

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 6, 2024

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

South Creek Community Development District

Agenda Page 2

Board of Supervisors

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

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

Regular Meeting Agenda

Thursday, June 6, 2024, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **June 6, 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. Ratification of Special Warranty Deed for Tract B
 - B. Ratification of Special Warranty Deed for Tracts A, C, D, F, G & H
 - C. Consideration of Resolution 2024 - 08; Setting Public Hearing for Amenity-Recreational Rules and Policies
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the May 2, 2024, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures April 2024
 - C. Acceptance of the Financials and Approval of the Check Register for April 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.

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 2nd 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: [Signature]
Name: Christen Joseph
Address: 4301 W Boy Scout Blvd #600
Tampa, FL 33607

By: [Signature]
Name: ROB BOSARGE
Title: VICE PRESIDENT

By: [Signature]
Name: Henry Gonzalez
Address: 4301 W Boy Scout Blvd #600
Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this MAY 2nd, 2024, by ROB BOSARGE, as VICE PRESIDENT 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.

[Signature]
Notary Public Signature



Morgana Anselmi
Comm.: HH 469930
Expires: Dec. 4, 2027
Notary Public - State of Florida

Notary Stamp

3B.

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

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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: [Signature]
Name: Kristen Joseph
Address: 4301 W Bay Street Blvd #100
Tampa, FL 33607

By: [Signature]
Name: ROB BOSARTE
Title: VICE PRESIDENT

By: [Signature]
Name: Kenny Gonzalez
Address: 4301 W Bay Street Blvd #100
Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this MAY 2nd, 2024, by ROB BOSARTE, as VICE PRESIDENT 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.

[Signature]
Notary Public Signature



Morgana Anselmi
Comm.: HH 469930
Expires: Dec. 4, 2027
Notary Public - State of Florida

Notary Stamp

3C.

RESOLUTION 2024-08

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

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

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

WHEREAS, the District desires to adopt the Recreational Amenities Rules and Policies attached hereto as Exhibit A; and

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

Section 1. A public hearing will be held to adopt the Recreational Amenities Rules and Policies on July 11, 2024, at 2:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

PASSED AND ADOPTED THIS 11th DAY OF July 2024.

**SOUTH CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

Exhibit A: Recreational Amenities Rules and Policies

SOUTH CREEK

Community Development District

Recreational Facilities

Rules & Regulations

Proposed June 2024

**Recreational Facilities
Rules & Regulations**

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Recreational Facilities Rules & Regulations

General

The SOUTH CREEK Community Development District (the “District”) has adopted these Rules and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Rules and Regulations and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Definitions

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Amenity Access Cards (also referred to as “Fobs”) – Amenity Access Cards or Fobs are issued to eligible Members who meet the requirements contained in these Rules and Regulations strictly for the use of the Member to access the Recreational Facilities in accordance with these Rules and Regulations.
3. Annual Pass; Annual Passholders – An Annual Pass may be purchased by a non-resident of the District at a cost of the average O&M's for the current fiscal year per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. Board of Supervisors – The Board of Supervisors of the SOUTH CREEK Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management; District Manager – Those agents and representatives of the management firm hired by the District.

8. Guest(s) – A Member who is 18 years or older shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager.
9. Household – A house and its occupants regarded as a unit.
10. Member – A Resident, Annual Passholder or Tenant.
11. Pool Cabana – Covered area near the pool.
12. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
13. Recreational Facilities – Includes the swimming pool facilities, picnic area, basketball court, pickle ball court, playground, restrooms, and dog park.
14. Staff – Those individuals employed by the District such as the field services manager and maintenance personnel.
15. Resident – A homeowner living within the District's boundaries.
16. Rules and Regulations – Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors, at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
17. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

Conduct Code

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family, guests, and invitees.

All Members are expected to conduct themselves properly with due consideration for each other and for fellow Members, Guests and Staff. The District Manager has the authority to discipline within the Rules and Regulations any person for conduct which, in their opinion, tends to endanger the welfare, interest or character of the District, as well as for violations of the specific Rules and Regulations of the District.

As stated in the Rules and Regulations, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct that serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, creates a health or safety problem, creates a hostile environment, or otherwise disturbs others and causes them to fear for their physical well-being may be reported to the local law enforcement agency by Staff members.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff member on duty or to District Management. Members are discouraged from trying to enforce the Rules and Regulations on their own.

Staff, fellow Members and Guests are to be treated in a courteous and considerate manner. No member of the Staff shall be reprimanded or harassed in any way by a Member or Guest. All complaints regarding services rendered by any Staff member must be made to the onsite Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

Lease Procedures and Transfer of Privileges

All Tenants living within the District's boundaries must be listed on the Lease Agreement. Leases must contain a clause indicating that the Tenant has received a copy of all District Rules and Regulations and agrees to be bound by them. A Tenant may not transfer privileges to another person. Upon transferring his or her privileges to a Tenant, the homeowner no longer has any privileges to use the Community Facilities until such time that the District Manager is notified of termination of transfer and the Amenity Access Cards or Fobs for the Tenant are returned. In the event a home is sold, the homeowner's Amenity Access Card or Fob is to be turned in to the District Manager. The card will be deactivated and reissued to the new homeowner.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**

2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.

3. Members and Guests may use the Recreational Facilities as follows:
 - a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
 - b. The Amenity Access Card or Fob is used to access the swimming pool and bathrooms. Age restrictions apply.
 - c. When you use the Amenity Access Card or Fob, your name and time of entry are registered.
 - d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
 - e. Replacement Amenity Access Cards or Fobs will be issued at a charge of \$25 per Amenity Access Card or Fob.
 - f. Hours for the Community Facilities are from dawn to dusk. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
 - g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
 - h. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Community Facilities. This includes the pool area, basketball court and pickle ball court.
 - i. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.

- j. Proper disposal of personal trash is required.
 - k. Profanity and bullying will not be tolerated.
 - l. No vandalizing of Community Facilities.
 - m. Anyone under the age of sixteen (16) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at the dog park, amenity center, or playground.
 - n. Diving or flips from the deck into the swimming pool will not be allowed.
 - o. No fighting.
 - p. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
 - q. Members or Guests of any age may not bring or consume alcoholic beverages within the Community Facilities.
 - r. Illegal drugs and paraphernalia are prohibited.
 - s. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, and playground. With the exception of the Dog Park, all pets must be on a leash when on any Common Area.
 - t. Community Facilities shall be used only for the purpose for which they are designed.
 - u. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
- 4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
 - 5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
 - 6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.

7. In accordance with the Florida Clean Air Act, smoking is prohibited within the Community Facilities, unless it is within the designated areas established for smoking.
8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
9. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
10. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
11. Call 911 in the event of an emergency and inform the District Manager.

Community Facility Reservation Policies

Private reservations of recreational facilities are prohibited, except as provided in the attached Amenity Center Meeting Room Usage Agreement (Exhibit "A").

Community Ponds

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of motorized watercraft upon the stormwater ponds within the District is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited.

Dog Park Rules (the "Dog Park")

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and wear a visible rabies and license tag at all times.
6. Limit three dogs per adult dog handler.

7. Puppies under four months of age should not enter the Dog Park.
8. Children under the age of twelve (12) are not permitted within the Dog Park area without Adult supervision.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Human or dog food inside the Dog Park is prohibited.
13. Dog handlers must clean up any dog droppings made by their pets.
15. Dog handlers must fill in any holes made by their pets.
16. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
17. The Dog Park is designated a “No Smoking” area.

Playground Rules (the “Park”)

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in area.
5. Use of profanity and/or disruptive behavior will not be tolerated.
6. Report violators, damaged equipment and unsafe conditions to the District Manager.

Swimming Pool Facility (the “Pool Facilities”)

1. The Pool Facilities are open from dawn until dusk.
2. The District assumes no liability for injuries, damage or loss.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children under the age of sixteen (16) must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire (bathing suits only) must be worn while using the Pool Facilities.
7. No smoking is allowed in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.
11. No running or rough housing is allowed in the Pool Facilities. No bikes, roller skates/blades or scooters in pool area.
12. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited in the pool and on the pool wet deck area per the Florida Statutes.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.

