

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 02, 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, May 2, 2024, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **May 2, 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: 215 817 490 035 **Passcode:** 45UmMF

Dial-in by Phone

Phone +1 646-838-1601 **Pin:** 227 773 399#

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

REGULAR MEETING OF THE 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 2024-05; Approving Proposed Budget and Setting Public Hearing
- B. Consideration of Resolution 2024-06; Setting Landowners Election and Regular Meeting
- C. Consideration of Resolution 2024-07; Amendment of CDD Boundaries
- D. Consideration of Proposal from Steadfast for Pump Replacement
- E. Consideration of Special Warranty Deed; Lennar to CDD for Tract B
- F. Consideration of Special Warranty Deed; Lennar to CDD for Tracts A, C, D, F, G & H
- G. Announcement of Qualified Electors

4. CONSENT AGENDA

- A. Approval of Minutes of the April 4, 2024, Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures March 2024
- C. Acceptance of the Financials and Approval of the Check Register for March 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

Third Order of Business

3A.

RESOLUTION 2024 - 05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the South Creek Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 11, 2024
HOUR: 2:00 p.m.
LOCATION: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 2, 2024.

Attest:

**South Creek Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

South Creek
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES			
Interest - Investments	\$ -	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	\$ 304,273	\$ 320,596	\$ 288,598
Special Assmnts- CDD Collected	-	-	65,371
Developer Contributions	-	-	-
Other Miscellaneous Revenues	-	-	-
TOTAL REVENUES	\$ 304,273	\$ 320,596	\$ 353,969
EXPENDITURES			
Financial and Administrative			
Supervisor Fees	\$ 10,000	\$ 10,000	\$ 10,000
District Management	25,000	25,000	25,000
Field Management	12,000	12,000	12,000
Accounting Services	6,100	6,100	-
Dissemination Agent/Reporting	8,400	8,400	8,400
Website Admin Services	1,500	1,500	1,500
District Engineer	2,500	2,500	2,500
District Counsel	4,000	9,248	4,000
Trustees Fees	8,200	8,200	8,200
Auditing Services	5,250	5,250	5,250
Postage, Phone, Faxes, Copies	500	500	250
Legal Advertising	1,500	1,500	1,000
Bank Fees	250	250	100
Dues, Licenses & Fees	175	932	600
Website ADA Compliance	1,500	1,500	1,500
Disclosure Report	-	3,067	-
Shared Well With HOA	10,000	10,000	\$ 5,000
Total Financial and Administrative	\$ 96,875	\$ 105,947	\$ 91,400
Insurance			
General Liability	\$ 2,500	\$ 2,500	\$ 3,365
Public Officials Insurance	5,400	5,400	2,754
Property & Casualty Insurance	10,000	11,188	30,000
Total Insurance	\$ 17,900	\$ 19,088	\$ 38,619
Utility Services			
Electric Utility Services	\$ 5,000	\$ 5,000	\$ 5,000
Street Lights	50,000	50,000	50,000
Water/Waste	2,500	2,500	1,000
Total Utility Services	\$ 57,500	\$ 57,500	\$ 57,200

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
<i>Amenity</i>			
Pool Monitor	\$ -	\$ -	\$ 12,000
Janitorial - Contract	5,000	5,000	7,000
Janitorial - Supplies/Other	1,500	1,500	1,500
Garbage Dumpster - Rental/Collection	1,000	1,000	-
Amenity Pest Control	200	200	1,200
Amenity R&M	6,000	6,000	6,000
Amenity Camera R&M	-	-	1,000
Amenity Furniture R&M	-	-	1,000
Access Control R&M	1,500	1,500	1,500
Key Card Distribution	2,500	2,500	2,500
Dog Waste Station Service and Supplies	-	-	3,000
Entrance Monuments, Fence, Walls R&M	1,000	1,000	1,000
Sidewalk, Pavement, Signage R&M	-	-	1,000
Pool Maintenance - Contract	5,000	5,000	15,000
Pool Treatments & Other R&M	500	500	500
Security Monitoring Services	1,500	1,500	5,050
MISC	1,500	1,500	1,500
Total Amenity	\$ 27,200	\$ 27,200	\$ 60,750
<i>Landscape and Pond Maintenance</i>			
Landscape Maintenance - Contract	\$ 65,000	\$ 65,000	\$ 75,000
Landscaping - R&M	2,000	2,000	2,000
Landscaping - Mulch	4,000	4,000	2,000
Landscaping - Annuals	4,000	4,000	4,000
Landscaping - Plant Replacement Program	5,000	5,000	4,000
Irrigation Maintenance	5,000	5,000	5,000
Aquatics - Contract	7,848	7,848	9,000
Aquatics - Plant Replacement	1,000	1,000	1,000
Waterway Management Program	1,000	2,925	1,000
Debris Cleanup	750	750	3,000
Wildlife Control	9,200	9,200	-
Total Landscape and Pond Maintenance	\$ 104,798	\$ 106,723	\$ 106,000
TOTAL EXPENDITURES	\$ 304,273	\$ 316,458	\$ 353,969

Summary of Assessments

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2025 Total Assessment	Total Increase / (Decrease) in Annual
ASSESSMENT AREA ONE - SERIES 2021									
Townhomes 26'	0.667	30	\$850.90	\$527.87	\$1,378.77	\$850.90	\$754.23	\$1,605.13	\$226.36
Single Family 40'	1.00	54	\$1,276.19	\$791.41	\$2,067.60	\$1,276.19	\$1,130.79	\$2,406.98	\$339.38
Single Family 50'	1.25	158	\$1,595.24	\$989.26	\$2,584.50	\$1,595.24	\$1,413.48	\$3,008.72	\$424.22
Subtotal		242							
ASSESSMENT AREA TWO -SERIES 2024									
Single Family 50'	1.250	30	\$1,726.67	\$989.26	\$2,715.93	\$1,726.67	\$1,413.48	\$3,140.15	\$424.22
Single Family 60'	1.50	16	\$2,072.00	\$1,187.12	\$3,259.12	\$2,072.00	\$1,696.18	\$3,768.18	\$509.06
Subtotal		46							
TOTAL		288							

Notations:

^^ Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

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

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD’s stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

South Creek
Community Development District

Debt Service Budgets

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2021 Bonds
Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 3/31/2024	April- 10/1/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 8,618	\$ 25,854	\$ 34,472	\$ -
Special Assmnts- Tax Collector	325,550	323,630	1,920	325,550	325,700
TOTAL REVENUES	\$ 325,550	\$ 332,248	\$ 27,774	\$ 360,022	\$ 325,700
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	130,000	-	130,000	130,000	130,000
Interest Expense	195,550	98,547	98,547	197,094	192,463
TOTAL EXPENDITURES	\$ 325,550	\$ 98,547	\$ 228,547	\$ 327,094	\$ 322,463
Excess (deficiency) of revenues					
Over (under) expenditures	-	233,701	(200,773)	32,928	3,237
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ -
Net change in fund balance	\$ -	\$ 233,701	\$ (200,773)	\$ 32,928	\$ 3,237
FUND BALANCE, BEGINNING	\$ 276,202	\$ 224,732	\$ 458,433	\$ 224,732	\$ 257,660
FUND BALANCE, ENDING	\$ 224,732	\$ 458,433	\$ 257,660	\$ 257,660	\$ 260,897
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	12/15/2024		12/15/2025		
Series 2021 Bonds:	\$ 5,135,000		\$	5,005,000	

Special Assessment Bonds, Series 2021 (Assessment Area One)						
Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	
6/15/2025	\$ 5,135,000	\$ 130,000	2.38%	\$ 97,003.13	\$ 227,003.13	
12/15/2025	\$ 5,005,000			\$ 95,459.38	\$ 95,459.38	
6/15/2026	\$ 5,005,000	\$ 135,000	2.38%	\$ 95,459.38	\$ 230,459.38	
12/15/2026	\$ 4,870,000			\$ 93,856.25	\$ 93,856.25	
6/15/2027	\$ 4,870,000	\$ 140,000	2.88%	\$ 93,856.25	\$ 233,856.25	
12/15/2027	\$ 4,730,000			\$ 91,843.75	\$ 91,843.75	
6/15/2028	\$ 4,730,000	\$ 140,000	2.88%	\$ 91,843.75	\$ 231,843.75	
12/15/2028	\$ 4,590,000			\$ 89,831.25	\$ 89,831.25	
6/15/2029	\$ 4,590,000	\$ 145,000	2.88%	\$ 89,831.25	\$ 234,831.25	
12/15/2029	\$ 4,445,000			\$ 87,746.88	\$ 87,746.88	
6/15/2030	\$ 4,445,000	\$ 150,000	2.88%	\$ 87,746.88	\$ 237,746.88	
12/15/2030	\$ 4,295,000			\$ 85,590.63	\$ 85,590.63	
6/15/2031	\$ 4,295,000	\$ 155,000	2.88%	\$ 85,590.63	\$ 240,590.63	
12/15/2031	\$ 4,140,000			\$ 83,362.50	\$ 83,362.50	
6/15/2032	\$ 4,140,000	\$ 160,000	3.25%	\$ 83,362.50	\$ 243,362.50	
12/15/2032	\$ 3,980,000			\$ 80,762.50	\$ 80,762.50	
6/15/2033	\$ 3,980,000	\$ 165,000	3.25%	\$ 80,762.50	\$ 245,762.50	
12/15/2033	\$ 3,815,000			\$ 78,081.25	\$ 78,081.25	
6/15/2034	\$ 3,815,000	\$ 170,000	3.25%	\$ 78,081.25	\$ 248,081.25	
12/15/2034	\$ 3,645,000			\$ 75,318.75	\$ 75,318.75	
6/15/2035	\$ 3,645,000	\$ 175,000	3.25%	\$ 75,318.75	\$ 250,318.75	
12/15/2035	\$ 3,470,000			\$ 72,475.00	\$ 72,475.00	
6/15/2036	\$ 3,470,000	\$ 180,000	3.25%	\$ 72,475.00	\$ 252,475.00	
12/15/2036	\$ 3,290,000			\$ 69,550.00	\$ 69,550.00	
6/15/2037	\$ 3,290,000	\$ 185,000	3.25%	\$ 69,550.00	\$ 254,550.00	
12/15/2037	\$ 3,105,000			\$ 66,543.75	\$ 66,543.75	
6/15/2038	\$ 3,105,000	\$ 195,000	3.25%	\$ 66,543.75	\$ 261,543.75	
12/15/2038	\$ 2,910,000			\$ 63,375.00	\$ 63,375.00	
6/15/2039	\$ 2,910,000	\$ 200,000	3.25%	\$ 63,375.00	\$ 263,375.00	
12/15/2039	\$ 2,710,000			\$ 60,125.00	\$ 60,125.00	
6/15/2040	\$ 2,710,000	\$ 205,000	3.25%	\$ 60,125.00	\$ 265,125.00	
12/15/2040	\$ 2,505,000			\$ 56,793.75	\$ 56,793.75	
6/15/2041	\$ 2,505,000	\$ 215,000	3.25%	\$ 56,793.75	\$ 271,793.75	
12/15/2041	\$ 2,290,000			\$ 53,300.00	\$ 53,300.00	
6/15/2042	\$ 2,290,000	\$ 220,000	4.00%	\$ 53,300.00	\$ 273,300.00	
12/15/2042	\$ 2,070,000			\$ 48,900.00	\$ 48,900.00	
6/15/2043	\$ 2,070,000	\$ 230,000	4.00%	\$ 48,900.00	\$ 278,900.00	
12/15/2043	\$ 1,840,000			\$ 44,300.00	\$ 44,300.00	
6/15/2044	\$ 1,840,000	\$ 240,000	4.00%	\$ 44,300.00	\$ 284,300.00	
12/15/2044	\$ 1,600,000			\$ 39,500.00	\$ 39,500.00	
6/15/2045	\$ 1,600,000	\$ 250,000	4.00%	\$ 39,500.00	\$ 289,500.00	
12/15/2045	\$ 1,350,000			\$ 34,500.00	\$ 34,500.00	

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
6/15/2046	\$ 1,350,000	\$ 260,000	4.00%	\$ 34,500.00	\$ 294,500.00
12/15/2046	\$ 1,090,000			\$ 29,300.00	\$ 29,300.00
6/15/2047	\$ 1,090,000	\$ 270,000	4.00%	\$ 29,300.00	\$ 299,300.00
12/15/2047	\$ 820,000			\$ 23,900.00	\$ 23,900.00
6/15/2048	\$ 820,000	\$ 280,000	4.00%	\$ 23,900.00	\$ 303,900.00
12/15/2048	\$ 540,000			\$ 18,300.00	\$ 18,300.00
6/15/2049	\$ 540,000	\$ 295,000	4.00%	\$ 18,300.00	\$ 313,300.00
12/15/2049	\$ 245,000			\$ 12,400.00	\$ 12,400.00
6/15/2050	\$ 245,000	\$ 305,000	4.00%	\$ 12,400.00	\$ 317,400.00
12/15/2050	\$ (60,000)			\$ 6,300.00	\$ 6,300.00
6/15/2051	\$ (60,000)	\$ 315,000	4.00%	\$ 6,300.00	\$ 321,300.00
		\$ 5,510,000		\$ 3,219,834	\$ 8,729,834

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2024 Bonds
Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 3/31/2024	April- 10/1/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 177	\$ -	\$ 177	\$ -
Special Assmnts- CDD Collected	-	61,770	18,085	79,855	79,855
TOTAL REVENUES	\$ -	\$ 61,947	\$ 18,085	\$ 80,032	\$ 79,855
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	-	-	-	-	25,000
Interest Expense	-	-	-	-	61,680
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 86,680
Excess (deficiency) of revenues					
Over (under) expenditures	-	61,947	18,085	80,032	(6,825)
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ -
Net change in fund balance	\$ -	\$ 61,947	\$ 18,085	\$ 80,032	\$ (6,825)
FUND BALANCE, BEGINNING	\$ 61,947	\$ 224,732	\$ 286,679	\$ 224,732	\$ 304,764
FUND BALANCE, ENDING	\$ 224,732	\$ 286,679	\$ 304,764	\$ 304,764	\$ 297,939
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	12/15/2024				12/15/2025
Series 2021 Bonds:	\$ 1,171,000				\$ 1,146,000

Special Assessment Bonds, Series 2024 (Assessment Area Two)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
6/15/2024	1,171,000			23,340.94	23,340.94	
12/15/2024	1,171,000	25,000	4.500%	31,121.25	56,121.25	79,462.19
6/15/2025	1,146,000			30,558.75	30,558.75	
12/15/2025	1,146,000	18,000	4.500%	30,558.75	48,558.75	79,117.50
6/15/2026	1,128,000			30,153.75	30,153.75	
12/15/2026	1,128,000	19,000	4.500%	30,153.75	49,153.75	79,307.50
6/15/2027	1,109,000			29,726.25	29,726.25	
12/15/2027	1,109,000	20,000	4.500%	29,726.25	49,726.25	79,452.50
6/15/2028	1,089,000			29,276.25	29,276.25	
12/15/2028	1,089,000	21,000	4.500%	29,276.25	50,276.25	79,552.50
6/15/2029	1,068,000			28,803.75	28,803.75	
12/15/2029	1,068,000	22,000	4.500%	28,803.75	50,803.75	79,607.50
6/15/2030	1,046,000			28,308.75	28,308.75	
12/15/2030	1,046,000	23,000	4.500%	28,308.75	51,308.75	79,617.50
6/15/2031	1,023,000			27,791.25	27,791.25	
12/15/2031	1,023,000	24,000	4.500%	27,791.25	51,791.25	79,582.50
6/15/2032	999,000			27,251.25	27,251.25	
12/15/2032	999,000	25,000	5.250%	27,251.25	52,251.25	79,502.50
6/15/2033	974,000			26,595.00	26,595.00	
12/15/2033	974,000	26,000	5.250%	26,595.00	52,595.00	79,190.00
6/15/2034	948,000			25,912.50	25,912.50	
12/15/2034	948,000	28,000	5.250%	25,912.50	53,912.50	79,825.00
6/15/2035	920,000			25,177.50	25,177.50	
12/15/2035	920,000	29,000	5.250%	25,177.50	54,177.50	79,355.00
6/15/2036	891,000			24,416.25	24,416.25	
12/15/2036	891,000	31,000	5.250%	24,416.25	55,416.25	79,832.50
6/15/2037	860,000			23,602.50	23,602.50	
12/15/2037	860,000	32,000	5.250%	23,602.50	55,602.50	79,205.00
6/15/2038	828,000			22,762.50	22,762.50	
12/15/2038	828,000	34,000	5.250%	22,762.50	56,762.50	79,525.00
6/15/2039	794,000			21,870.00	21,870.00	
12/15/2039	794,000	36,000	5.250%	21,870.00	57,870.00	79,740.00
6/15/2040	758,000			20,925.00	20,925.00	
12/15/2040	758,000	38,000	5.250%	20,925.00	58,925.00	79,850.00
6/15/2041	720,000			19,927.50	19,927.50	
12/15/2041	720,000	40,000	5.250%	19,927.50	59,927.50	79,855.00
6/15/2042	680,000			18,877.50	18,877.50	
12/15/2042	680,000	42,000	5.250%	18,877.50	60,877.50	79,755.00
6/15/2043	638,000			17,775.00	17,775.00	
12/15/2043	638,000	44,000	5.250%	17,775.00	61,775.00	79,550.00
6/15/2044	594,000			16,620.00	16,620.00	
12/15/2044	594,000	46,000	5.250%	16,620.00	62,620.00	79,240.00
6/15/2045	548,000			15,412.50	15,412.50	
12/15/2045	548,000	49,000	5.625%	15,412.50	64,412.50	79,825.00
6/15/2046	499,000			14,034.38	14,034.38	
12/15/2046	499,000	51,000	5.625%	14,034.38	65,034.38	79,068.76

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service Annual	Debt Service
6/15/2047	448,000			12,600.00	12,600.00	
12/15/2047	448,000	54,000	5.625%	12,600.00	66,600.00	79,200.00
6/15/2048	394,000			11,081.25	11,081.25	
12/15/2048	394,000	57,000	5.625%	11,081.25	68,081.25	79,162.50
6/15/2049	337,000			9,478.13	9,478.13	
12/15/2049	337,000	60,000	5.625%	9,478.13	69,478.13	78,956.26
6/15/2050	277,000			7,790.63	7,790.63	
12/15/2050	277,000	64,000	5.625%	7,790.63	71,790.63	79,581.26
6/15/2051	213,000			5,990.63	5,990.63	
12/15/2051	213,000	67,000	5.625%	5,990.63	72,990.63	78,981.26
6/15/2052	146,000			4,106.25	4,106.25	
12/15/2052	146,000	71,000	5.625%	4,106.25	75,106.25	79,212.50
6/15/2053	75,000			2,109.38	2,109.38	
12/15/2053	75,000	75,000	5.625%	2,109.38	77,109.38	79,218.76
		1,171,000		1,212,330.99	2,383,330.99	2,383,330.99

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

3B.

RESOLUTION 2024 - 06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR 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;

WHEREAS, the District was established on January 12, 2021 by Ordinance No. 21-1 of the Hillsborough County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board seats **3, 4 and 5**, are set to expire in November 2024; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 3 members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect 3 members of the Board, to Board seats **3, 4 and 5**, will be held on Tuesday November 5, 2024, at 2:00 p.m. at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on May 2, 2024.

Attest:

**South Creek
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

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

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
South Creek Community Development District**

Notice is hereby given to the public and all landowners within the South Creek Community Development District (the **"District"**), comprised of approximately 136.534 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 5, 2024
Time: 2:00 p.m.
Place: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Angie Grunwald, District Manager
Run Date(s): _____

**Instructions Relating to Landowners' Meeting
of the South Creek Community Development District
for the Election of Members of the Board of Supervisors**

Date: Tuesday November 5, 2024
Time: 2:00 p.m.
Location: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election on November 19, 2024.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

South Creek Community Development District Landowners' Meeting – November 5, 2024

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the South Creek Community Development District to be held at Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, on November 5, 2024, at 2:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Address/Legal/or Parcel ID #

**# of Un-platted Acreage/
or # of Platted Lots**

**Authorized
Votes**

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

South Creek Community Development District

Landowners' Meeting – November 5, 2024

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the South Creek Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat _____	_____	_____
Seat _____	_____	_____
Seat _____	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

South Creek Community Development District

Landowners' Meeting – November 5, 2024

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the South Creek Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat _____	_____	_____
Seat _____	_____	_____
Seat _____	_____	_____

Date: _____

Signature: _____

Printed Name: _____

3C

RESOLUTION NO. 2024-07

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 MAY 2, 2024.

Attest:

**South Creek Community
Development District**

Name: _____
Secretary/Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit “A”

(Attach Legal/Sketch)

3D.



Steadfast Alliance Maintenance Division

Proposal

Date 4/29/2024 Proposal # SM-E-2518

Customer Information		Project Information SM1054 South Creek CDD Maint...	
South Creek CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544	Contact Phone E-mail inframark@avidbill.com Account #	SM1054 South Creek CDD 10441 Alder Green Dr Riverview, FL 33578	Proposal Prepared By: YCordero Type Of Work Well/pump

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Unit Price	Amount
This proposal is for the replacement of the pump, motor, and control box due to the system overworking its self and tripping, not allowing the system to stay on. Price includes Parts & Labor	1	6,040.16	6,040.16
3 HP Grundfos 230V 1PH Submersible Motor		0.00	0.00
3 HP Grundfos 35S30-11 SS Submersible Pump			
3 HP Grundfos Deluxe Control Box 230v / 1PH			
2" - Galvanized TNC			
10-3 W/G - DJ Submersible Pump Wire			
W/ Ground (Per Ft)			
Misc Fittings			

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
Phone: 844-347-0702 | Fax: 813-501-1432
office@SteadfastAlliance.com | SteadfastAlliance.com

Total \$6,040.16

3E.

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the _____ day of May, 2024 by **Lennar Homes, LLC**, a Florida limited liability company, whose address is 4301 W. Boy Scout Road, Tampa, Florida 33607 (the “**Grantor**”) in favor of **South Creek Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration paid in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described real property located in Hillsborough County, Florida:

ALL OF TRACT B OF SOUTHCREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGES 122 THROUGH 129, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA (the “**Property**”).

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2024 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

Lennar Homes, LLC
a Florida limited liability company

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____, 2024, by _____, as _____ of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public Signature

Notary Stamp

3F.

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of May, 2024 by **Lennar Homes, LLC**, a Florida limited liability company, whose address is 4301 W. Boy Scout Road, Tampa, Florida 33607 (the “**Grantor**”) in favor of **South Creek Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration paid in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described real property located in Hillsborough County, Florida:

ALL OF TRACTS A, C, D, F, G, AND H OF SOUTH CREEK PHASES 2A, 2B, AND 2C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 141, PAGES 247 THROUGH 256, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA (the “**Property**”).

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2024 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

Lennar Homes, LLC
a Florida limited liability company

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____, 2024, by _____, as _____ of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public Signature

Notary Stamp

3G.



May 1, 2024

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2024, listed below.

Community Development District	Number of Registered Electors
South Creek	182

We ask that you respond to our office with a current list of CDD office holders by **June 1** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Senior Candidate Services Manager



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, April 4, 2024, and called to order at 2:06 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
John Vericker	District Counsel
Gary Schwartz	Field Manager Services

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 2024-04; Amendment of the District Boundaries

On MOTION by Ms. Campagna seconded by Mr. de la Ossa, with all in favor, Resolution 2024-04 Amendment of the District Boundaries, 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 February 2024

C. Acceptance of the Financials and Approval of the Check Register for February 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

There being none, the next business item followed.

B. District Manager

i. Field Inspections Report

ii. Aquatics Report

Mr. Schwartz discussed the trees that fell and will be replaced by landscaper under warranty.

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

Angie Grunwald
District Manager

Chairperson/Vice Chairperson

4B

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CITY-WIDE CLEANING LLC	18511	\$215.00		CLEANING - FEBUARY 2024
INFRAMARK LLC	111480	\$3,460.42		DISTRICT INVOICE MARCH 2024
INFRAMARK LLC	112647	\$5.91	\$3,466.33	DISTRICT SERVICES MARCH 2024
STEADFAST CONTRACTORS ALLIANCE	SM-11334	\$5,059.67		LANDSCAPE MAINT. - MARCH 2024
Monthly Contract Subtotal		\$8,741.00		
Variable Contract				
CARLOS DE LA OSSA	CDLO 030724	\$200.00		SUPERVISOR FEE - 03/07/24
KELLY ANN EVANS	KE 030724	\$200.00		SUPERVISOR FEE - 03/07/24
LORI A. CAMPAGNA	LC 030724	\$200.00		SUPERVISOR FEE - 03/07/24
NICHOLAS J. DISTER	ND 030724	\$200.00		SUPERVISOR FEE - 03/07/24
RYAN MOTKO	RM 030724	\$200.00		SUPERVISOR FEE - 03/07/24
Variable Contract Subtotal		\$1,000.00		
Utilities				
BOCC - HILLSBOROUGH COUNTY	5140 032024 ACH	\$17.35		WATER - 02/20/24-03/19/24
TECO	0321 030724 ACH	\$3,894.48		ELECTRIC - 02/02/24-03/01/24
TECO	4853 030724 ACH	\$36.45	\$3,930.93	ELECTRIC - 02/02/24-03/01/24
Utilities Subtotal		\$3,948.28		
Regular Services				
STEADFAST CONTRACTORS ALLIANCE	SM-11419	\$232.50		IRRIGATION WET CHECK - 02/26/24
STRALEY ROBIN VERICKER	24239	\$2,592.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
Regular Services Subtotal		\$2,824.50		
Additional Services				
CORLIN SERVICES LLC	0000139	\$130.00		PRESSURE WASHING
STEADFAST CONTRACTORS ALLIANCE	SM-11479	\$300.00		PALM TREE DISPOSED
Additional Services Subtotal		\$430.00		
TOTAL		\$16,943.78		

Approved (with any necessary revisions noted):

SOUTH CREEK CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

INVOICE NO. 18511

DATE: 2/27/21

South Creek CDD

205 Can Am Club

Shift 500

Tampa, FL

[illegible]



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#111480

DATE

3/1/2024

CUSTOMER ID

C2311

NET TERMS

Net 30

PO#**DUE DATE**

3/31/2024

BILL TO

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

Services provided for the Month of: March 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

INVOICE#

#112647

CUSTOMER ID

C2311

PO#

INVOICE

DATE

3/28/2024

NET TERMS

Net 30

DUE DATE

4/27/2024

BILL TO

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

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	9	Ea	0.64		5.76
B/W Copies	1	Ea	0.15		0.15
Subtotal					5.91

Subtotal	\$5.91
-----------------	--------

Tax	\$0.00
------------	--------

Total Due	\$5.91
------------------	--------

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 #
3/1/2024	SM-11334

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

SOUTH CREEK CDD
MEETING DATE: March 07, 2024

DMS: Angie Grunwald

CDLO 030724

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: March 07, 2024

DMS: Angie Grunwald

KE 030724

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: March 07, 2024

DMS: Angie Grunwald

LC 030724

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: March 07, 2024

ND 030724

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: March 07, 2024

RM 030724

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	03/20/2024	04/10/2024

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	02/20/2024	7146	03/19/2024	7151	5 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$0.02
Water Base Charge	\$11.70

Summary of Account Charges

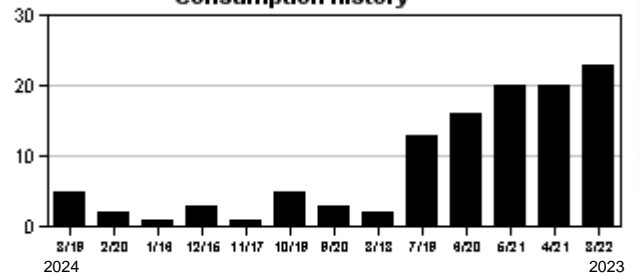
Previous Balance	\$17.34
Net Payments - Thank You	\$-17.34
Total Account Charges	\$17.35

AMOUNT DUE	\$17.35
-------------------	----------------

Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6591965140



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



SOUTH CREEK CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

1,391 8

DUE DATE	04/10/2024
AMOUNT DUE	\$17.35
AMOUNT PAID	

0065919651409 00000017350



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

Statement Date: March 07, 2024

Amount Due: **\$3,894.48**

Due Date: March 28, 2024

Account #: 221008480321

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

Account Summary

Previous Amount Due	\$3,776.05
Payment(s) Received Since Last Statement	-\$3,776.05
<hr/>	
Current Month's Charges	\$3,894.48

Amount Due by March 28, 2024 **\$3,894.48**

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



Scan here to view
your account online.

**One Less
Worry :)**

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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: March 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: **\$3,894.48**

Payment Amount: \$ _____

65755688854

Your account will be
drafted on March 28, 2024

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

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

Service Period: Feb 02, 2024 - Mar 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	\$444.08
	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	\$444.08

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
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: March 07, 2024
Charges Due: March 28, 2024

Service Period: Feb 02, 2024 - Mar 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 ➡




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

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

Service Period: Feb 02, 2024 - Mar 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	\$3,894.48
--------------------------------------	-------------------

**Service For:**

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

Account #: 221008480321
Statement Date: March 07, 2024
Charges Due: March 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.



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

Statement Date: March 07, 2024

Amount Due: \$36.45

Due Date: March 28, 2024

Account #: 211024964853

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

Account Summary

Current Service Period: February 02, 2024 - March 01, 2024

Previous Amount Due \$105.56

Payment(s) Received Since Last Statement -\$105.56

Current Month's Charges \$36.45

Amount Due by March 28, 2024 \$36.45

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 **300% higher** than the same period last year.



Your average daily kWh used was **80.95% lower** than it was in your previous period.



Scan here to view your account online.

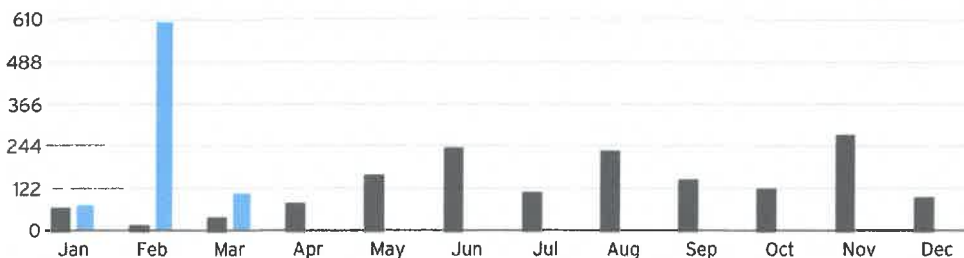
One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

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
MAR 13

Account #: 211024964853

Due Date: March 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: \$36.45

Payment Amount: \$ _____

632865650806

Your account will be drafted on March 28, 2024



00003862 FTECO103072423382210 00000 03 00000000 17983 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: March 07, 2024
Charges Due: March 28, 2024

Meter Read

Meter Location: IRRIGATION/WELL
Service Period: Feb 02, 2024 - Mar 01, 2024
Rate Schedule: General Service - Non Demand

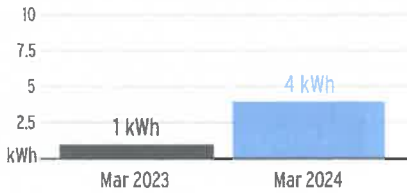
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	03/01/2024	4,697	4,589	108 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
	Energy Charge	108 kWh @ \$0.08192/kWh	\$8.85
	Fuel Charge	108 kWh @ \$0.03843/kWh	\$4.15
	Storm Protection Charge	108 kWh @ \$0.00775/kWh	\$0.84
	Clean Energy Transition Mechanism	108 kWh @ \$0.00427/kWh	\$0.46
	Storm Surcharge	108 kWh @ \$0.00225/kWh	\$0.24
	Florida Gross Receipt Tax		\$0.91
	Electric Service Cost		\$36.45

Total Current Month's Charges **\$36.45**

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.

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.

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

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

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

Contact Us

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

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.



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

Invoice

Date	Invoice #
2/29/2024	SM-11419

Please make all Checks payable to:
Steadfast Maintenance
Tax ID: 47-4754045

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
			Irrigation	Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Irrigation Wet Check 2/26/24 During our monthly inspection, our tech found and fixed 2 broken heads 4 clogged nozzles and a drip line break. All has been repaired and working as it should.		0.00	2/26/2024	0.00
1	Irrigation Parts 2- 6" sprinkler heads 4- nozzles 1- drip coupling 1- drip tee		105.00	2/26/2024	105.00
1.5	Irrigation Labor		85.00	2/26/2024	127.50

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

Total	\$232.50
Payments/Credits	\$0.00
Balance Due	\$232.50

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 08, 2024

Client: 001545

Matter: 000001

Invoice #: 24239

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RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/1/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/1/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING; PREPARE FINAL EDIT TO TOWING AGREEMENT WITH DIXIE.	0.6	\$195.00
2/8/2024	LB	PREPARE FINAL TERMS RESOLUTION FOR SERIES 2023 BONDS, (ASSESSMENT AREA THREE).	1.0	\$175.00
2/9/2024	LB	REVIEW CORRESPONDENCE FROM K. SMITH RE DEEDS FROM LENNAR AND THE DEVELOPER TO THE DISTRICT; RESEARCH RE OWNERSHIP OF THE PROPERTY AND LOCATION OF SAME; CORRESPONDENCE TO AND FROM K. SMITH RE PROPERTY ALL OWNED BY THE DEVELOPER AND STATUS OF LENNAR CLOSING ON SAME; PREPARE DRAFT DEED FROM THE DEVELOPER TO THE DISTRICT; PREPARE DRAFT DEED FROM LENNAR TO THE DISTRICT.	2.4	\$420.00
2/12/2024	JMV	PREPARE DRAFT DEED FOR CDD COMMON AREAS; PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.3	\$487.50
2/19/2024	LB	FINALIZE RESOLUTION ADOPTING FINAL TERMS OF SERIES 2024 BONDS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE RESOLUTION AND REPORTS FOR BOARD MEETING.	0.3	\$52.50
2/26/2024	JMV	REVIEW COMMUNICATION FROM K. SMITH; REVIEW O/E REPORTS; PREPARE DEEDS FOR COMMON AREA TRACTS.	1.3	\$487.50

March 08, 2024

Client: 001545

Matter: 000001

Invoice #: 24239

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SERVICES

Date	Person	Description of Services	Hours	Amount
2/26/2024	LB	REVIEW O&E REPORTS FOR VARIOUS PARCELS BEING DEEDED TO THE DISTRICT; FINALIZE SPECIAL WARRANTY DEED FROM LENNAR HOMES TO THE DISTRICT; FINALIZE SPECIAL WARRANTY DEED FROM SIMMONS EAST, LLC TO THE DISTRICT; PREPARE CORRESPONDENCE TO K. SMITH RE SAME.	0.6	\$105.00
2/27/2024	JMV	FILE CDD COMMON AREA DEED WITH HILLSBOROUGH COUNTY.	0.3	\$112.50
2/27/2024	LB	E-RECORD DEED FROM THE DEVELOPER TO THE DISTRICT.	0.3	\$52.50
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
2/29/2024	LB	RECEIPT OF RECORDED DEED TO THE DISTRICT; PREPARE CORRESPONDENCE TO L. POPELKA RE DEED FOR TAX EXEMPTION PROCESSING.	0.2	\$35.00
Total Professional Services			8.8	\$2,210.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/31/2024	Simplefile E-Recording- Filing Fee- Filing fees	\$322.75
2/28/2024	Simplefile E-Recording- Filing Fee- Filing fees	\$49.95
2/29/2024	Photocopies	\$9.30
Total Disbursements		\$382.00

March 08, 2024
Client: 001545
Matter: 000001
Invoice #: 24239

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Total Services	\$2,210.00	
Total Disbursements	\$382.00	
Total Current Charges		\$2,592.00
Previous Balance		\$3,968.50
Less Payments		(\$3,968.50)
PAY THIS AMOUNT		\$2,592.00

Please Include Invoice Number on all Correspondence



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
South Creek

Date of Issue
03/03/2024

Invoice Number
0000139

Due Date
04/02/2024

Amount Due (USD)
\$130.00

Description	Rate	Qty	Line Total
Pressure washing of sidewalk at dog park at 10496 Shady Preserve Drive	\$65.00	2	\$130.00
- section of sidewalk is from dog park gates to main sidewalk			
- water drawn from hose bib at well			
- stain pretreated with detergent, pressure washed, and sprayed with solution of bleach			

Subtotal 130.00

Tax 0.00

Total 130.00

Amount Paid 0.00

Amount Due (USD) \$130.00



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

Invoice

Date	Invoice #
3/21/2024	SM-11479

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
	SM-E-2395		Brace Removal	Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Service @ South Creek CDD - Remove and dispose of all palm tree braces at the main entrance to Phase 1.				
5	Labor - Per Man Hour		50.00		250.00
1	Dump Fees - Per Cubic Yard of Debris Removed		50.00		50.00

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	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

4C

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2024

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 March 31, 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	\$ 175,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,392
Accounts Receivable - HOA	18	-	-	-	-	-	-	18
Due From Developer	37,149	-	-	-	-	-	-	37,149
Due From Other Funds	51,337	-	-	-	110	-	-	51,447
Investments:								
Acq. & Construction - Amenity	-	-	-	884,069	-	-	-	884,069
Acq. & Construction - Other	-	-	-	-	929,114	-	-	929,114
Acq. & Construction Account (Phase 1)	-	-	-	18,043	-	-	-	18,043
Acq. & Construction Account (Phase 2)	-	-	-	1	58,214	-	-	58,215
Cost of Issuance (A-2)	-	-	-	-	7,000	-	-	7,000
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Revenue Fund	-	346,920	62,057	-	-	-	-	408,977
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,733,088	6,733,088
TOTAL ASSETS	\$ 263,896	\$ 509,770	\$ 62,057	\$ 902,113	\$ 994,438	\$ 2,296,282	\$ 6,733,088	\$ 11,761,644
LIABILITIES								
Accounts Payable	\$ 4,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,705
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	110	-	-	-	-	51,447
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	24,843
TOTAL LIABILITIES	31,888	51,337	110	-	-	-	6,733,088	6,816,423

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 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
FUND BALANCES								
Restricted for:								
Debt Service	-	458,433	61,947	-	-	-	-	520,380
Capital Projects	-	-	-	902,113	994,438	-	-	1,896,551
Unassigned:	232,008	-	-	-	-	2,296,282	-	2,528,290
TOTAL FUND BALANCES	232,008	458,433	61,947	902,113	994,438	2,296,282	-	4,945,221
TOTAL LIABILITIES & FUND BALANCES	\$ 263,896	\$ 509,770	\$ 62,057	\$ 902,113	\$ 994,438	\$ 2,296,282	\$ 6,733,088	\$ 11,761,644

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 201,983	\$ 200,699	\$ (1,284)	99.36%
Special Assmnts- CDD Collected	102,290	119,897	17,607	117.21%
TOTAL REVENUES	304,273	320,596	16,323	105.36%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	4,000	6,000	40.00%
ProfServ-Trustee Fees	8,200	2,828	5,372	34.49%
Disclosure Report	8,400	3,067	5,333	36.51%
District Counsel	4,000	9,248	(5,248)	231.20%
District Engineer	2,500	2,402	98	96.08%
District Manager	25,000	8,250	16,750	33.00%
Accounting Services	6,100	1,750	4,350	28.69%
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	563	937	37.53%
Dues, Licenses, Subscriptions	175	932	(757)	532.57%
Total Administration	80,275	37,533	42,742	46.76%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	707	4,293	14.14%
Utility - StreetLights	50,000	21,472	28,528	42.94%
Total Electric Utility Services	55,000	22,179	32,821	40.33%
<u>Water Utility Services</u>				
Utility - Water	2,500	103	2,397	4.12%
Total Water Utility Services	2,500	103	2,397	4.12%
<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 March 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	7,848	2,725	5,123	34.72%
ProfServ - Field Management Onsite Staff	12,000	6,000	6,000	50.00%
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	30,358	34,642	46.70%
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	300	450	40.00%
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	630	870	42.00%
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	60,544	104,954	36.58%
TOTAL EXPENDITURES	304,273	120,359	183,914	39.56%
Excess (deficiency) of revenues				
Over (under) expenditures	-	200,237	200,237	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		31,771		
FUND BALANCE, ENDING		\$ 232,008		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,618	\$ 8,618	0.00%
Special Assmnts- Tax Collector	325,550	323,630	(1,920)	99.41%
TOTAL REVENUES	325,550	332,248	6,698	102.06%
<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	-	233,701	233,701	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		224,732		
FUND BALANCE, ENDING		\$ 458,433		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 177	\$ 177	0.00%
Special Assmnts- CDD Collected	-	61,770	61,770	0.00%
TOTAL REVENUES	-	61,947	61,947	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	61,947	61,947	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		<u>\$ 61,947</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 48,367	\$ 48,367	0.00%
TOTAL REVENUES	-	48,367	48,367	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	-	(2,079,675)	(2,079,675)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,981,788		
FUND BALANCE, ENDING		<u>\$ 902,113</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
Series 2024 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,482	\$ 4,482	0.00%
TOTAL REVENUES	-	4,482	4,482	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%
District Manager	-	17,500	(17,500)	0.00%
Printing and Binding	-	1,750	(1,750)	0.00%
Underwriting Counsel	-	55,000	(55,000)	0.00%
Total Administration	-	110,025	(110,025)	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	-	141,116	(141,116)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(136,634)	(136,634)	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	\$ -	\$ 994,438	\$ 994,438	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 994,438		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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

Currency Code

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	24-03						
01/18/24	Bank Account Ledger Entry	1233	Check for Vendor V00021		1	-200.00	-200.00
02/09/24	Bank Account Ledger Entry	1243	Check for Vendor V00021		1	-200.00	-200.00
02/22/24	Bank Account Ledger Entry	1246	Check for Vendor V00019		1	-3,460.42	-3,460.42
02/22/24	Bank Account Ledger Entry	1247	Check for Vendor V00009		1	-3,968.50	-3,968.50
02/29/24	Bank Account Ledger Entry	1248	Check for Vendor V00004		1	-3,188.67	-3,188.67
03/06/24	Bank Account Ledger Entry	JE000289	CK#581029975#### #### - O&M		1	26,837.30	26,837.30
03/13/24	Bank Account Ledger Entry	JE000290	CK#1242### - Reimb Well Maint		1	214.81	214.81
03/14/24	Bank Account Ledger Entry	1249	Check for Vendor V00027		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1251	Check for Vendor V00019		1	-3,464.83	-3,464.83
03/14/24	Bank Account Ledger Entry	1252	Check for Vendor V00016		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1253	Check for Vendor V00029		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1254	Check for Vendor V00012		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1256	Check for Vendor V00037		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1257	Check for Vendor V00004		1	-5,059.67	-5,059.67
03/14/24	Bank Account Ledger Entry	1258	Check for Vendor V00009		1	-2,592.00	-2,592.00
03/04/24	Bank Account Ledger Entry	JE000323	ACH BOCC - 8928		1	-17.34	-17.34
03/14/24	Bank Account Ledger Entry	JE000321	ACH TECO - 6141		1	-199.26	-199.26
Total						3,701.42	3,701.42

Bank Account Statement

South Creek CDD

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
10/01/22		JE000018	Outstanding Check# 1063; Kelly Ann Evans	-200.00
Quantity		1	Total	-200.00

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
03/14/24	Payment	1250	Check for Vendor V00038	-430.00
03/14/24	Payment	1255	Check for Vendor V00021	-200.00
03/26/24	Payment	1259	Check for Vendor V00039	-130.00
03/26/24	Payment	1260	Check for Vendor V00004	-532.50
Quantity		4	Total	-1,292.50

Fifth Order of Business

5Bii

South Creek CDD

MONTHLY INSPECTION REPORT
Prepared For Inframark

STEADFAST ALLIANCE
MAINTENANCE DIVISION



April 24, 2024



Alder Green.
Assigned To Steadfast.
Heading West on the South sidewalk
looks good.



Alder Green.
Assigned To Steadfast.
Trim the Juniper plants off of the
curbing.



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



Alder Green
Assigned To Steadfast.
Send an estimate to remote the
beds.





Alder Green.
Assigned To Steadfast.
Treat the ant hills.



Treated



Buttress Oaks.
Assigned To Steadfast.
Heading South on the street looks good.



Buttress Oaks.
Assigned To Steadfast.
Trim the tree suckers.



Removed



Buttress Oaks.
Assigned To Steadfast.
Heading South towards the amenity center looks good.



Shady Preserve.

Assigned To Steadfast.

Heading West on the sidewalk looks good overall, except for the poor fertility of the Blue Daze plants.

Fertilized 4/23



Shady Preserve.

Assigned To Steadfast.

Evaluate the poor fertility condition of the Blue Daze plants and report your findings back to Inframark.

Fertilized 4/23



301.

Assigned To Steadfast.

Heading North on the sidewalk looks good overall.



Shady Preserve..

Assigned To Steadfast.

Trim the fountain grass off of the sidewalk.

On schedule for next visit.



Shady Preserve.

Assigned To Steadfast.
Treat the weeds.

Weeds sprayed.



Shady Preserve.

Assigned To Steadfast.
Tighten all loose tree banding

Tightening as
needed during
service.



Pond # 3.

Assigned To Steadfast.
There is a filamentous algae bloom
in the pond.



Pond # 4.

Assigned To Steadfast.
The pond conditions are poor
currently due to the dead
filamentous algae. The pond
conditions should improve within
two weeks. The trash within the
pond needs to be removed.

Mow crew will pick
up any trash on the
banks to assist.

SOUTH CREEK INSPECTION REPORT.

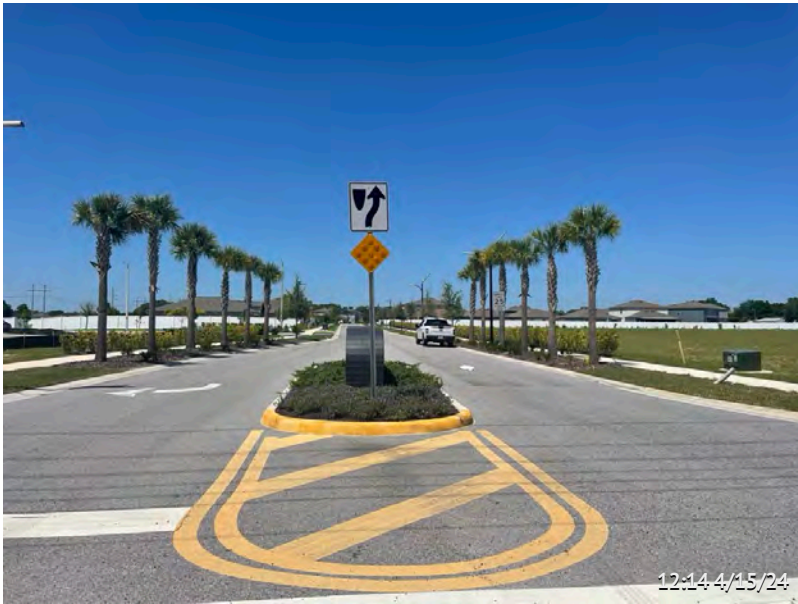
4/17/24, 4:04 PM

South Creek CDD.

Wednesday, April 17, 2024

Prepared For Board of supervisors.

40 Issue Identified



Alder Green.

Assigned To Steadfast.

The community entrance is clean and looks good.



Alder Green.

Assigned To Steadfast.

The North and South sides of the entrance sign is clean and looks good.



Alder Green.

Assigned To Steadfast.

Heading West on the South sidewalk looks good.



Alder Green.

Assigned To Steadfast.

Trim the Juniper plants off of the curbing.



Alder Green.

Assigned To Steadfast.

Heading West on the North sidewalk looks good.



Alder Green

Assigned To Steadfast.

Send an estimate to remote the beds.



Alder Green.

Assigned To Steadfast.

Treat the ant hills.



Buttress Oaks.

Assigned To Steadfast.

Heading South on the street looks good.



Simmons Loop.

Assigned To Steadfast.

Heading East on the sidewalk looks good overall.



Buttress Oaks.

Assigned To Steadfast.

The entrance sign is clean and fully visible.



Buttress Oaks.

Assigned To Steadfast.

Trim the tree suckers.



Buttress Oaks.

Assigned To Steadfast.

Heading South towards the amenity center looks good.



Alder Green.

Assigned To District manager.
Site development.



Buttress Oaks.

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



Amenity center.

Assigned To District manager.

Site development, and a new road in the process of being built.



Buttress Oaks.

Assigned To District manager.

The pool build in progress.



Alder Green.

Assigned To District manager.

The mailboxes are clean and look good.



Alter Green.

Assigned To District manager.

The utility station looks good.



12:38 4/15/24

Shady Preserve.

Assigned To Steadfast.

The community entrance is clean and looks good.



12:39 4/15/24

Shady Preserve.

Assigned To Steadfast.

The South side entrance sign is clean and looks good.



Shady Preserve.

Assigned To Steadfast.

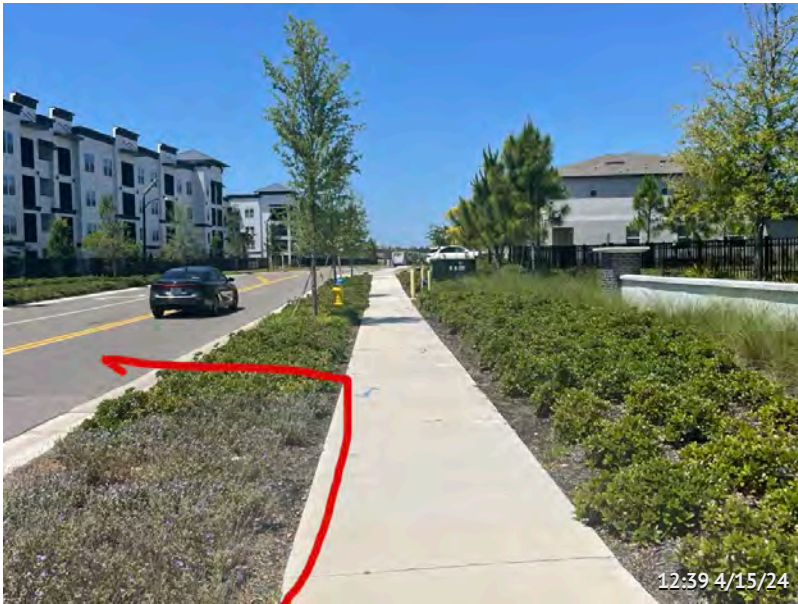
Remove the many weeds throughout the Blue Daze plants.



Shady Preserve.

Assigned To Steadfast.

The North side entrance sign is clean and looks good. The Blue Daze plant fertility is poor. Evaluate and report your finds to Inframark.



Shady Preserve.

Assigned To Steadfast.

Heading West on the sidewalk looks good overall, except for the poor fertility of the Blue Daze plants.



Shady Preserve.

Assigned To Steadfast.

Evaluate the poor fertility conditions of the Blue Daze plants and report your findings back to Inframark.



301.

Assigned To Steadfast.

Heading North on the sidewalk looks good overall.



Shady Preserve..

Assigned To Steadfast.

Trim the fountain grass off of the sidewalk.



Shady Preserve.

Assigned To Steadfast.

The South side of the dog park looks good.



Shady Preserve.

Assigned To Steadfast.

The North side of the dog park looks good.



Shady Preserve.

Assigned To Steadfast.

Treat the weeds.



Shady Preserve.

Assigned To Steadfast.

Tighten all loose tree banding.



Shady Preserve.

Assigned To District manager.

The mailboxes are clean and look good.



Blue Plume.

Assigned To Steadfast.

The pocket park looks good.



Poseidon Way.

Assigned To Steadfast.

The pocket park looks good.



Carrara Manor.

Assigned To District manager.

The utility station 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.

There is a filamentous algae bloom in the pond.



Pond # 4.

Assigned To Steadfast.

The pond conditions are poor currently due to the dead filamentous algae. The pond conditions should improve within two weeks. The trash within the pond needs to be removed.



Pond # 5.

Assigned To Steadfast.
The pond looks good.



Pond # 6.

Assigned To Steadfast.
The pond looks good.

5Bi



South Creek CDD Aquatics

Inspection Date:

4/22/2024 10:45 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

This pond is in excellent condition. Nuisance grasses have been treated for and were not present. No algae growth was observed. Our technician will continue to monitor the condition of this pond and will treat accordingly.

<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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input 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: 2

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

This pond is in near excellent condition. Minor amounts of subsurface growth observed along parts of the shoreline. The beneficial vegetation on this pond is in a healthy state. Our technician will address the subsurface growth in the upcoming treatment.

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

Inspection Report

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

This pond has been experiencing a mild algae bloom. The algae has been treated for and is actively decaying indicated by the white/brown tint on the algae. Typically this will dissipate and decay 7-10 days after treatment. Our technician will readdress the algae in the next visit with the goal in mind to eradicate fully.

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

SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

This pond is also experiencing an algae bloom. The surface filamentous on this pond also appears to be decaying from prior treatments. Minor amounts of torpedo grass was also observed along parts of the ponds perimeter. Our technician will make sure to address both the algae and torpedo grass in the upcoming treatment.

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

Inspection Report

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

No surface algae was observed within this pond. Nuisance grasses along the shoreline have been treated for and are actively being contained to not allow to expand outside of this area or grow too tall. Our technician will continue to monitor the status of this pond and will 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	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> 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:	

MANAGEMENT SUMMARY



Spring continues to heat up, and May brings with it a perfect storm for algae growth. Temperature and humidity are both increasing. Extended daylight means more growing time, leading to increased growth of both algae and nuisance grasses. The lack of rainfall to flush nutrients out of the pond compounds the issue; since the shallow, stagnant water conditions are perfect for algal growth. Upkeep in the ponds will increase during this time, as residents will notice an increase in the growth of all vegetative and algal matter.

Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

At the time of this report, most ponds were in excellent or great condition. Our technician will continue to target any new growth or recurring algae. This will be the main target moving forward for our technicians, and as we progress through the spring & summer 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 over treating 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:

