast.

The entrance looks good.

**ALDER GREEN.**

Assigned To Steadfast.

Remove the dead Juniper plant.

This was included in my last inspection report.

**ALDER GREEN.**

Assigned To Steadfast.

Remove the weeds off of the curbing and remove the dead Juniper plant.

**ALDER GREEN.**

Assigned To Steadfast.

Heading West on the street looks good.



301.

Assigned To Steadfast.

Looks good.



ALDER GREEN.

Assigned To Steadfast.

The entrance sign is clean and looks good.

There is a missing up light.

**ALDER GREEN.**

Assigned To Steadfast.

Remove the dead Juniper plants on the north side. I included this issue in my last report.

**301.**

Assigned To Steadfast.

Looks good.

**ALDER GREEN.**

Assigned To Steadfast.

Head West on the sidewalk looks good.

**ALDER GREEN.**

Assigned To Steadfast.

Remove the dead and hanging palm fronds. Send an estimate if needed. This issue was on my last report.



SOUTH POND.

Assigned To Steadfast.

Looks good.



SOUTH POND.

Assigned To District Manager

Pond wash-out.

**SCARLETT SKIMMER.**

Assigned To Steadfast.

Looks good.

**BUTTRESS OAKS.**

Assigned To Steadfast.

Heading South on the street looks good.

**BUTTRESS OAKS.**

Assigned To Steadfast.

Trim, the palm fronds off of the fence line. I included this issue on my last report.

**SIMMONS LOOP.**

Assigned To Steadfast.

Looks good.



BUTTRESS OAKS.

Assigned To District Manager.



BUTTRESS OAKS.

Assigned To District Manager.

Needs to be maintained.



BUTTRESS OAKS.

Assigned To District Manager.
Needs to be maintained.



AMENITY CENTER SITE.



AMENITY CENTER PARKING LOT.



ALDER GREEN.

Assigned To District Manager.

The mailboxes are clean and look good.



ALDER GREEN.

Assigned To District Manager.

The pump station looks good.



SW POND.

Assigned To Steadfast.

Looks good.

**SHADY PRESERVE.**

Assigned To Steadfast.

The entrance sign is clean and looks good.

**301.**

Assigned To Steadfast.

Looks good.

**SHADY PRESERVE.**

Assigned To Steadfast.

Heading West on the sidewalk looks good.

**SHADY PRESERVE.**

Assigned To Steadfast.

Heading West on the street looks good.



SHADY PRESERVE.

Assigned To Steadfast.

The South entrance sign is clean and looks good.



SHADY PRESERVE.

Assigned To Steadfast.

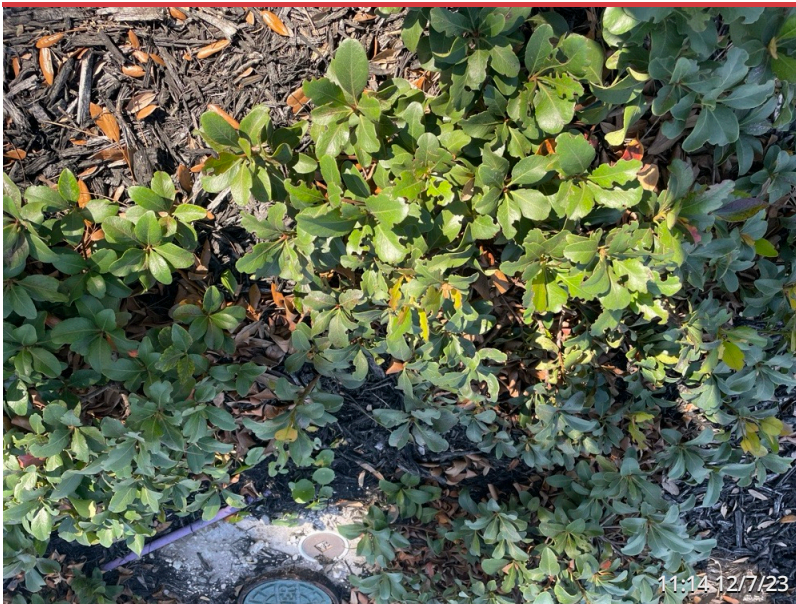
Remove the dead Indian Hawthorne plants. I included this in my last report.



SHADY PRESERVE.

Assigned To Steadfast.

Heading West on the sidewalk looks good.



SHADY PRESERVE.

Assigned To Steadfast.

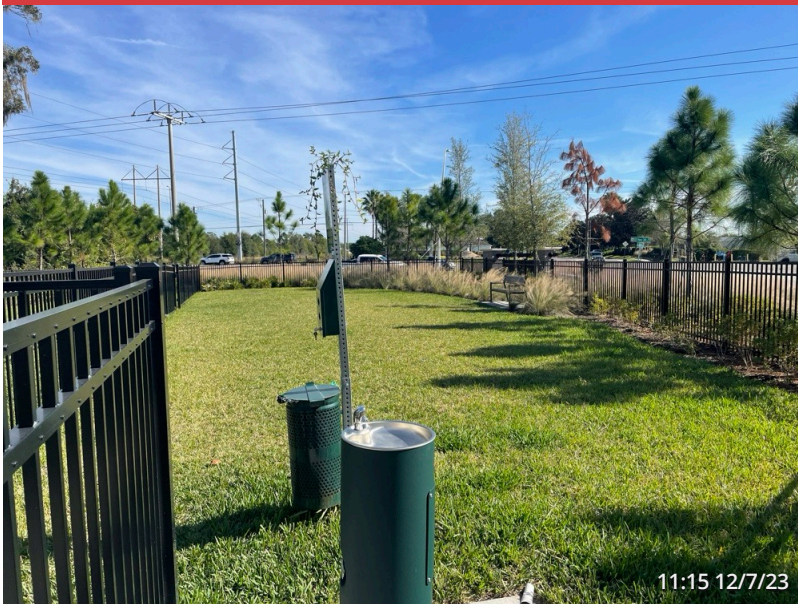
The Indian Hawthorne plants leafs have been eaten. Please check the plants and report back. I included this on my last report.



SHADY PRESERVE.

Assigned To Steadfast.

Trim the ornamental grass off of the sidewalk.



SHADY PRESERVE.

Assigned To Steadfast.

Looks good.



SHADY PRESERVE.

Assigned To Steadfast.

Looks good.



WEST POND.

Assigned To Steadfast.

The pond conditions have improved.



I
Assigned To Steadfast.
The park looks good.



I
The pond is heavily receded, but
looks good.



SOUTH POND.

Assigned To Steadfast.

The pond looks good overall.



SW POND.

Assigned To Steadfast.

Looks good overall.



POSEIDON WAY.

Assigned To District Manager.

The discarded debris needs to be removed.



POSEIDON WAY.

Assigned To Steadfast.

Looks good.

**SOUTH POND.**

Assigned To Steadfast.

Looks good overall. There is Torpedo grass within the pond.

**I**

Assigned To District Manager.

The pump station looks good.

**SHADY PRESERVE.**

Assigned To Steadfast.

The mailboxes are clean and look good.



Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Thursday November 16, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	15		2 ponds have trash
INVASIVE MATERIAL (FLOATING)	20	15	-5	Filamentous algae in some ponds
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Hydrilla
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	NA
CLUBHOUSE EXTERIOR	3	3	0	NA
POOL WATER	10	10	0	NA
POOL TILES	10	10	0	NA
POOL LIGHTS	5	5	0	NA
POOL FURNITURE/EQUIPMENT	8	8	0	NA
FIRST AID/SAFETY ITEMS	10	10	0	NA
SIGNAGE (rules, pool, playground)	5	5	0	NA
PLAYGROUND EQUIPMENT	5	5	0	NA
RECREATIONAL FACILITIES	7	7	0	NA
RESTROOMS	6	6	0	NA
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	NA
FOUNTAINS	8	8	0	NA
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	20	-5	Broken up light



Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Thursday November 16, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	NA
GATES				
ACCESS CONTROL PAD	25	25		NA
OPERATING SYSTEM	25	25		NA
GATE MOTORS	25	25		N/A
GATES	25	25		NA
SCORE	700	678	-12	97%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



Inframark, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: South CreekDate: Thursday November 16, 2023

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	10	0	<u>Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Good overall</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	4	-1	<u>Good overall</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Good overall</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	5	0	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	97	-3	97%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: Gary Schwatz

Supervisor's Signature: _____



South Creek CDD Aquatics

Inspection Date:

12/27/2023 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 in excellent condition. No algae growth was observed within the pond. 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
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 2

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. The beneficial growth observed on this pond is in good health. Observed some torpedo grass along parts of the perimeter of the pond. Our technician will work to eradicate this grass in future treatments.

<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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 3

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Most of the subsurface growth that was previously noted in months past, has since been eradicated. 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
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 4

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

No major algae growth was observed in this pond. Still observed some minor amounts torpedo grass along parts of the perimeter of the pond. Our technician will continue to monitor and treat accordingly.

<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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor ✓ Mixed Condition ✓ Improving



Comments:

This pond is still improving. There are moderate-significant amounts of Torpedo grass and Slender Spikerush, both concentrated on the shallow littoral shelves. Our technician will continue to combat growth in this pond, with the main area of focus being the central mass. More progress can be made during the winter months, though the pond obviously has high nutrient levels, and growth will continue to take advantage of this. Whether in the form of current grasses, or if removed, algae.

<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>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 6

Condition: ✓ Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. 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	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

Inspection Report

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

Inspection Report

MANAGEMENT SUMMARY



With January on the way, winter intensifies. Mornings and night temperatures have decreased (40-50), with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, and with only the occasional isolated event; the water levels of most ponds have decreased as winter progresses. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in great condition, with algal activity under control. Nuisance grasses are still present in minor amounts and will continue to be treated and monitored. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures. Shoreline grasses were noted and will be taken care of. Algae was practically non-existent. Any surface growth had been previously treated and was already beginning to decay.

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!

Inspection Report

MAINTENANCE AREA



SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