18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
19. Call 911 in the event of an emergency.
20. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

Violation of Rules and Regulations

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. *Suspension of Rights.* The District, through its Board of Supervisors and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behaviors:
 - a. Submitting false information on any application for use of the Community Facilities;
 - b. Permitting the unauthorized use of an Amenity Access Card;
 - c. Exhibiting unsatisfactory behavior or appearance;
 - d. Failing to pay amounts owed to the District in a proper and timely manner;
 - e. Failing to abide by any District Rule or Regulation contained herein;
 - f. Treating the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;

- g. Damaging or destroying District property; or
 - h. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.
2. *Authority of Staff.* Staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.
 3. *Authority of District Manager.* The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager.
 4. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

AMENITY CENTER MEETING ROOM USAGE AGREEMENT RELEASE OF LIABILITY AND INDEMNIFICATION

1. **SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the amenity center meeting room and related facilities (hereinafter, the “Facilities”), located within the SOUTH CREEK community in Hillsborough County, Florida.

2. The District, by its execution of this Agreement, has approved the use of the amenity center meeting room as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a rental fee of \$50.00 for rentals up to four (4) hours or \$100.00 for rentals up to six (6) hours, plus a refundable security deposit in the amount of \$200.00 for the Applicant. All monies must be in the form of U.S. Bank Check. Please make two separate checks (one each for the rental fee and security deposit) payable to:
SOUTH CREEK CDD

3. The undersigned, _____, (the Applicant), has applied to the District to use the amenity center meeting room as follows:

Applicant Address: _____

Purpose: _____

Date of Event: _____ Phone: _____

Time of Event (ALL Events shall end by Dusk): _____

Maximum Number of Attendees (NOT TO EXCEED 30): _____

4. The District has consented to the above use by the Applicant, its agents, employees and invitees.

5. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

6. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
7. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.
8. The security deposit, less the cost of repair of any damage or costs to clean up any mess or litter left following the Event, shall be returned to the Applicant within one (1) week of the Event.

APPLICANT

Signature

Print Name

Date

**SOUTH CREEK
COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Print Name & Title

Date

*** Non-Sufficient Funds (NSF) Policy:**

In the event that a check is sent back to the SOUTH CREEK Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

CHECK PAYMENT FORM

This form must be completed by each person issuing a check to the SOUTH CREEK Community Development District as payment for amenity center meeting room rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: ____ / ____ / ____

NAME OF ISSUER: ____

DOB: _____

ADDRESS: _____

HOME PHONE: (____) ____ - ____

CELL PHONE: (____) ____ - ____

DRIVER LICENSE NUMBER: _____ (Please attach a copy of Driver's license.)

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____) ____ - ____

AMOUNT OF CHECK: \$

REASON FOR CHECK: ____

Non-Sufficient Funds (NSF) Policy:

In the event that a check is sent back to the SOUTH CREEK Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Recreation Center Reservation Policies

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable.

1. All persons using the Recreation Center do so at their own risk.
2. Children under the age of sixteen must be accompanied by an adult at all times while at the Recreation Center or pool.
3. Alcohol is NOT permitted at the Recreation Center or pool – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS).
4. Glass beverage containers are NOT permitted at the Recreation Center or pool.
5. Furniture shall NOT be removed from the Recreation Center or pool at any time.
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center.
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items.
8. Non-perishable items left in the Recreation Center after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. Glitter and Confetti are not allowed in Recreation Center
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. Use of the Recreation Center is STRICTLY limited to the confines of the building and adjacent parking area. Use of pool is STRICTLY PROHIBITED and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.

14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. ALL CLEANING MUST BE COMPLETED, and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center AFTER 11 pm will be considered as TRESPASSING and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office).
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action.
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events.
18. No pets shall be allowed at any time in the center except for service animals as defined by Florida Statutes.
19. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. There is NO SMOKING allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
21. Call 911 in the event of an emergency.
22. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors.

APPLICANT

Signature: _____

Print Name: _____

Date: _____

SOUTH CREEK COMMUNITY DEVELOPMENT

DISTRICT Signature: _____

_____ Print Name

& Title: _____ Date: _____

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, May 2, 2024 and called to order at 3:06 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 2024-05; Approving Proposed Budget and Setting Public Hearing

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Resolution 2024-05 Approving Proposed Budget and Setting Public Hearing was adopted. 5-0

B. Consideration of Resolution 2024-06; Setting Landowners Election and Regular Meeting

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor, Resolution 2024-06 Setting Landowners Election and Regular Meeting, was adopted. 5-0

May 2, 2024

SOUTH CREEK CDD

C. Consideration of Resolution 2024-07; Amendment of CDD Boundaries

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-07 Amendment of CDD Boundaries, was adopted. 5-0

D. Consideration of Proposal from Steadfast for Pump Replacement

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, proposal from Steadfast for Pump Replacement was approved. 5-0

E. Consideration of Special Warranty Deed; Lennar to CDD for Tract B

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, the Special Warranty Deed; Lennar to CDD for Tract B was approved. 5-0

F. Consideration of Special Warranty Deed; Lennar to CDD for Tracts A, C, D, F, G & H

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, Special Warranty Deed; Lennar to CDD for Tracts A, C, D, F, G & H was approved. 5-0

G. Announcement of Qualified Electors

Ms. Grunwald announced there are 182 qualified electors as of April 15, 2024.

FOURTH ORDER OF BUSINESS

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

The Board reviewed the consent agenda.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda items, were 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. Community Inspection Report

ii. Aquatics Report

May 2, 2024

SOUTH CREEK CDD

The Community Inspection and Aquatics Report was presented to the Board for review with no questions.

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	18532	\$215.00		CLEANING - MARCH 2024
INFRAMARK LLC	122114	\$3,460.42		DISTRICT INVOICE APRIL 2024
STEADFAST CONTRACTORS ALLIANCE	SE-23417	\$545.00		AQUATIC MAINT. - JANUARY 2024
STEADFAST CONTRACTORS ALLIANCE	SE-23536	\$545.00		AQUATIC MAINT. - FEBRUARY 2024
STEADFAST CONTRACTORS ALLIANCE	SE-23681	\$545.00		AQUATIC MAINT. - MARCH 2024
STEADFAST CONTRACTORS ALLIANCE	SE-23986	\$545.00		AQUATIC MAINT. - APRIL 2024
STEADFAST CONTRACTORS ALLIANCE	SM-11579	\$5,059.67	\$7,239.67	LANDSCAPE MAINT. - APRIL 2024
Monthly Contract Subtotal		\$10,915.09		
Variable Contract				
CARLOS DE LA OSSA	CDLO 040424	\$200.00		SUPERVISOR FEE - 04/04/24
KELLY ANN EVANS	KE 040424	\$200.00		SUPERVISOR FEE - 04/04/24
LORI A. CAMPAGNA	LC 040424	\$200.00		SUPERVISOR FEE - 04/04/24
NICHOLAS J. DISTER	ND 040424	\$200.00		SUPERVISOR FEE - 04/04/24
RYAN MOTKO	RM 040424	\$200.00		SUPERVISOR FEE - 04/04/24
Variable Contract Subtotal		\$1,000.00		
Utilities				
TECO	4853 040824 ACH	\$38.16		ELECTRIC - 03/16/24-04/16/24
TECO	6141 032124 ACH	\$75.47		ELECTRIC - 02/16/24-03/15/24
TECO	6141 042224 ACH	\$91.72	\$205.35	ELECTRIC - 03/16/24-04/16/24
Utilities Subtotal		\$205.35		
Regular Services				
STEADFAST CONTRACTORS ALLIANCE	SE-24035	\$350.00		GRATE REPLACED
STEADFAST CONTRACTORS ALLIANCE	SM-11711	\$1,050.00		IRRIGATION ZONE LINES REBUILD
STEADFAST CONTRACTORS ALLIANCE	SM-11712	\$810.00	\$2,210.00	IRRIGATION - 04/15/24
STRALEY ROBIN VERICKER	24402	\$3,262.45		PROFESSIONAL SERVICES - THRU 03/31/24

SOUTH CREEK CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Subtotal		\$5,472.45		
Additional Services				
STEADFAST CONTRACTORS ALLIANCE	SM-11722	\$2,444.50		MISC. MAINT.
Additional Services Subtotal		\$2,444.50		
TOTAL		\$20,037.39		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

P.O. Box 262142
Tampa, FL 33685
(813) 624-4479

TO: South Creek CDD
2005 Pan Am Cirk
Suite 300
Tampa, FL

DATE: 9/26/24

Month of March 2004

2/5 00

Total

2/5.00	
--------	--



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

#122114

CUSTOMER ID

C2311

PO#**DATE**

4/3/2024

NET TERMS

Net 30

DUE DATE

5/3/2024

Services provided for the Month of: April 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.



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
1/1/2024	SE-23417

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1214 South Creek CDD RAM	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			545.00		545.00

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

Project Total Balance \$2,180.00 **Customer Total Balance** \$8,957.50

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



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
2/1/2024	SE-23536

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1214 South Creek CDD RAM	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			545.00		545.00

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

Project Total Balance \$2,180.00 **Customer Total Balance** \$8,957.50

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



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
3/1/2024	SE-23681

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1214 South Creek CDD RAM	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			545.00		545.00

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

Project Total Balance \$2,180.00 **Customer Total Balance** \$8,957.50

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



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
4/1/2024	SE-23986

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1214 South Creek CDD RAM	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			545.00		545.00

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

Project Total Balance \$2,180.00 **Customer Total Balance** \$8,957.50

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



Steadfast Maintenance

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

Invoice

Date	Invoice #
4/1/2024	SM-11579

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	
					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	





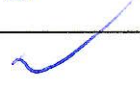
Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

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

SOUTH CREEK CDD
MEETING DATE: April 4th, 2024

CDLO 040424

DMS: Angie Grunwald

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

SOUTH CREEK CDD**MEETING DATE: April 4th, 2024****KE 040424****DMS: Angie Grunwald**

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

SOUTH CREEK CDD
MEETING DATE: April 4th, 2024

DMS: Angie Grunwald

LC 040424

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: April 4th, 2024

DMS: Angie Grunwald

ND 040424

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: April 4th, 2024

DMS: Angie Grunwald

RM 040424

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

Statement Date April 08, 2024

Amount Due: \$38.16

Due Date: April 29, 2024

Account #: 211024964853

DO NOT PAY. Your account will be drafted on April 29, 2024

Account Summary

Current Service Period: March 02, 2024 - April 02, 2024

Previous Amount Due	\$36.45
Payment(s) Received Since Last Statement	-\$36.45
Miscellaneous Credits	-\$0.32
Credit balance after payments and credits	-\$0.32
Current Month's Charges	\$38.48

Amount Due by April 29, 2024 \$38.16

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

Your Energy Insight



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



Your average daily kWh used was **25% lower** than it was in your previous period.



Scan here to view your account online.

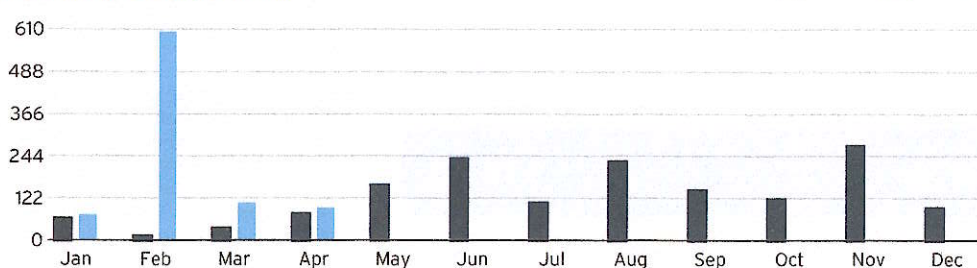
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at **TECOaccount.com** today!

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

APR 11

Account #: 211024964853

Due Date: April 29, 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: \$38.16

Payment Amount: \$ _____

645211307039

Your account will be drafted on April 29, 2024

00003721 FTECO104082423510910 00000 03 00000000 18263 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: April 08, 2024
Charges Due: April 29, 2024

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Mar 02, 2024 - Apr 02, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	04/02/2024	4,792	4,697	95 kWh	1	32 Days

Charge Details

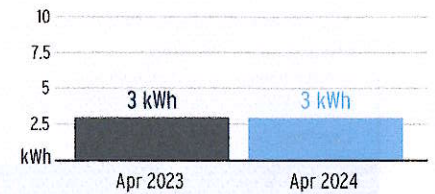
	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	95 kWh @ \$0.08192/kWh	\$7.78
	Fuel Charge	95 kWh @ \$0.03843/kWh	\$3.65
	Storm Protection Charge	95 kWh @ \$0.00775/kWh	\$0.74
	Clean Energy Transition Mechanism	95 kWh @ \$0.00427/kWh	\$0.41
	Storm Surcharge	95 kWh @ \$0.00225/kWh	\$0.21
	Florida Gross Receipt Tax		\$0.94
	Electric Service Cost		\$37.73

	Other Fees and Charges		
	Miscellaneous Charges		
	Basic Service Charge		\$0.75
	Total Miscellaneous Charges		\$0.75

Total Current Month's Charges **\$38.48**

Billing information continues on next page →

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.

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Basic Service Charge Adjustment

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
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.



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

Account #: 211024964853
Statement Date: April 08, 2024
Charges Due: April 29, 2024

Charge Details Continued...

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$0.32
	Total Current Month's Credits	-\$0.32

Due to a billing error in February 2024, your account's Basic Service Charge was underbilled by one day. We have corrected this issue, and you will incur a Basic Service Charge Debit Adjustment on this month's bill for the missed day in February. We apologize for any inconvenience this issue has caused. Thank you for allowing us to serve your energy needs.

00003721-0008148-Page 3 of 4



Can you Dig it?

Call 811 to find out! Utility lines can be easily damaged by planting trees, installing fences, etc. Avoid potential outages for you and your neighbors by calling 811 two full business days before your project to have utility lines marked. It's free! Digging on Saturday? Call 811 by Wednesday.

TampaElectric.com/811



**Know what's below.
Call before you dig**

TECO70422 Rev6/23

SUNNY WITH A Side of Savings

Ten years ago we began our solar energy journey. Fast forward to today, and about 14 percent of our energy now comes from the sun, enough to power more than 200,000 homes. By the end of 2026, we'll have enough solar energy to power 260,000 homes.

Solar energy means savings to our customers. While the price of other fuel sources to generate power can fluctuate beyond our control, the sun's energy is predictable.

How does that save money? Simply put, we must use fuel to produce electricity. By using solar power, which requires no fuel, as a source of energy, we're able to reduce the overall amount of fuel we need to power West Central Florida. The more solar energy we generate, the less we spend on fuel, and the more savings we can pass to you.

Since 2017, our solar investments have saved customers about \$200 million in fuel costs. That's a sunny statistic we're proud of!

Track our progress at **TampaElectric.com/SolarSavingsForYou**





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

Statement Date: March 21, 2024

Agenda Page 53

Amount Due: \$75.47

Due Date: April 11, 2024

Account #: 221008846141

DO NOT PAY. Your account will be drafted on April 11, 2024

Account Summary

Current Service Period: February 16, 2024 - March 15, 2024

Previous Amount Due	\$199.26
Payment(s) Received Since Last Statement	-\$199.26

Current Month's Charges	\$75.47
--------------------------------	----------------

Amount Due by April 11, 2024	\$75.47
-------------------------------------	----------------

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

Your Energy Insight



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



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

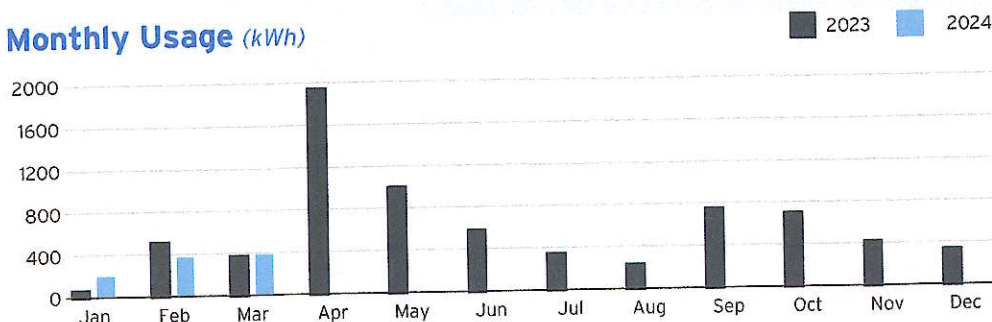
One Less Worry :)

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.



Account #: 221008846141

Due Date: April 11, 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.

Received

MAR 25

Amount Due: \$75.47

Payment Amount: \$ _____

642742173729

Your account will be drafted on April 11, 2024

00006002 FTECO103212423330210 00000 02 00000000 12729 002
SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Agenda Page 54
Account #: 221008846141
Statement Date: March 21, 2024
Charges Due: April 11, 2024

Meter Read

Service Period: Feb 16, 2024 - Mar 15, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	03/15/2024	8,206	7,821	385 kWh	1	29 Days

Charge Details



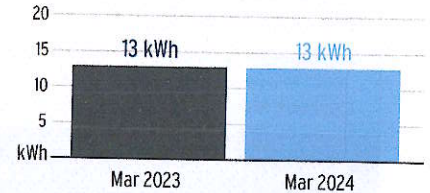
Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	385 kWh @ \$0.08192/kWh	\$31.54
Fuel Charge	385 kWh @ \$0.03843/kWh	\$14.80
Storm Protection Charge	385 kWh @ \$0.00775/kWh	\$2.98
Clean Energy Transition Mechanism	385 kWh @ \$0.00427/kWh	\$1.64
Storm Surcharge	385 kWh @ \$0.00225/kWh	\$0.87
Florida Gross Receipt Tax		\$1.89

Electric Service Cost

\$75.47

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.

Total Current Month's Charges

\$75.47

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: April 22, 2024

Agenda Page 55
Amount Due: \$91.72

Due Date: May 13, 2024
Account #: 221008846141

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

Account Summary

Current Service Period: March 16, 2024 - April 16, 2024

Previous Amount Due	\$75.47
Payment(s) Received Since Last Statement	-\$75.47

Current Month's Charges	\$91.72
--------------------------------	----------------

Amount Due by May 13, 2024	\$91.72
-----------------------------------	----------------

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

Your Energy Insight

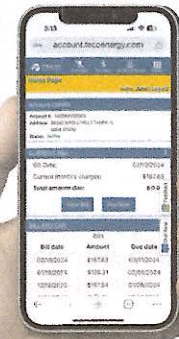
Your average daily kWh used was **75.41% lower** than the same period last year.

Your average daily kWh used was **15.38% higher** than it was in your previous period.



Scan here to view your account online.

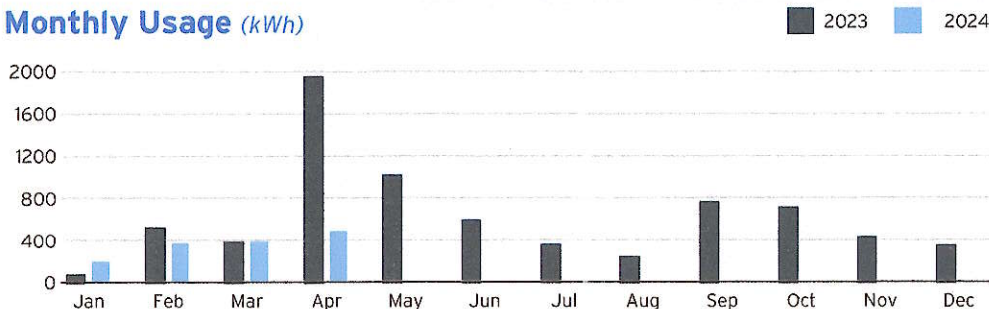
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at **TECOaccount.com** today!

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.

Account #: 221008846141
Due Date: May 13, 2024

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$91.72

Payment Amount: \$ _____

692124635404

Your account will be
drafted on May 13, 2024

00006017 FTECO104222423023010 00000 02 00000000 12929 002
SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: **Agenda Page 56**
Statement Date: April 22, 2024
Charges Due: May 13, 2024

Meter Read

Service Period: Mar 16, 2024 - Apr 16, 2024

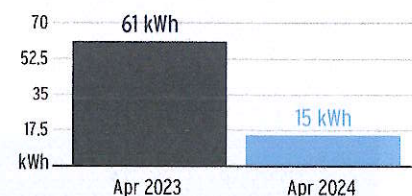
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	04/16/2024	8,692	8,206	486 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	486 kWh @ \$0.08192/kWh	\$39.81
	Fuel Charge	486 kWh @ \$0.03843/kWh	\$18.68
	Storm Protection Charge	486 kWh @ \$0.00775/kWh	\$3.77
	Clean Energy Transition Mechanism	486 kWh @ \$0.00427/kWh	\$2.08
	Storm Surcharge	486 kWh @ \$0.00225/kWh	\$1.09
	Florida Gross Receipt Tax		\$2.29
	Electric Service Cost		\$91.72

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.

Total Current Month's Charges

\$91.72

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In-Person

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P.O. Box 31318
Tampa, FL 33631-3318
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P.O. Box 111
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TampaElectric.com

Phone:

Commercial Customer Care:

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Steadfast Enviromental
30435 Commerce Drive Suite 102 San Antonio, FL 33576
Phone: 844-347-0702 | office@steadfastenv.com

Invoice Date
4/8/2024

Invoice #
SE-24035

INVOICE

Job At:

South Creek CDD
Outfall Grate
Replacement

Bill To:

South Creek CDD
Inframark Infrastructure Management
Angie Grunwald, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

**PLEASE PAY
THIS AMOUNT**

\$350.00

Make checks payable to: **Steadfast**

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: _____

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Steadfast Enviromental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
Phone: 844-347-0702
Email: office@steadfastenv.com

P.O. No.	Terms	Due Date	Rep	Project
	Net 30	5/8/2024	NH	South Creek Pond ...
Description	Qty	U/M	Rate	Amount
Replacement of the grate located on pond 2 at South Creek CDD. Grates have been dislodged and moved, leaving the outflow structure uncovered. With the outflow structure being uncovered unwanted trash/debris are able to exit the pond which backflows into adjacent ponds or wetland areas.			350.00	350.00

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.

Subtotal	\$350.00
Sales Tax (0.0%)	\$0.00
Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00



Steadfast Maintenance

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

Invoice

Date	Invoice #
4/16/2024	SM-11711

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
	Our tech's were on site on 4/5/24 to rebuild the zone lines that were damaged from the Daycare construction. Our tech's trenched and install new piping as well as three pop-up sprays. They also cleaned out the backflow at the well due to it leaking.		0.00	4/5/2024	0.00
1	Irrigation (45') 1" PVC Pipe (90') 3/4" PVC Pipe (3) 1" Couplings (1) 1" Elbow (1) 1"x3/4" Reducer bushing (4) 3/4" Couplings (1) 3/4x1/2" Reducer bushing (3) 1x1x1/2 Tees (3) 6" Pop up sprays (3) Nozzles (3') 1/2" Flex pipe (3) Street elbows		450.00	4/5/2024	450.00
4	Irrigation Labor- 3 man crew		150.00	4/5/2024	600.00

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	\$1,050.00
Payments/Credits	\$0.00
Balance Due	\$1,050.00



Steadfast Maintenance

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

Invoice

Date	Invoice #
4/16/2024	SM-11712

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	
	Irrigation Service Request 4/15/24 Our tech's were sent out to repair a damaged 2" mainline caused by construction at the dead end street of Alder Green Dr. While repairing the 2" mainline, they also found (2) 3/4" zone lines that were not connected to anything so they capped it off until construction is completed in that area and then go back to reconnect those zone lines. Water is back on in the community	0.00	4/15/2024	0.00	
1	Irrigation Parts (10') 2" PVC Pipe (3) 2" Couplings (2) 1" Slip caps (2) 1x3/4 Reducer bushings	210.00	4/15/2024	210.00	
4	Irrigation Labor includes 2 man crew digging out and repairing damaged mainline	150.00	4/15/2024	600.00	

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	\$810.00
Payments/Credits	\$0.00
Balance Due	\$810.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Agenda Page 60

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

April 10, 2024

Client: 001545

Matter: 000001

Invoice #: 24402

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
3/4/2024	JMV	REVIEW COMMUNICATION FROM K. SMITH; REVIEW PROPERTY INFORMATION REPORT.	0.5	\$187.50
3/4/2024	LB	REVIEW CORRESPONDENCE RE CORRECTIVE DEED FROM THE DEVELOPER TO THE DISTRICT; PREPARE DRAFT CORRECTIVE DEED.	0.4	\$70.00
3/5/2024	JMV	REVIEW PROPERTY INFORMATION REPORT; PREPARE QUIT-CLAIM DEED FOR COMMON AREAS.	1.1	\$412.50
3/5/2024	LB	REVISE DEED FROM SIMMONS EAST DEVELOPMENT, LLC TO THE DISTRICT.	0.4	\$70.00
3/6/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
3/6/2024	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50
3/7/2024	LB	REVIEW CORRESPONDENCE FROM J. VERICKER RE DEEDS; PREPARE CORRESPONDENCE TO K. SMITH AND K. EVANS TRANSMITTING DEEDS FOR EXECUTION; PREPARE DRAFT RESOLUTION RE BOUNDARY AMENDMENT TO THE DISTRICT.	0.7	\$122.50
3/7/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.4	\$130.00
3/11/2024	LB	E-FILE QUIT CLAIM DEED FROM SIMMONS EAST DEVELOPMENT, LLC TO THE DISTRICT; RECEIPT OF RECORDED DEED; PREPARE CORRESPONDENCE TO DISTRICT MANAGER AND DEVELOPER TRANSMITTING COPY OF RECORDED DEED.	0.5	\$87.50
3/11/2024	MS	PREPARE RESOLUTION SETTING LANDOWNERS ELECTION AND EXHIBITS TO SAME.	1.2	\$210.00
3/11/2024	KCH	REVIEW QUIT CLAIM DEED.	0.5	\$162.50

SERVICES

Date	Person	Description of Services	Hours	Amount
3/13/2024	JMV	FILE COMMON AREA DEED WITH HILLSBOROUGH COUNTY.	0.4	\$150.00
3/13/2024	LB	E-RECORD DEED FROM LENNAR TO THE DISTRICT; RECEIPT OF RECORDED DEED; EMAIL TO DISTRICT MANAGER RE SAME.	0.4	\$70.00
3/20/2024	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.9	\$337.50
3/21/2024	LB	FINALIZE RESOLUTION APPROVING BOUNDARY AMENDMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
3/26/2024	KCH	ZOOM TRAINING FOR SUPERVISORS REGARDING SUNSHINE LAW, PUBLIC RECORDS, AND ETHICS.	1.0	\$325.00
3/28/2024	LB	REVIEW MEETING DATES; CORRESPONDENCE FROM AND TO DISTRICT MANAGER RE FY 2024/2025 BUDGET MEETING AND PUBLIC HEARING DATES; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING DATE.	1.0	\$175.00
3/28/2024	LB	TELEPHONE CONFERENCE WITH C. DE LA OSSA RE EXHIBIT FOR RESOLUTION APPROVING BOUNDARY AMENDMENT.	0.2	\$35.00
3/28/2024	KCH	REVIEW RESOLUTION APPROVING PROPOSED BUDGET FOR NEXT FISCAL YEAR 2024/2025.	0.3	\$97.50
3/29/2024	KCH	REVIEW FEBRUARY 14, 2024, FIRST AMENDMENT TO TEMPORARY DRAINAGE AND FILL EXCAVATION EASEMENT AGREEMENT BETWEEN SIMMONS EAST, LLC AND LENNAR HOMES, LLC AND ASSOCIATED PLATS.	1.0	\$325.00
Total Professional Services			11.7	\$3,212.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/12/2024	Simplefile E-Recording- Filing Fee- Filing Fees	\$49.95
Total Disbursements		\$49.95

Total Services	\$3,212.50	
Total Disbursements	\$49.95	
Total Current Charges		\$3,262.45
Previous Balance		\$2,592.00
Less Payments		(\$2,592.00)
PAY THIS AMOUNT		\$3,262.45

Please Include Invoice Number on all Correspondence



Steadfast Maintenance

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

Invoice

Date	Invoice #
4/23/2024	SM-11722

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
	SM-E-2488		YC	Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	This invoice is for the completed work of replacing the 2" back flow at the well that is still leaking. Price includes parts and labor		2,444.50	4/19/2024	2,444.50
	2" Wilkins Zurn 720 A Pressure Vacuum Breaker Misc Fittings				0.00

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

Total	\$2,444.50
Payments/Credits	\$0.00
Balance Due	\$2,444.50

4C

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 161,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,825
Accounts Receivable - HOA	37	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	37,149
Due From Other Funds	-	2,772	-	-	201	-	-	2,973
Investments:								
Acq. & Construction - Amenity	-	-	-	887,655	-	-	-	887,655
Acq. & Construction - Other	-	-	-	-	933,246	-	-	933,246
Acq. & Construction Account (Phase 1)	-	-	-	18,124	-	-	-	18,124
Acq. & Construction Account (Phase 2)	-	-	-	1	58,473	-	-	58,474
Cost of Issuance (A-2)	-	-	-	-	7,000	-	-	7,000
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Revenue Fund	-	349,187	62,487	-	-	-	-	411,674
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,733,088	6,733,088
TOTAL ASSETS	\$ 199,011	\$ 514,809	\$ 62,487	\$ 905,780	\$ 998,920	\$ 2,296,282	\$ 6,733,088	\$ 11,710,377
LIABILITIES								
Accounts Payable	\$ 12,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,033
Accounts Payable - Other	2,357	-	-	-	-	-	-	2,357
Bonds Payable	-	-	-	-	-	-	5,562,088	5,562,088
Bonds Payable - Series 2024	-	-	-	-	-	-	1,171,000	1,171,000
Due To Other Funds	2,772	-	201	-	-	-	-	2,973
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	24,843
TOTAL LIABILITIES	42,005	-	201	-	-	-	6,733,088	6,775,294

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	514,809	62,286	-	-	-	-	577,095
Capital Projects	-	-	-	905,780	998,920	-	-	1,904,700
Unassigned:	157,006	-	-	-	-	2,296,282	-	2,453,288
TOTAL FUND BALANCES	157,006	514,809	62,286	905,780	998,920	2,296,282	-	4,935,083
TOTAL LIABILITIES & FUND BALANCES	\$ 199,011	\$ 514,809	\$ 62,487	\$ 905,780	\$ 998,920	\$ 2,296,282	\$ 6,733,088	\$ 11,710,377

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	5,000	5,000	50.00%
ProfServ-Trustee Fees	8,200	2,828	5,372	34.49%
Disclosure Report	8,400	3,767	4,633	44.85%
District Counsel	4,000	9,248	(5,248)	231.20%
District Engineer	2,500	2,402	98	96.08%
District Manager	25,000	9,625	15,375	38.50%
Accounting Services	6,100	2,042	4,058	33.48%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	22	478	4.40%
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	656	844	43.73%
Dues, Licenses, Subscriptions	175	932	(757)	532.57%
Total Administration	80,275	40,998	39,277	51.07%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	893	4,107	17.86%
Utility - StreetLights	50,000	25,367	24,633	50.73%
Total Electric Utility Services	55,000	26,260	28,740	47.75%
<u>Water Utility Services</u>				
Utility - Water	2,500	120	2,380	4.80%
Total Water Utility Services	2,500	120	2,380	4.80%
<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 April 30, 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	4,905	2,943	62.50%
ProfServ - Field Management Onsite Staff	12,000	7,000	5,000	58.33%
Amenity Center Cleaning & Supplies	1,000	865	135	86.50%
Contracts-Janitorial Services	5,000	-	5,000	0.00%
Contracts-Pools	5,000	-	5,000	0.00%
Contracts - Landscape	65,000	35,418	29,582	54.49%
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	550	450	55.00%
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	5,267	(267)	105.34%
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	73,873	91,625	44.64%
TOTAL EXPENDITURES	304,273	141,251	163,022	46.42%
Excess (deficiency) of revenues				
Over (under) expenditures	-	179,345	179,345	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(22,339)		
FUND BALANCE, ENDING		\$ 157,006		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 10,885	\$ 10,885	0.00%
Special Assmnts- Tax Collector	325,550	323,630	(1,920)	99.41%
TOTAL REVENUES	325,550	334,515	8,965	102.75%
<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	-	235,968	235,968	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		278,841		
FUND BALANCE, ENDING		\$ 514,809		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 516	\$ 516	0.00%
Special Assmnts- CDD Collected	-	61,770	61,770	0.00%
TOTAL REVENUES	-	62,286	62,286	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	62,286	62,286	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 62,286		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 52,034	\$ 52,034	0.00%
TOTAL REVENUES	-	52,034	52,034	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	-	(2,076,008)	(2,076,008)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,981,788		
FUND BALANCE, ENDING		\$ 905,780		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 8,964	\$ 8,964	0.00%
TOTAL REVENUES	-	8,964	8,964	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	-	(132,152)	(132,152)	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	\$ -	\$ 998,920	\$ 998,920	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 998,920		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>		

Bank Account Statement

South Creek CDD

Bank Account Statement: Bank Account No.: 5561, Statement No.: 24-04

Currency Code

Statement Date	04/30/24	Statement Balance	166,630.12
Balance Last Statement	176,884.92	Outstanding Bank Transactions	-200.00
Statement Ending Balance	166,630.12	Subtotal	166,430.12
		Outstanding Checks	-4,605.00
G/L Balance at 04/30/24	161,825.12	Bank Account Balance	161,825.12

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 24-04							
03/14/24	Bank Account Ledger Entry	1250	Check for Vendor V00038		1	-430.00	-430.00
03/14/24	Bank Account Ledger Entry	1255	Check for Vendor V00021		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	DD140	Payment of Invoice 000513		1	-199.26	-199.26
03/14/24	Bank Account Ledger Entry	DD141	Payment of Invoice 000507		1	-17.34	-17.34
03/26/24	Bank Account Ledger Entry	1259	Check for Vendor V00039		1	-130.00	-130.00
03/26/24	Bank Account Ledger Entry	1260	Check for Vendor V00004		1	-532.50	-532.50
04/01/24	Bank Account Ledger Entry	JE000322	rev for DD ACH TECO - 6141		1	199.26	199.26
04/01/24	Bank Account Ledger Entry	JE000324	rev for DD ACH BOCC - 8928		1	17.34	17.34
04/15/24	Bank Account Ledger Entry	1261	Check for Vendor V00012		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1262	Check for Vendor V00016		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1263	Check for Vendor V00019		1	-5.91	-5.91
04/15/24	Bank Account Ledger Entry	1264	Check for Vendor V00021		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1265	Check for Vendor V00027		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1266	Check for Vendor V00029		1	-200.00	-200.00
04/17/24	Bank Account Ledger Entry	DD142	Payment of Invoice 000539		1	-36.45	-36.45
04/17/24	Bank Account Ledger Entry	DD143	Payment of Invoice 000549		1	-3,894.48	-3,894.48
04/17/24	Bank Account Ledger Entry	DD144	Payment of Invoice 000577		1	-38.16	-38.16
04/17/24	Bank Account Ledger Entry	DD145	Payment of Invoice 000578		1	-75.47	-75.47
04/17/24	Bank Account Ledger Entry	DD146	Payment of Invoice 000599		1	-3,894.48	-3,894.48
04/17/24	Bank Account Ledger Entry	DD147	Payment of Invoice 000547		1	-17.35	-17.35
Total						-10,254.80	-10,254.80

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
04/30/24	Payment	1267	Check for Vendor V00004	-4,390.00
04/30/24	Payment	1268	Check for Vendor V00038	-215.00
Quantity		2	Total	-4,605.00

Fifth Order of Business

5Bi

SOUTH CREEK INSPECTION REPORT.

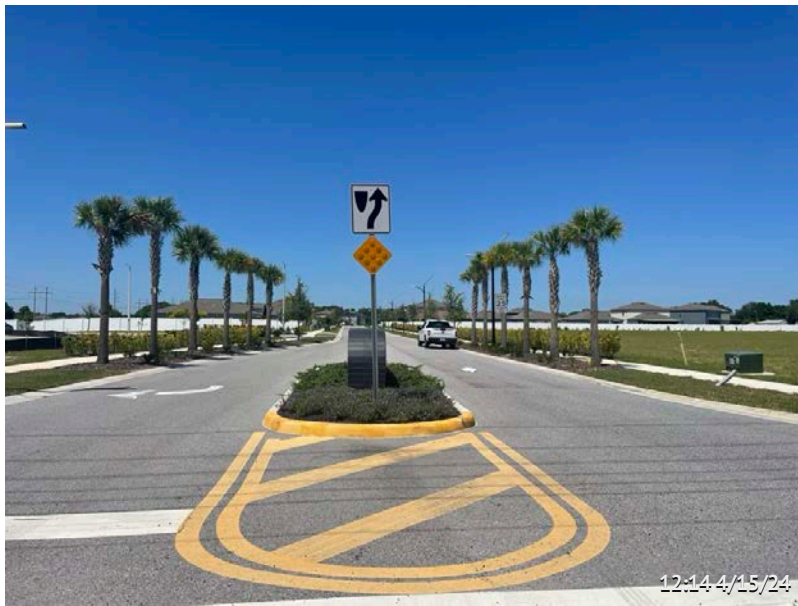
4/17/24, 4:04 PM

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.

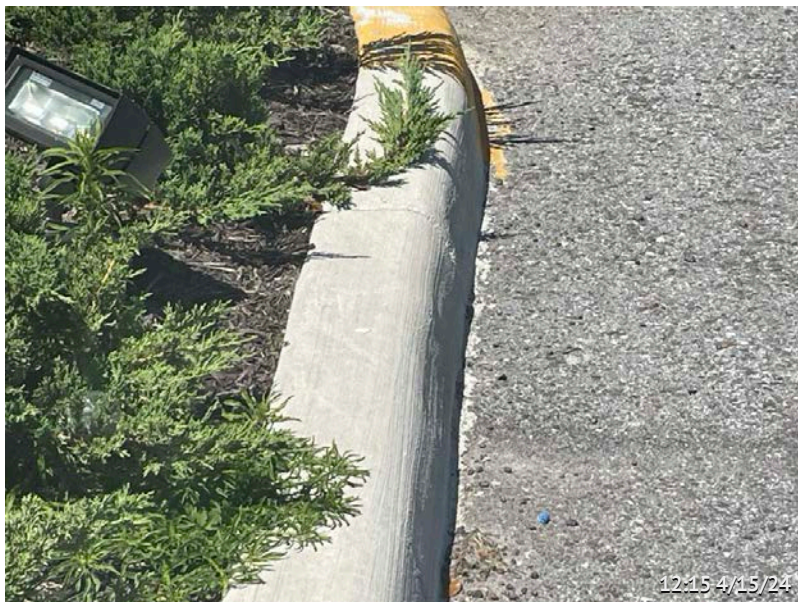
The North and South sides of the entrance sign is clean and looks good.



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.

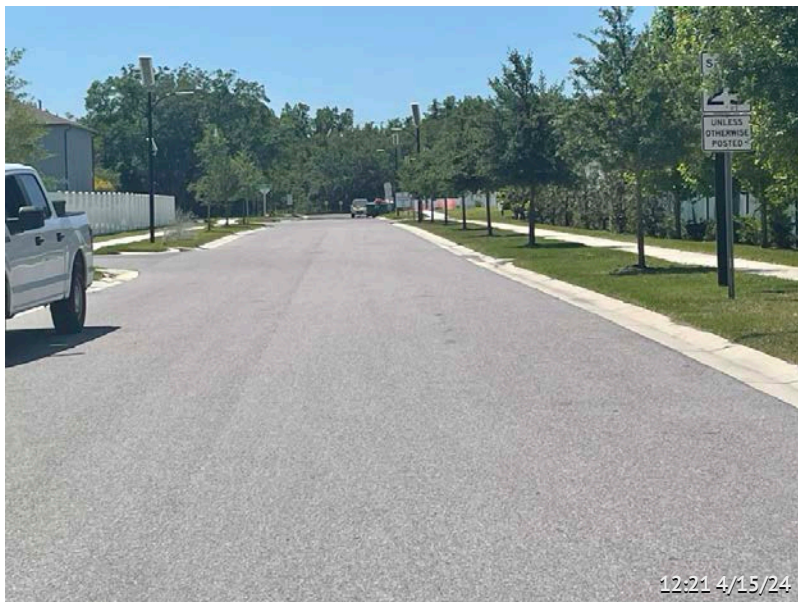
Send an estimate to remote the beds.



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.

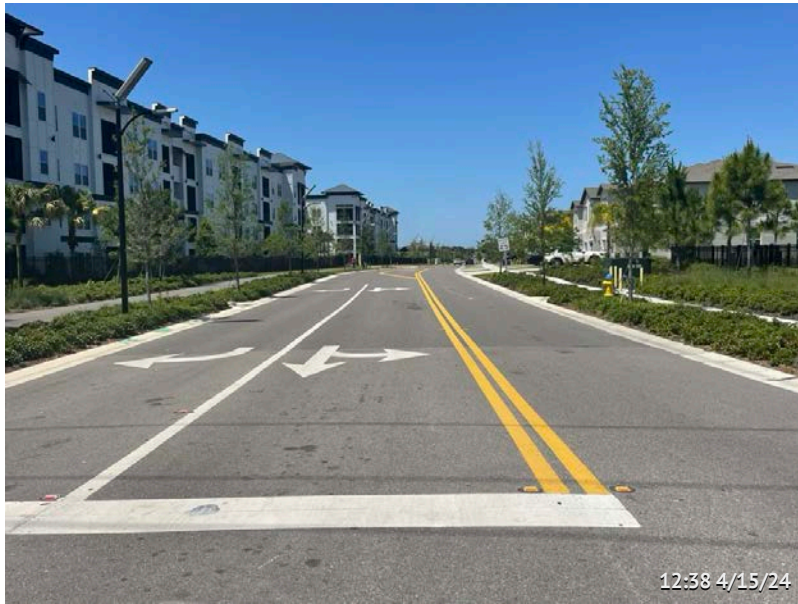
The mailboxes are clean and look good.



Alter Green.

Assigned To District manager.

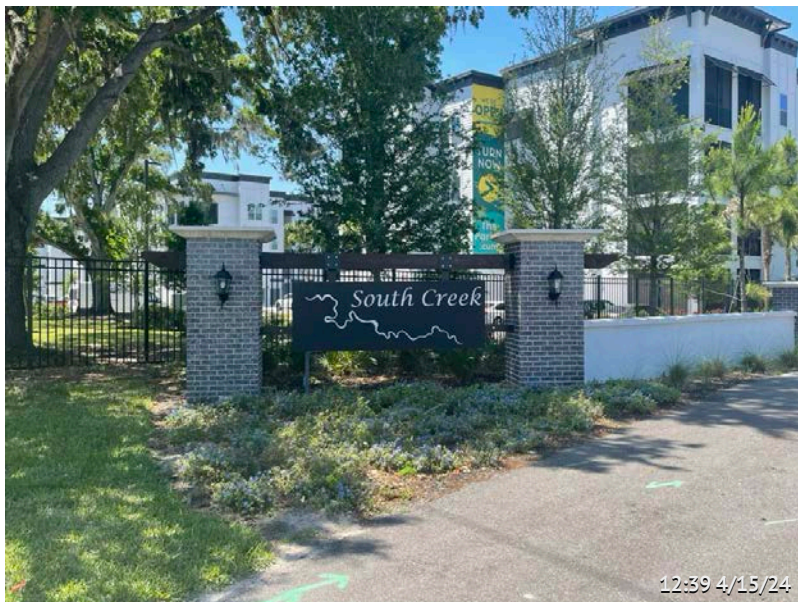
The utility station looks good.



Shady Preserve.

Assigned To Steadfast.

The community entrance is clean and looks good.



Shady Preserve.

Assigned To Steadfast.

The South side entrance sign is clean and looks good.



Shady Preserve.

Assigned To Steadfast.

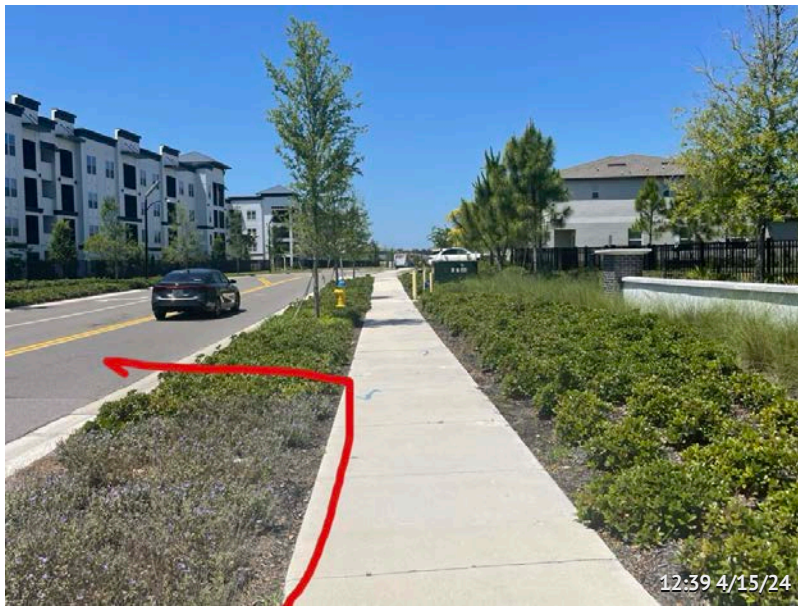
Remove the many weeds throughout the Blue Daze plants.



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.

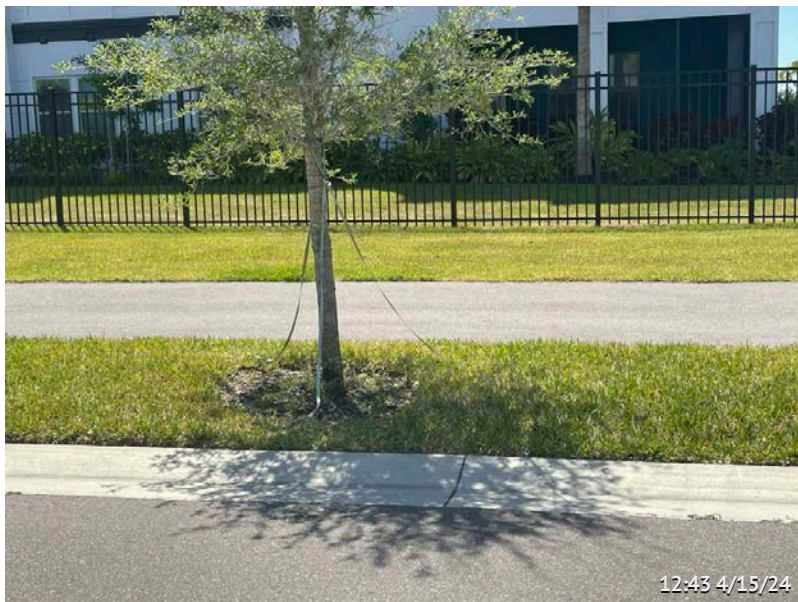
The North side of the dog park looks good.



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.

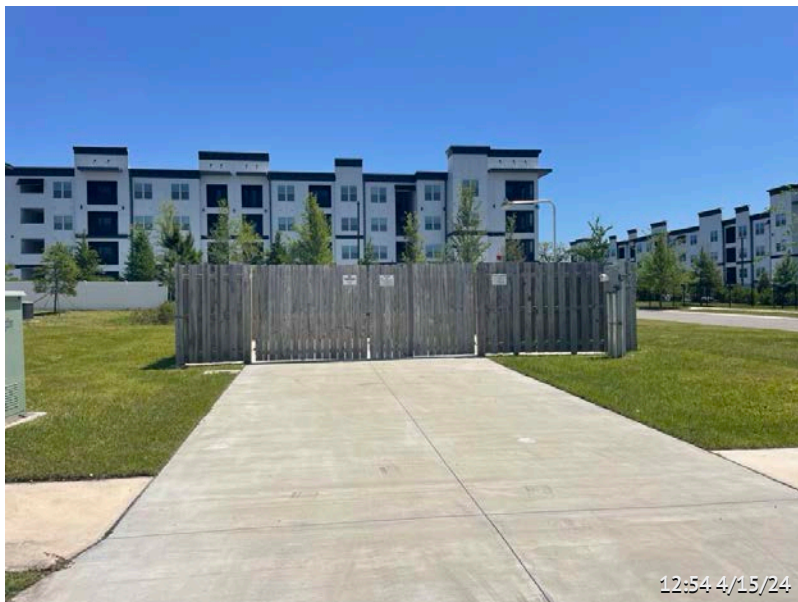
The pocket park looks good.



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.

5Bii



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

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

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

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

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

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

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

MANAGEMENT SUMMARY



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.

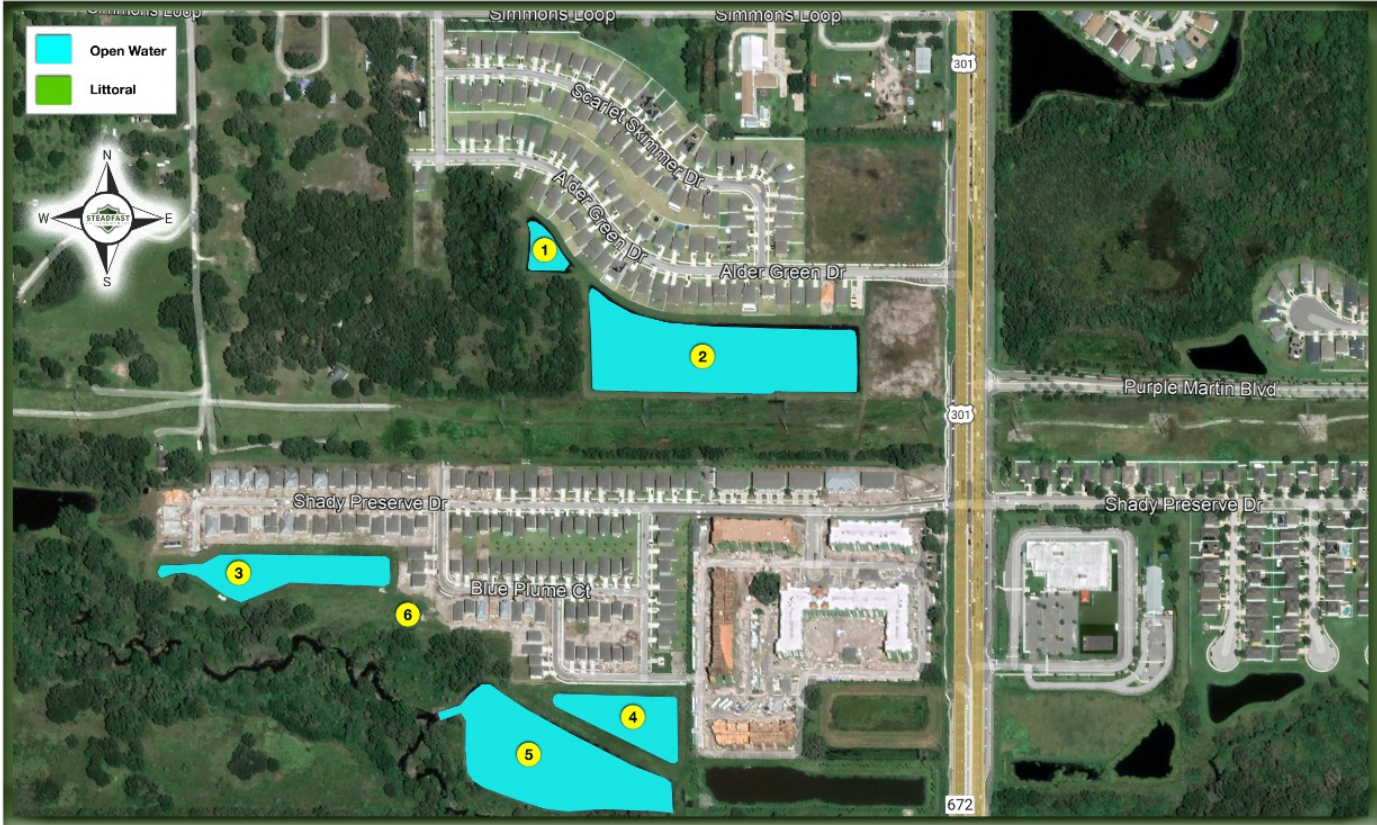
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



SOUTH CREEK CDD
Shady Preserve Drive, Riverview

Gate Code:





South Creek CDD Aquatics

Inspection Date:

5/28/2024 11:15 AM

Prepared by:

Niklas Hopkins

Account Manager

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

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. Minor amounts of nuisance grass regrowth occurring along parts of the shoreline. The water level is low, but when rain becomes more apparent the water level will resume more to normal. In the upcoming visit this week, our technician will address the grasses.

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

SITE: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The pond is experiencing minor amounts of scattered algae along the perimeter. Most of the algae that is present is in a decaying state and is on its way out. When our technician is out this week for routine maintenance the algae will be hit again.

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

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses have been treated for on this pond and were not found to be present. There is some lingering decaying algae present along parts of the shoreline. Most of which appears to be decaying based off the white/brown coloration. Algae will be addressed in this upcoming treatment.

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

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Surface algae is present in moderate amounts on this pond. Lack of rain events is a contributing factor to this growth. Stagnant water and high daily temperatures are what algae thrives in. Our technician will continue to combat the algae growth on this pond.

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

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Surface algae was not found present on this pond. Nuisance grasses have continued to be treated for with the goal of not allowing them to expand outside of this area or to grow too tall. 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:	

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The water level is down on this pond. Very minor amounts of surface algae found present in this pond. Our technician will target the algae in the treatment this week.

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

MANAGEMENT SUMMARY



As May comes to a close, the conditions affecting the ponds continue to favor growth. Humidity levels have rapidly spiked. Daytime temperatures continue to rise, having recently reached the mid 90's. Save for a few events, lack of rainfall has left pond waters stagnant, and many are experiencing lower water levels. And with no fresh water entering the stagnant waterbodies; these hot, nutrient-dense pools are producing algal activity at a much higher rate than typically observed.

Across the inspected areas, most ponds are in excellent condition. Shoreline grasses were either nonexistent or at a minimum, while algae activity, in those Sites that experienced it, manifested mostly through small amounts of subsurface filamentous algae along the pond perimeter, easily treatable through routine maintenance.

Treatments administered this week should abate or resolve growth that would have exploded until the next scheduled maintenance event. However, as we stand at the precipice of peak algae season, follow-up treatments are always necessary to maintain the aesthetics of the ponds.

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:

