

**SOUTH CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SEPTEMBER 05, 2024**

**AGENDA PACKAGE**

**[Join the meeting now](#)**

**Meeting ID:** 215 817 490 035 **Passcode:** 45UmMF

**Dial-in by phone** +1 646-838-1601 **Pin:** 227 773 399#



2005 PAN AM CIRCLE, SUITE 300  
TAMPA. FL 33067

# South Creek Community Development District

## Board of Supervisors

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

Jayna Cooper, District Manager  
 John Vericker, District Counsel  
 Tonja Stewart, District Engineer  
 Gary Schwartz, Field Manager

## Regular Meeting Agenda

Thursday, September 05, 2024 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **September 05, 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 the meeting now](#)

**Meeting ID:** 215 817 490 035 **Passcode:** 45UmMF  
**Dial-in by phone** +1 646-838-1601 **Pin:** 227 773 399#

## REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Resolution 2024-14; FY 2025 Goals & Objectives
    - i. HB7013 – Special Districts Performance Measures & Standards Memo
  - B. Consideration of Resolution 2024-15; Redesignating Officers
  - C. Ratification of Funding Agreement
- 4. CONSENT AGENDA**
  - A. Approval of Minutes of the August 01, 2024 Regular Meeting
  - B. Consideration of Operation and Maintenance July 2024
  - C. Acceptance of the Financials and Approval of the Check Register for July 2024
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Field Inspections Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

\*Next regularly scheduled meeting is **November 07, 2024 at 2:00 p.m.**

**RESOLUTION 2024-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; 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*; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**SOUTH CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair, Board of Supervisors

**Exhibit A:** Performance Measures/Standards and Annual Reporting

**Exhibit A**



## Memorandum

**To:** Board of Supervisors

**From:** District Management

**Date:** August 28, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form

**The South Creek Community Development District (“District”)  
Performance Measures/Standards & Annual Reporting Form**

**October 1, 2024 – September 30, 2025**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of twelve Board meetings were held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes  No

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes  No

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District’s engineer.

**Achieved:** Yes  No

**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District’s website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District’s website.

**Achieved:** Yes  No

**Goal 3.2: Financial Reports**

**Objective:** Publish to the District’s website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the District’s website.

**Standard:** District’s website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the District’s website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District’s website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District’s website and transmitted to the State of Florida.

**Achieved:** Yes  No

**SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

South Creek Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

South Creek Community Development District

**RESOLUTION 2024-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Sherwood Manor Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown to wit:

|                          |                     |
|--------------------------|---------------------|
| <u>Carlos de la Ossa</u> | Chairman            |
| <u>Nicholas Dister</u>   | Vice-Chairman       |
| <u>Brian Lamb</u>        | Secretary           |
| <u>Eric Davidson</u>     | Treasurer           |
| <u>Leah Popelka</u>      | Assistant Treasurer |
| <u>Bryan Radcliff</u>    | Assistant Secretary |
| <u>Kyle Smith</u>        | Assistant Secretary |
| <u>Ryan Motko</u>        | Assistant Secretary |
| <u>Alberto Viera</u>     | Assistant Secretary |

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF SEPTEMBER 2024.**

**ATTEST:**

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chairman/ Vice Chair of the Board of Supervisors

**FY 2024-2025 Operations and Maintenance  
Budget Funding Agreement  
(South Creek Community Development District)**

This FY 2024-2025 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of September 5, 2024, between the **South Creek Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Simmons East, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the “**Developer**”).

**Recitals**

**WHEREAS**, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is adopting its budget for fiscal year 2024-2025 as attached hereto as **Exhibit A** (the “**FY 2024-2025 Budget**”), which commences on October 1, 2024, and concludes on September 30, 2025;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2024-2025 Budget, and/or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2024-2025 Budget so long as payment is timely provided;

**WHEREAS**, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2024-2025 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2024-2025 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2024-2025 Budget.

**Operative Provisions**

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations.** From time to time during the 2024-2025 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ [REDACTED] in accordance with the FY 2024-2025 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

- 2. FY 2024-2025 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2024-2025, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2024-2025. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2024-2025. The District and Developer agree that the FY 2024-2025 Budget shall be revised at the end of the 2024-2025 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2024 and ending on September 30, 2025. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2024-2025 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2024-2025 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
- 3. Right to Lien Property.**
- a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
  - b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2024-2025 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
  - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- 4. Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer’s payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
- 5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney’s fees and costs, from the non-prevailing party.
- 6. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

- 7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2024-2025 fiscal year on September 30, 2025. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
- 9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Simmons East, LLC,**  
a Florida limited liability company

**South Creek Community  
Development District**

By: **Eisenhower Management, Inc.**  
a Florida corporation  
Its Manager

\_\_\_\_\_  
Nicholas Dister  
Vice President

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

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

1           The regular meeting of the Board of Supervisors of South Creek Community  
2 Development District was held on Thursday, August 1, 2024, at 2:05 pm at the Offices of  
3 Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4  
5           Present and constituting a quorum were:

|    |    |                   |  |
|----|----|-------------------|--|
| 6  | 7  | Kelly Evans       | Chairperson                              |
| 8  | 8  | Carlos de la Ossa | Vice Chairperson                         |
| 9  | 9  | Ryan Motko        | Assistant Secretary ( <i>via phone</i> ) |
| 10 | 10 | Nicholas Dister   | Assistant Secretary ( <i>via phone</i> ) |
| 11 | 11 | Lori Campagna     | Assistant Secretary                      |

12  
13           Also present were:

|    |    |                    |  |
|----|----|--------------------|--|
| 14 | 15 | Jayna Cooper       | District Manager                       |
| 16 | 16 | Bryan Radcliff     | District Manager                       |
| 17 | 17 | Kathryn Hopkinson  | District Counsel                       |
| 18 | 18 | Cary Allen Webster | District Counsel                       |
| 19 | 19 | Tonja Stewart      | District Engineer ( <i>via phone</i> ) |

20  
21           *The following is a summary of the discussions and actions taken.*

22  
23           **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

25  
26           **SECOND ORDER OF BUSINESS**

**Public Comment on Agenda Items**

27           There being no members of the audience present, the next order of business followed.

28  
29           **THIRD ORDER OF BUSINESS**

**Business Items**

30           **A. Consideration of Resolution 2024-13, Setting Fiscal Year 2025 Meeting Schedule**

31           The following are the scheduled dates:

- |    |    |   |                  |           |
|----|----|---|------------------|-----------|
| 32 | 33 | • | October 3, 2024  | 2:00 p.m. |
| 34 | 34 | • | November 7, 2024 | 2:00 p.m. |
| 35 | 35 | • | December 5, 2024 | 2:00 p.m. |
| 36 | 36 | • | January 2, 2025  | 2:00 p.m. |
| 37 | 37 | • | February 6, 2025 | 2:00 p.m. |
| 38 | 38 | • | March 6, 2025    | 2:00 p.m. |
| 39 | 39 | • | April 3, 2025    | 2:00 p.m. |
| 40 | 40 | • | May 1, 2025      | 2:00 p.m. |
| 41 | 41 | • | June 10, 2025    | 2:00 p.m. |

- 42 • July 10, 2025 2:00 p.m.
- 43 • August 7, 2025 2:00 p.m.
- 44 • September 4, 2025 2:00 p.m.

45  
 46 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all  
 47 in favor, Resolution 2024-13, Setting Fiscal Year 2025 Meeting  
 48 Schedule was adopted, as detailed above. 5-0

49  
 50 **B. Ratification of Inframark Expansion Agreement**

51  
 52 On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with  
 53 all in favor, Inframark Expansion Agreement, was ratified. 5-0

54  
 55 **FOURTH ORDER OF BUSINESS Consent Agenda**  
 56 **A. Approval of Minutes of the July 11, 2024 Public Hearing & Regular Meeting**  
 57 **B. Acceptance of the Financials and Approval of the Check Register for June 2024**  
 58

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

61  
 62 **FIFTH ORDER OF BUSINESS Staff Reports**  
 63 **A. District Counsel**  
 64 **B. District Engineer**  
 65 **C. District Manager**

66 There being no reports, the next item followed.

67 **i. Field Inspections Report**

68 The Field Inspections report was presented, a copy of which is included in the  
 69 agenda package.

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

72 There being none, the next order of business followed.

73  
 74 **SEVENTH ORDER OF BUSINESS Public Comments**

75 There being none, the next order of business followed.

76  
 77 **EIGHTH ORDER OF BUSINESS Adjournment**

78 There being no further business,

79  
 80 On MOTION by Mr. de la Ossa seconded by Ms. Campagna,  
 81 with all in favor, the meeting was adjourned at 2:12 pm. 5-0

82  
 83  
 84 \_\_\_\_\_  
 85 Jayna Cooper  
 District Manager

84 \_\_\_\_\_  
 Kelly Evans  
 Chairperson

## July 2024 Meeting

**SOUTH CREEK CDD**  
**Summary of Operations and Maintenance Invoices**

| Vendor                                   | Invoice Date | Invoice/Account Number | Amount             | Invoice Total | Vendor Total | Comments/Description       |
|--|--------------|------------------------|--------------------|---------------|--------------|----------------------------|
| <b>Monthly Contract</b>                  |              |                        |                    |               |              |                            |
| STEADFAST CONTRACTORS ALLIANCE           | 7/1/2024     | SM-12321               | \$5,059.67         |               |              | LANDSCAPE JULY 2024        |
| STEADFAST CONTRACTORS ALLIANCE           | 7/1/2024     | SE-24600               | \$545.00           |               | \$5,604.67   | AQUATIC MAINT. - JULY 2024 |
| <b>Monthly Contract Subtotal</b>         |              |                        | <b>\$5,604.67</b>  |               |              |                            |
| <b>Variable Contract</b>                 |              |                        |                    |               |              |                            |
| CARLOS DE LA OSSA                        | 7/11/2024    | CDLO 071124            | \$200.00           |               |              | SUPERVISOR FEE             |
| KELLY ANN EVANS                          | 7/11/2024    | KE 071124              | \$200.00           |               |              | SUPERVISOR FEE             |
| LORI A. CAMPAGNA                         | 7/11/2024    | LC 071124              | \$200.00           |               |              | SUPERVISOR FEE             |
| NICHOLAS J. DISTER                       | 7/11/2024    | ND 071124              | \$200.00           |               |              | SUPERVISOR FEE             |
| RYAN MOTKO                               | 7/11/2024    | RM 071124              | \$200.00           |               |              | SUPERVISOR FEE             |
| <b>Variable Contract Subtotal</b>        |              |                        | <b>\$1,000.00</b>  |               |              |                            |
| <b>Utilities</b>                         |              |                        |                    |               |              |                            |
| TECO                                     | 6/20/2024    | 6141 062024 ACH        | \$113.49           |               |              | ELECTRIC                   |
| TECO                                     | 6/20/2024    | 4853 062024 ACH        | \$74.96            |               |              | ELECTRIC                   |
| TECO                                     | 6/6/2024     | 0321 070624 ACH        | \$3,894.48         |               |              | ELECTRIC                   |
| TECO                                     | 7/22/2024    | 6141 072224 ACH        | \$105.21           |               |              | ELECTRIC                   |
| TECO                                     | 7/22/2024    | 4853 072224 ACH        | \$61.31            |               | \$4,249.45   | ELECTRIC                   |
| <b>Utilities Subtotal</b>                |              |                        | <b>\$4,249.45</b>  |               |              |                            |
| <b>Regular Services</b>                  |              |                        |                    |               |              |                            |
| AFFORDABLE BACKFLOW TESTING & IRRIGATION | 7/2/2024     | 21418                  | \$50.00            |               |              | BACKFLOW                   |
| CITY-WIDE CLEANING LLC                   | 6/27/2024    | 18726                  | \$220.00           |               |              | CLEANING                   |
| GRAU AND ASSOCIATES                      | 7/1/2024     | 26179                  | \$3,500.00         |               |              | AUDIT FYE 09/30/2023       |
| SPEAREM ENTERPRISES LLC                  | 7/2/2024     | 6093                   | \$150.00           |               |              | CLEAN UP                   |
| STEADFAST CONTRACTORS ALLIANCE           | 5/31/2024    | SM-12243               | \$222.50           |               |              | IRRIGATION                 |
| STRALEY ROBIN VERICKER                   | 7/9/2024     | 24904                  | \$1,925.35         |               |              | PROFESSIONAL SERVICES      |
| TIMES PUBLISHING COM                     | 6/19/2024    | 348692 061924          | \$2,922.00         |               |              | AD SERVICES                |
| <b>Regular Services Subtotal</b>         |              |                        | <b>\$8,989.85</b>  |               |              |                            |
| <b>TOTAL</b>                             |              |                        | <b>\$19,843.97</b> |               |              |                            |

# South Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2024

Prepared by:



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

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
 As of July 31, 2024  
 (In Whole Numbers)

| ACCOUNT DESCRIPTION                   | GENERAL FUND      | SERIES 2021 DEBT SERVICE FUND | SERIES 2024 DEBT SERVICE FUND | SERIES 2021 CAPITAL PROJECTS FUND | SERIES 2024 CAPITAL PROJECTS FUND | GENERAL FIXED ASSETS FUND | GENERAL LONG-TERM DEBT FUND | TOTAL                |
|---------------------------------------|-------------------|-------------------------------|-------------------------------|-----------------------------------|-----------------------------------|---------------------------|-----------------------------|----------------------|
|                                       |                   |                               |                               |                                   |                                   |                           |                             |                      |
| <b>ASSETS</b>                         |                   |                               |                               |                                   |                                   |                           |                             |                      |
| Cash - Operating Account              | \$ 93,642         | \$ -                          | \$ -                          | \$ -                              | \$ -                              | \$ -                      | \$ -                        | \$ 93,642            |
| Cash in Transit                       | -                 | (1,288)                       | -                             | -                                 | -                                 | -                         | -                           | (1,288)              |
| Accounts Receivable - HOA             | 37                | -                             | -                             | -                                 | -                                 | -                         | -                           | 37                   |
| Due From Developer                    | 37,149            | -                             | -                             | -                                 | -                                 | -                         | -                           | 37,149               |
| Due From Other Funds                  | -                 | 4,060                         | -                             | -                                 | 2,321                             | -                         | -                           | 6,381                |
| Investments:                          |                   |                               |                               |                                   |                                   |                           |                             |                      |
| Acq. & Construction - Amenity         | -                 | -                             | -                             | 40,149                            | -                                 | -                         | -                           | 40,149               |
| Acq. & Construction - Other           | -                 | -                             | -                             | -                                 | 945,480                           | -                         | -                           | 945,480              |
| Acq. & Construction Account (Phase 1) | -                 | -                             | -                             | 18,361                            | -                                 | -                         | -                           | 18,361               |
| Acq. & Construction Account (Phase 2) | -                 | -                             | -                             | 1                                 | 59,239                            | -                         | -                           | 59,240               |
| Interest Account                      | -                 | -                             | 2,028                         | -                                 | -                                 | -                         | -                           | 2,028                |
| Reserve Fund                          | -                 | 162,850                       | -                             | -                                 | -                                 | -                         | -                           | 162,850              |
| Reserve Fund (A-2)                    | -                 | -                             | 39,928                        | -                                 | -                                 | -                         | -                           | 39,928               |
| Revenue Fund                          | -                 | 129,792                       | 40,533                        | -                                 | -                                 | -                         | -                           | 170,325              |
| Fixed Assets                          |                   |                               |                               |                                   |                                   |                           |                             |                      |
| Construction Work In Process          | -                 | -                             | -                             | -                                 | -                                 | 2,296,282                 | -                           | 2,296,282            |
| Amount To Be Provided                 | -                 | -                             | -                             | -                                 | -                                 | -                         | 6,733,088                   | 6,733,088            |
| <b>TOTAL ASSETS</b>                   | <b>\$ 130,828</b> | <b>\$ 295,414</b>             | <b>\$ 82,489</b>              | <b>\$ 58,511</b>                  | <b>\$ 1,007,040</b>               | <b>\$ 2,296,282</b>       | <b>\$ 6,733,088</b>         | <b>\$ 10,603,652</b> |
| <b>LIABILITIES</b>                    |                   |                               |                               |                                   |                                   |                           |                             |                      |
| Accounts Payable                      | \$ 1,469          | \$ -                          | \$ -                          | \$ -                              | \$ -                              | \$ -                      | \$ -                        | \$ 1,469             |
| Accounts Payable - Other              | 2,640             | -                             | -                             | -                                 | -                                 | -                         | -                           | 2,640                |
| Bonds Payable                         | -                 | -                             | -                             | -                                 | -                                 | -                         | 5,562,088                   | 5,562,088            |
| Bonds Payable - Series 2024           | -                 | -                             | -                             | -                                 | -                                 | -                         | 1,171,000                   | 1,171,000            |
| Due To Other Funds                    | 2,772             | -                             | 2,321                         | -                                 | -                                 | -                         | -                           | 5,093                |
| Deferred Inflow of Resources          | 24,843            | -                             | -                             | -                                 | -                                 | -                         | -                           | 24,843               |
| <b>TOTAL LIABILITIES</b>              | <b>31,724</b>     | <b>-</b>                      | <b>2,321</b>                  | <b>-</b>                          | <b>-</b>                          | <b>-</b>                  | <b>6,733,088</b>            | <b>6,767,133</b>     |

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of July 31, 2024

(In Whole Numbers)

| <b>ACCOUNT DESCRIPTION</b>                   | <b>GENERAL<br/>FUND</b> | <b>SERIES 2021<br/>DEBT SERVICE<br/>FUND</b> | <b>SERIES 2024<br/>DEBT SERVICE<br/>FUND</b> | <b>SERIES 2021<br/>CAPITAL<br/>PROJECTS<br/>FUND</b> | <b>SERIES 2024<br/>CAPITAL<br/>PROJECTS<br/>FUND</b> | <b>GENERAL<br/>FIXED ASSETS<br/>FUND</b> | <b>GENERAL<br/>LONG-TERM<br/>DEBT FUND</b> | <b>TOTAL</b>         |
|--|-------------------------|--|--|--|--|--|--|----------------------|
| <b>FUND BALANCES</b>                         |                         |  |  |  |  |  |  |                      |
| Restricted for:                              |                         |  |  |  |  |  |  |                      |
| Debt Service                                 | -                       | 295,414                                      | 80,168                                       | -  | -  | -  | -  | 375,582              |
| Capital Projects                             | -                       | -  | -  | 58,511   | 1,007,040  | -  | -  | 1,065,551            |
| Unassigned:                                  | 99,104                  | -  | -  | -  | -  | 2,296,282                                | -  | 2,395,386            |
| <b>TOTAL FUND BALANCES</b>                   | <b>99,104</b>           | <b>295,414</b>                               | <b>80,168</b>                                | <b>58,511</b>  | <b>1,007,040</b>                                     | <b>2,296,282</b>                         | <b>-</b>                                   | <b>3,836,519</b>     |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 130,828</b>       | <b>\$ 295,414</b>                            | <b>\$ 82,489</b>                             | <b>\$ 58,511</b>                                     | <b>\$ 1,007,040</b>                                  | <b>\$ 2,296,282</b>                      | <b>\$ 6,733,088</b>                        | <b>\$ 10,603,652</b> |

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

| ACCOUNT DESCRIPTION                        | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>                            |                             |                        |                             |  |
| Special Assmnts- Tax Collector             | \$ 201,983                  | \$ 202,509             | \$ 526                      | 100.26%                                |
| Special Assmnts- CDD Collected             | 102,290                     | 119,897                | 17,607                      | 117.21%                                |
| <b>TOTAL REVENUES</b>                      | <b>304,273</b>              | <b>322,406</b>         | <b>18,133</b>               | <b>105.96%</b>                         |
| <b>EXPENDITURES</b>                        |                             |                        |                             |  |
| <b><u>Administration</u></b>               |                             |                        |                             |  |
| Supervisor Fees                            | 10,000                      | 8,000                  | 2,000                       | 80.00%                                 |
| ProfServ-Trustee Fees                      | 8,200                       | 2,828                  | 5,372                       | 34.49%                                 |
| Disclosure Report                          | 8,400                       | 5,167                  | 3,233                       | 61.51%                                 |
| District Counsel                           | 4,000                       | 15,913                 | (11,913)                    | 397.83%                                |
| District Engineer                          | 2,500                       | 2,402                  | 98                          | 96.08%                                 |
| District Manager                           | 25,000                      | 12,375                 | 12,625                      | 49.50%                                 |
| Accounting Services                        | 6,100                       | 2,625                  | 3,475                       | 43.03%                                 |
| Auditing Services                          | 5,250                       | 3,500                  | 1,750                       | 66.67%                                 |
| Website Compliance                         | 1,500                       | 1,500                  | -                           | 100.00%                                |
| Postage, Phone, Faxes, Copies              | 500                         | 338                    | 162                         | 67.60%                                 |
| Public Officials Insurance                 | 5,400                       | 2,504                  | 2,896                       | 46.37%                                 |
| Legal Advertising                          | 1,500                       | 4,557                  | (3,057)                     | 303.80%                                |
| Bank Fees                                  | 250                         | -                      | 250                         | 0.00%                                  |
| Website Administration                     | 1,500                       | 844                    | 656                         | 56.27%                                 |
| Dues, Licenses, Subscriptions              | 175                         | 932                    | (757)                       | 532.57%                                |
| <b>Total Administration</b>                | <b>80,275</b>               | <b>63,485</b>          | <b>16,790</b>               | <b>79.08%</b>                          |
| <b><u>Electric Utility Services</u></b>    |                             |                        |                             |  |
| Utility - Electric                         | 5,000                       | 9,206                  | (4,206)                     | 184.12%                                |
| Utility - StreetLights                     | 50,000                      | 29,261                 | 20,739                      | 58.52%                                 |
| <b>Total Electric Utility Services</b>     | <b>55,000</b>               | <b>38,467</b>          | <b>16,533</b>               | <b>69.94%</b>                          |
| <b><u>Water Utility Services</u></b>       |                             |                        |                             |  |
| Utility - Water                            | 2,500                       | 138                    | 2,362                       | 5.52%                                  |
| <b>Total Water Utility Services</b>        | <b>2,500</b>                | <b>138</b>             | <b>2,362</b>                | <b>5.52%</b>                           |
| <b><u>Garbage/Solid Waste Services</u></b> |                             |                        |                             |  |
| Garbage Collection                         | 1,000                       | -                      | 1,000                       | 0.00%                                  |
| <b>Total Garbage/Solid Waste Services</b>  | <b>1,000</b>                | <b>-</b>               | <b>1,000</b>                | <b>0.00%</b>                           |
| <b><u>Water-Sewer Comb Services</u></b>    |                             |                        |                             |  |
| Utility - Water                            | -                           | 17                     | (17)                        | 0.00%                                  |
| <b>Total Water-Sewer Comb Services</b>     | <b>-</b>                    | <b>17</b>              | <b>(17)</b>                 | <b>0.00%</b>                           |

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

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>Other Physical Environment</u></b>     |                             |                        |                             |  |
| Waterway Management                          | 7,848                       | 5,995                  | 1,853                       | 76.39%                                 |
| ProfServ - Field Management Onsite Staff     | 12,000                      | 9,000                  | 3,000                       | 75.00%                                 |
| Amenity Center Cleaning & Supplies           | 1,000                       | 1,085                  | (85)                        | 108.50%                                |
| Contracts-Janitorial Services                | 5,000                       | -                      | 5,000                       | 0.00%                                  |
| Contracts-Pools                              | 5,000                       | -                      | 5,000                       | 0.00%                                  |
| Contracts - Landscape                        | 65,000                      | 50,597                 | 14,403                      | 77.84%                                 |
| 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                       | 935                    | 65                          | 93.50%                                 |
| 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                       | 900                    | 600                         | 60.00%                                 |
| Landscape Miscellaneous                      | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Irrigation Maintenance                       | 5,000                       | 10,805                 | (5,805)                     | 216.10%                                |
| 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%                                  |
| <b>Total Other Physical Environment</b>      | <b>165,498</b>              | <b>98,555</b>          | <b>66,943</b>               | <b>59.55%</b>                          |
| <b>TOTAL EXPENDITURES</b>                    | <b>304,273</b>              | <b>200,662</b>         | <b>103,611</b>              | <b>65.95%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 121,744                | 121,744                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b> |                             | <b>(22,640)</b>        |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 99,104</b>       |                             |  |

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

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 17,139              | \$ 17,139                   | 0.00%                                  |
| Special Assmnts- Tax Collector                               | 325,550                     | 326,528                | 978                         | 100.30%                                |
| <b>TOTAL REVENUES</b>  | <b>325,550</b>              | <b>343,667</b>         | <b>18,117</b>               | <b>105.57%</b>                         |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                                   |                             |                        |                             |  |
| Principal Debt Retirement                                    | 130,000                     | 130,000                | -                           | 100.00%                                |
| Interest Expense   | 195,550                     | 197,094                | (1,544)                     | 100.79%                                |
| <b>Total Debt Service</b>                                    | <b>325,550</b>              | <b>327,094</b>         | <b>(1,544)</b>              | <b>100.47%</b>                         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>325,550</b>              | <b>327,094</b>         | <b>(1,544)</b>              | <b>100.47%</b>                         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 16,573                 | 16,573                      | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 |                             | <b>278,841</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 295,414</b>      |                             |  |

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2024  
Series 2024 Debt Service Fund (201)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 1,812               | \$ 1,812                    | 0.00%                                  |
| Special Assmnts- CDD Collected                               | -                           | 101,697                | 101,697                     | 0.00%                                  |
| <b>TOTAL REVENUES</b>  | <b>-</b>                    | <b>103,509</b>         | <b>103,509</b>              | <b>0.00%</b>                           |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                                   |                             |                        |                             |  |
| Interest Expense   | -                           | 23,341                 | (23,341)                    | 0.00%                                  |
| <b>Total Debt Service</b>                                    | <b>-</b>                    | <b>23,341</b>          | <b>(23,341)</b>             | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES</b>                                    | <b>-</b>                    | <b>23,341</b>          | <b>(23,341)</b>             | <b>0.00%</b>                           |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 80,168                 | 80,168                      | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 |                             | <b>-</b>               |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 80,168</b>       |                             |  |

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

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 56,903              | \$ 56,903                   | 0.00%                                  |
| <b>TOTAL REVENUES</b>  | <b>-</b>                    | <b>56,903</b>          | <b>56,903</b>               | <b>0.00%</b>                           |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                             |  |
| <b><u>Construction In Progress</u></b>                       |                             |                        |                             |  |
| Construction in Progress                                     | -                           | 2,980,180              | (2,980,180)                 | 0.00%                                  |
| <b>Total Construction In Progress</b>                        | <b>-</b>                    | <b>2,980,180</b>       | <b>(2,980,180)</b>          | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES</b>                                    | <b>-</b>                    | <b>2,980,180</b>       | <b>(2,980,180)</b>          | <b>0.00%</b>                           |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | (2,923,277)            | (2,923,277)                 | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 |                             | <b>2,981,788</b>       |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 58,511</b>       |                             |  |

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

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>  |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 22,084              | \$ 22,084                   | 0.00%                                  |
| <b>TOTAL REVENUES</b>  | <b>-</b>                    | <b>22,084</b>          | <b>22,084</b>               | <b>0.00%</b>                           |
| <b>EXPENDITURES</b>  |                             |                        |                             |  |
| <b>Administration</b>  |                             |                        |                             |  |
| 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%                                  |
| <b>Total Administration</b>                                  | <b>-</b>                    | <b>110,025</b>         | <b>(110,025)</b>            | <b>0.00%</b>                           |
| <b>Construction In Progress</b>                              |                             |                        |                             |  |
| Construction in Progress                                     | -                           | 5,000                  | (5,000)                     | 0.00%                                  |
| <b>Total Construction In Progress</b>                        | <b>-</b>                    | <b>5,000</b>           | <b>(5,000)</b>              | <b>0.00%</b>                           |
| <b>Debt Service</b>  |                             |                        |                             |  |
| Bond Discount  | -                           | 7,671                  | (7,671)                     | 0.00%                                  |
| Underwriters Discount  | -                           | 23,420                 | (23,420)                    | 0.00%                                  |
| <b>Total Debt Service</b>                                    | <b>-</b>                    | <b>31,091</b>          | <b>(31,091)</b>             | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES</b>                                    | <b>-</b>                    | <b>146,116</b>         | <b>(146,116)</b>            | <b>0.00%</b>                           |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | (124,032)              | (124,032)                   | 0.00%                                  |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |                             |                        |                             |  |
| Interfund Transfer - In                                      | -                           | 1,131,072              | 1,131,072                   | 0.00%                                  |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>-</b>                    | <b>1,131,072</b>       | <b>1,131,072</b>            | <b>0.00%</b>                           |
| Net change in fund balance                                   | \$ -                        | \$ 1,007,040           | \$ 1,007,040                | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 |                             | <b>-</b>               |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 1,007,040</b>    |                             |  |

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

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

# Bank Account Statement

South Creek CDD

**Bank Account No.** 5561  
**Statement No.** 07\_24  
**Statement Date** 07/31/2024

|                             |           |                             |           |
|-----------------------------|-----------|-----------------------------|-----------|
| <b>GL Balance (LCY)</b>     | 93,642.10 | <b>Statement Balance</b>    | 93,842.10 |
| <b>GL Balance</b>           | 93,642.10 | <b>Outstanding Deposits</b> | -200.00   |
| <b>Positive Adjustments</b> | 0.00      |                             |           |
|                             | <hr/>     | <b>Subtotal</b>             | 93,642.10 |
| <b>Subtotal</b>             | 93,642.10 | <b>Outstanding Checks</b>   | 0.00      |
| <b>Negative Adjustments</b> | 0.00      |                             |           |
|                             | <hr/>     | <b>Ending Balance</b>       | 93,642.10 |
| <b>Ending G/L Balance</b>   | 93,642.10 |                             |           |

| <b>Posting Date</b> | <b>Document Type</b> | <b>Document No.</b> | <b>Description</b>        | <b>Amount</b>     | <b>Cleared Amount</b> | <b>Difference</b> |
|---------------------|----------------------|---------------------|---------------------------|-------------------|-----------------------|-------------------|
| <b>Checks</b>       |                      |                     |                           |                   |                       |                   |
| 06/21/2024          | Payment              | 1281                | Check for Vendor V00012   | -200.00           | -200.00               | 0.00              |
| 06/21/2024          | Payment              | 1282                | Check for Vendor V00021   | -200.00           | -200.00               | 0.00              |
| 07/03/2024          | Payment              | 1284                | Check for Vendor V00004   | -5,059.67         | -5,059.67             | 0.00              |
| 07/03/2024          | Payment              | 1285                | Check for Vendor V00007   | -1,163.00         | -1,163.00             | 0.00              |
| 07/03/2024          | Payment              | 1286                | Check for Vendor V00009   | -3,234.25         | -3,234.25             | 0.00              |
| 07/03/2024          | Payment              | 1287                | Check for Vendor V00016   | -200.00           | -200.00               | 0.00              |
| 07/03/2024          | Payment              | 1288                | Check for Vendor V00017   | -2,898.40         | -2,898.40             | 0.00              |
| 07/03/2024          | Payment              | 1289                | Check for Vendor V00019   | -6,925.92         | -6,925.92             | 0.00              |
| 07/03/2024          | Payment              | 1290                | Check for Vendor V00029   | -200.00           | -200.00               | 0.00              |
| 07/03/2024          | Payment              | 1291                | Check for Vendor V00040   | -310.69           | -310.69               | 0.00              |
| 07/15/2024          | Payment              | 1292                | Check for Vendor V00004   | -5,827.17         | -5,827.17             | 0.00              |
| 07/15/2024          | Payment              | 1293                | Check for Vendor V00007   | -2,922.00         | -2,922.00             | 0.00              |
| 07/15/2024          | Payment              | 1294                | Check for Vendor V00009   | -1,925.35         | -1,925.35             | 0.00              |
| 07/15/2024          | Payment              | 1295                | Check for Vendor V00011   | -3,500.00         | -3,500.00             | 0.00              |
| 07/15/2024          | Payment              | 1296                | Check for Vendor V00031   | -50.00            | -50.00                | 0.00              |
| 07/15/2024          | Payment              | 1297                | Check for Vendor V00037   | -150.00           | -150.00               | 0.00              |
| 07/15/2024          | Payment              | 1298                | Check for Vendor V00038   | -440.00           | -440.00               | 0.00              |
| 07/23/2024          | Payment              | 1299                | Check for Vendor V00027   | -200.00           | -200.00               | 0.00              |
| 07/23/2024          | Payment              | 1300                | Check for Vendor V00016   | -200.00           | -200.00               | 0.00              |
| 07/23/2024          | Payment              | 1301                | Check for Vendor V00029   | -200.00           | -200.00               | 0.00              |
| 07/23/2024          | Payment              | 1302                | Check for Vendor V00012   | -200.00           | -200.00               | 0.00              |
| 07/23/2024          | Payment              | 1303                | Check for Vendor V00021   | -200.00           | -200.00               | 0.00              |
| 07/11/2024          | Payment              | DD156               | Payment of Invoice 000648 | -113.49           | -113.49               | 0.00              |
| 07/11/2024          | Payment              | DD157               | Payment of Invoice 000649 | -74.96            | -74.96                | 0.00              |
| 07/08/2024          | Payment              | DD160               | Payment of Invoice 000678 | -17.36            | -17.36                | 0.00              |
| 07/08/2024          | Payment              | DD161               | Payment of Invoice 000676 | -3,894.48         | -3,894.48             | 0.00              |
| <b>Total Checks</b> |                      |                     |                           | <b>-40,306.74</b> | <b>-40,306.74</b>     | <b>0.00</b>       |

# **SOUTH CREEK INSPECTION REPORT.8/19/24, 10:13 PM**

**South Creek CDD.**

**Monday, August 19, 2024**

**Prepared For Board of supervisors.**

**48 Issue Identified**

Gary Schwartz





**Alder Green.**

Assigned To Steadfast.

The community entrance looks good.



**301.**

Assigned To Steadfast.

Heading North on the sidewalk looks good.



**Alder Green.**

Assigned To Steadfast.

Heading West on the North sidewalk looks good.



**Alder Green.**

Assigned To Steadfast.

Burn the crack weeds.



**Alder Green.**

Assigned To Steadfast.

The plants in the entrance median are healthy and look good.



**Alder Green.**

Assigned To Steadfast.

Heading North on the South sidewalk looks good.



**Alder Green.**

Assigned To Steadfast.

The entrance median sign needs to be pressure cleaned.



**Pond # 2.**

Assigned To Steadfast.

The filamentous algae in the pond is beginning to die.



**Alder Green.**

Assigned To District manager.  
The utility station looks good.



**Pond # 1.**

Assigned To Steadfast.  
The filamentous algae in the pond is beginning to die.



**Alder Green.**

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



**Buttress Oaks.**

Assigned To District manager.  
The playground is clean and looks good.



**Buttress Oaks.**

Assigned To District manager.

The newly installed Ligustrum plant fertility could be better. It may be in shock.



**Buttress Oaks.**

Assigned To Steadfast.

The Bismarck palm tree banding ties will need to be released.



**Buttress Oaks.**

Assigned To District manager.  
The pavement is cracked.



**Buttress Oaks.**

Assigned To District manager.  
The amenity center parking lot  
entrance is clean and looks good.



**Buttress Oaks.**

Assigned To District manager.  
Heading West from the amenity center.



**Buttress Oaks.**

Assigned To District manager.  
The clubhouse build is in progress.



**Buttress Oaks.**

Assigned To District manager.

The newly installed Areca palm trees look good overall. Some trees are exhibiting slight shock, which should get better.



**Buttress Oaks.**

Assigned To District manager.

The pool is clear and blue.



**Buttress Oaks.**

Assigned To District manager.  
The plants, trees, and ornamental grass is healthy and looks good.



**Buttress Oaks.**

Assigned To District manager.  
The newly installed artificial turf, and chase lounges look good.



**Buttress Oaks.**

Assigned To District manager.

The newly install Bamboo trees are healthy and look good.



**Buttress Oaks.**

Assigned To District manager.

The Chinese Hibiscus plants are healthy and look good. There are two plants that are off-center and need to be replanted.



**Buttress Oaks.**

Assigned To District manager.  
The Pineapple Guava plants are healthy and look good. There is one plant that has some die back.



**Buttress Oaks.**

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



**Simmons Loop.**

Assigned To Steadfast.

Heading East on the sidewalk looks good.



**Buttress Oaks.**

Assigned To Steadfast.

Heading South on the sidewalk looks good.



**Buttress Oaks.**

Assigned To Steadfast.

Burn the crack weeds.



**Buttress Oaks.**

Assigned To Steadfast.

Burn the weeds.



**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 & looks good. The Blue Days perennial plants are scheduled to be fertilized.



**Shady Preserve.**

Assigned To Steadfast.

Heading West on the sidewalk looks good.



**Shady Preserve.**

Assigned To Steadfast.

Steadfast will submit an estimate to remove and replace the plant material and fill-in with sod.



**301.**

Assigned To Steadfast.

Heading North on the sidewalk looks good.



**Shady Preserve.**

Assigned To Steadfast.

The East entrance sign is clean and looks good. The Blue Daze perennial plants are scheduled to be fertilized.



**Shady Preserve.**

Assigned To Steadfast.

Steadfast is scheduled to apply fertilization. Once the plants flush out additional plants will be needed.



**Shady Preserve.**

Assigned To Steadfast.

Heading West on the sidewalk looks good.



**Shady Preserve.**

Assigned To Steadfast.

The North & South sides of the dog park look good.



**Shady Preserve.**

Assigned To District manager.

The mailboxes are clean and look good.



**Pond # 3.**

Assigned To Steadfast.

The filamentous algae in the pond is dead.



**Blue Plume.**

Assigned To Steadfast.

The turf fertility in the pocket park looks good.



**Pond # 4.**

Assigned To Steadfast.

The invasive plants and filamentous algae is beginning to die.



**Pond # 5.**

Assigned To Steadfast.

The pond looks good.



**Pond # 6.**

Assigned To Steadfast.

The filamentous algae in the pond is beginning to die, but the pond looks good overall.



**Poseidon Way.**

Assigned To Steadfast.

Heading East on the sidewalk looks good.



**Poseidon Way.**

Assigned To Steadfast.

The pocket park looks good.



**Carrara Lane.**

Assigned To Steadfast.

The utility station looks good.



## South Creek CDD Aquatics

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**Inspection Date:**

8/27/2024 8:11 AM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

## SITE: 1

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Routine maintenance and monitoring will continue here.

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

## SITE: 2

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Some torpedogrowth noted within the beneficial rushes, but otherwise excellent.

|                                   |   |   |  |
|-----------------------------------|---|---|--|
| <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 type="checkbox"/> Slender Spikerush      | <input type="checkbox"/> Chara               |
|                                   |   | <input type="checkbox"/> Other:                 |  |

# Inspection Report

## SITE: 3

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Debris from the last site visit was collected. The pond has some nuisance weed growth otherwise.

|                                   |   |   |                         |
|-----------------------------------|---|---|-------------------------|
| <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> |   |   |                         |
|                                   | Torpedo Grass                             | Pennywort                                   | Babytears    Chara      |
|                                   | Hydrilla                                  | Slender Spikerush                           | Other:                  |

## SITE: 4

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

An overabundance of both surface and subsurface filamentous algae is noted within the pond. The technician will disperse copper sulfate treatments to address algal activity here, however this time of year is prone to growth between visitations.

|                                   |   |  |   |
|-----------------------------------|---|--|---|
| <u>WATER:</u>                     | <input checked="" type="checkbox"/> Clear | Turbid   | Tannic  |
| <u>ALGAE:</u>                     | N/A                                       | <input checked="" type="checkbox"/> 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:  |

# Inspection Report

## SITE: 5

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



### Comments:

The pond is operating as a functioning wetland. The vegetation situated on the littoral shelves within the site uptakes much of the suspended nutrients in the water.

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

## SITE: 6

Condition:     Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Only a few mild weeds along the perimeter to be addressed.

|                                   |   |   |                     |             |
|-----------------------------------|---|---|---------------------|-------------|
| <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> |   |   |                     |             |
|                                   | Torpedo Grass                             | Pennywort                                   | Babytears           | Chara       |
|                                   | Hydrilla                                  | Slender Spikerush                           | Other:              |             |

# Inspection Report

**SITE: 7**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond was only recently added to the maintenance plan. However it appears to be in excellent shape.

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

**SITE:**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving

**Comments:**

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

# Inspection Report

**SITE:**

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 we exit August, the rainy season continues. High temperatures and abundant Floridian sunshine cause any effluents washed into the ponds to cause rapid algae blooms in some ponds. Hopefully as the season shifts, we will see a change in the conditions that influence the ponds. The days will continue to shorten in length as the temperatures begin to cool, both working in favor of the pond's aesthetics, as these will result in decreased growth rates for surface algae. Additionally, the seasonal rain events that were commonplace will taper off as the month progresses, which will have the effect of lowering water levels across most ponds. Assuming temperatures decrease, and dissolved oxygen levels in the water lower due to decreased rainfall stagnating pond waters, it is possible that the changing conditions result in some fish kill events. It is important to be aware that these events are caused by the water quality of the ponds, and are not due to treatments targeted against nuisance algae and vegetation.

In all most ponds, algae activity was either nonexistent or was composed of scattered, small patches of dying surface algae, save for pond 4. Technician is to administer copper sulfate to abate the growth which bloomed since the last maintenance event. However as we are still in the peak growing season, progress against algae is made slow since regrowth rates are high. As conditions shift over the course of the month, eradication results will be sure to become more apparent.

## 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:

