

# **SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**OCTOBER 03, 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, October 03, 2024 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **October 03, 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

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## REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Ratification of Stantec Change Order
- 4. CONSENT AGENDA**
  - A. Approval of Minutes of the September 05, 2024 Regular Meeting
  - B. Consideration of Operation and Maintenance August 2024 - *Under Separate Cover*
  - C. Acceptance of the Financials and Approval of the Check Register for August 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.**



## PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2024-1 Date 10 September 2024

"Stantec" Stantec Consulting Services Inc.  
 Stantec Project # 215615749  
 777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729  
 Ph: (813) 746-3842  
 email: tonja.stewart@stantec.com

"Client" South Creek CDD c/o Meritus Districts  
 Client Project #  
 210 N. University Drive, Suite 702, Coral Springs, FL 33071  
 Ph: (813) 873-7300  
 email: angie.grunwald@inframark.com

Project Name and Location: South Creek CDD

In accordance with the original Professional Services Agreement dated 28 June 2021 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #2024-1 to be added to Task 2024 (Ownership map, requisitions, site visits)

Total fees this Change Order	\$	4,000.00
Original agreement amount	\$	2,500.00
<b>Total Agreement</b>	<b>\$</b>	<b>6,500.00</b>

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

**PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.**

### Stantec Consulting Services Inc.

### South Creek CDD c/o Meritus Districts

Hamid Sahebkar, Senior Principal  
 Print Name and Title  
 Signature **Sahebkar,** Digitally signed by Sahebkar, Hamid  
 Date Signed: **Hamid** Date: 2024.09.12 10:45:11 -04'00'

Kelly Evans VP, Board of Directors  
 Print Name and Title  
 Signature **Kelly Evans**  
 Date Signed: 9/20/2024

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

The regular meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, September 5, 2024, and called to order at 2:54 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson
Carlos de la Ossa	Vice Chairperson
Ryan Motko	Assistant Secretary <i>(via phone)</i>
Nicholas Dister	Assistant Secretary <i>(via phone)</i>
Lori Campagna	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Bryan Radcliff	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Gary Schwartz	Field Services Manager

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

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS** **Public Comment on Agenda Items**

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

**THIRD ORDER OF BUSINESS** **Business Items**

**A. Consideration of Resolution 2024-14, FY 2025 Goals & Objectives**

**i. HB7013 – Special Districts Performance Measures & Standards Memo**

<p>On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, Resolution 2024-14, Fiscal Year 2025 Goals &amp; Objectives including HB7013 – Special Districts Performance Measures and Standards Memo, was adopted. 5-0</p>
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**B. Consideration of Resolution 2024-15, Redesignating Officers**

The following persons were elected to the offices:

• Kelly Evans	Chairperson
• Carlos de la Ossa	Vice Chairperson
• Brian Lamb	Secretary
• Eric Davidson	Treasurer



September 5, 2024

SOUTH CREEK CDD

- 45                   • Leah Popelka                   Assistant Treasurer
- 46                   • Jayna Cooper                   Assistant Secretary
- 47                   • Lori Campagna                   Assistant Secretary
- 48                   • Ryan Motko                   Assistant Secretary
- 49                   • Nick Dister                   Assistant Secretary

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51                   On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all

52                   in favor, Resolution 2024-15, Redesignating Officers, adding Leah

53                   Popelka as Assistant Treasurer, as detailed above, was adopted. 5-0

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55                   **C. Ratification of Funding Agreement**

56                   This item was not discussed, not required for the District.

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58                   **FOURTH ORDER OF BUSINESS**

58                   **Consent Agenda**

59                   **A. Approval of Minutes of the August 01, 2024 Regular Meeting**

60                   **B. Consideration of Operation and Maintenance July 2024**

61                   **C. Acceptance of the Financials and Approval of the Check Register for July 2024**

62

63                   On MOTION by Mr. Motko seconded by Mr. de la Ossa, with all

64                   in favor, the Consent Agenda was approved. 5-0

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66                   **FIFTH ORDER OF BUSINESS**

66                   **Staff Reports**

67                   **A. District Counsel**

68                   **B. District Engineer**

69                   **C. District Manager**

70                   There being no reports, the next item followed.

71

72                   **i. Field Inspections Report**

73                   **ii. Aquatics Report**

74                   The Field Inspections and Aquatics reports were presented, copies of which are

75                   included in the agenda package.

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77                   **SIXTH ORDER OF BUSINESS**

77                   **Board of Supervisors' Requests and**  
**Comments**

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

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81                   **SEVENTH ORDER OF BUSINESS**

81                   **Public Comments**

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

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84                   **EIGHTH ORDER OF BUSINESS**

84                   **Adjournment**

85                   There being no further business,

86

September 5, 2024

SOUTH CREEK CDD

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On MOTION by Ms. Campagna seconded by Mr. de la Ossa,  
with all in favor, the meeting was adjourned at 2:56 pm. 5-0

\_\_\_\_\_  
Jayna Cooper  
District Manager

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

# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
Aug 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 August 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	\$ 70,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,867
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	-	-	-	18,857	-	-	-	18,857
Acq. & Construction - Other	-	-	-	-	949,681	-	-	949,681
Acq. & Construction Account (Phase 1)	-	-	-	18,443	-	-	-	18,443
Acq. & Construction Account (Phase 2)	-	-	-	1	59,503	-	-	59,504
Interest Account	-	-	2,028	-	-	-	-	2,028
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	40,107	-	-	-	-	40,107
Revenue Fund	-	131,089	40,712	-	-	-	-	171,801
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>\$ 108,053</b>	<b>\$ 296,711</b>	<b>\$ 82,847</b>	<b>\$ 37,301</b>	<b>\$ 1,011,505</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 10,565,787</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 5,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,435
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>35,690</b>	<b>-</b>	<b>2,321</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,733,088</b>	<b>6,771,099</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Balance Sheet**  
As of August 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><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	296,711	80,526	-	-	-	-	377,237
Capital Projects	-	-	-	37,301	1,011,505	-	-	1,048,806
Unassigned:	72,363	-	-	-	-	2,296,282	-	2,368,645
<b>TOTAL FUND BALANCES</b>	<b>72,363</b>	<b>296,711</b>	<b>80,526</b>	<b>37,301</b>	<b>1,011,505</b>	<b>2,296,282</b>	<b>-</b>	<b>3,794,688</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 108,053</b>	<b>\$ 296,711</b>	<b>\$ 82,847</b>	<b>\$ 37,301</b>	<b>\$ 1,011,505</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 10,565,787</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></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><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	10,000	9,000	1,000	90.00%
ProfServ-Trustee Fees	8,200	6,869	1,331	83.77%
Disclosure Report	8,400	6,567	1,833	78.18%
District Counsel	4,000	17,671	(13,671)	441.78%
District Engineer	2,500	2,402	98	96.08%
District Manager	25,000	15,125	9,875	60.50%
Accounting Services	6,100	3,208	2,892	52.59%
Auditing Services	5,250	5,000	250	95.24%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	345	155	69.00%
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	1,031	469	68.73%
Dues, Licenses, Subscriptions	175	932	(757)	532.57%
<b>Total Administration</b>	<b>80,275</b>	<b>76,711</b>	<b>3,564</b>	<b>95.56%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	5,000	1,545	3,455	30.90%
Utility - Street Lights	50,000	40,945	9,055	81.89%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>42,490</b>	<b>12,510</b>	<b>77.25%</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	-	52	(52)	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>-</b>	<b>52</b>	<b>(52)</b>	<b>0.00%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	7,848	5,995	1,853	76.39%
ProfServ - Field Management Onsite Staff	12,000	11,000	1,000	91.67%
Amenity Center Cleaning & Supplies	1,000	1,285	(285)	128.50%
Contracts-Janitorial Services	5,000	-	5,000	0.00%
Contracts-Pools	5,000	-	5,000	0.00%
Contracts - Landscape	65,000	55,656	9,344	85.62%
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	1,859	(359)	123.93%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	12,044	(7,044)	240.88%
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>108,012</b>	<b>57,486</b>	<b>65.26%</b>
<b>TOTAL EXPENDITURES</b>	<b>304,273</b>	<b>227,403</b>	<b>76,870</b>	<b>74.74%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	95,003	95,003	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(22,640)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 72,363</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 18,436	\$ 18,436	0.00%
Special Assmnts- Tax Collector	325,550	326,528	978	100.30%
<b>TOTAL REVENUES</b>	<b>325,550</b>	<b>344,964</b>	<b>19,414</b>	<b>105.96%</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				
Over (under) expenditures	-	17,870	17,870	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>278,841</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 296,711</b>		



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,170	\$ 2,170	0.00%
Special Assmnts- CDD Collected	-	101,697	101,697	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>103,867</b>	<b>103,867</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				
Over (under) expenditures	-	80,526	80,526	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 80,526</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 57,223	\$ 57,223	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>57,223</b>	<b>57,223</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	3,001,710	(3,001,710)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>3,001,710</b>	<b>(3,001,710)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>3,001,710</b>	<b>(3,001,710)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(2,944,487)	(2,944,487)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,981,788</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 37,301</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 26,549	\$ 26,549	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>26,549</b>	<b>26,549</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></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><u>Construction In Progress</u></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><u>Debt Service</u></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				
Over (under) expenditures	-	(119,567)	(119,567)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></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	\$ -	\$ 1,011,505	\$ 1,011,505	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,011,505</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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				
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. 08\_24  
Statement Date 08/31/2024

Outstanding Deposits

Total Outstanding Deposits

# **SOUTH CREEK INSPECTION REPORT.**

## **9/17/24, 10:33 AM**

**South Creek CDD.**

**Tuesday, September 17, 2024**

**Prepared For Board of supervisors.**

**40 Issue Identified**

Gary Schwartz





### Alder Green.

Assigned To Steadfast.

The community entrance is clean and looks good.



### Alder Green.

Assigned To Steadfast.

The community entrance sign looks good.





### Alder Green.

Assigned To Steadfast.

Having West on the sidewalk looks good.



### 301.

Assigned To Steadfast.

Heading North on the sidewalk looks good.



### Alder Green.

Assigned To Steadfast

Heading West on the sidewalk looks good.



### Alder Green.

Assigned To Steadfast.

The Awabuki Viburnum plant fertility has decreased because of poor drainage and the many recent rain storms. Keep a hard eye on the plants, and inform Inframark of any further decline.





### **Pond # 1.**

Assigned To Steadfast.

The pond looks good.



### **Alder Green.**

Assigned To District manager.

The utility station looks good.



### **Pond # 2.**

Assigned To Steadfast.

The pond looks good.



### **Alder Green.**

Assigned To District manager.

The mailboxes are clean and look good.





### Buttress Oaks.

Assigned To District manager.

The playground is clean and it looks good.



### Buttress Oaks.

Assigned To District manager.

The Awabuki plant fertility is lacking due to too much water from the recent rain storms.



**Buttress Oaks.**

Assigned To District manager.  
The amenity center entrance.



**Buttress Oaks.**

Assigned To District manager.  
The plants and trees are healthy and  
look good.





### **Buttress Oaks.**

Assigned To District manager.

The plants, trees, and ornamental grass are healthy and look good.



### **Buttress Oaks.**

Assigned To District manager.

The umbrellas and chaise lounges look good.



### **Buttress Oaks.**

Assigned To Blue Life.

The pool is clear and blue.



### **Buttress Oaks.**

Assigned To District manager.

The artificial turf is in excellent condition.





### **Buttress Oaks.**

Assigned To District manager.

The community clubhouse is clean and looks good.



### **Buttress Oaks.**

Assigned To District manager.

The plants, trees, and turf are healthy and look good.



### Buttress Oaks.

Assigned To Steadfast.

Heading South on the street looks good.



### Simmons Loop.

Assigned To Steadfast.

Heading East on the sidewalk looks good.





### **Simmons Loop.**

Assigned To Steadfast.

Trim back to the preserve  
overgrowth.



### **Shady Preserve.**

Assigned To Steadfast.

Heading West on the street looks  
good.



### Shady Preserve.

Assigned To Steadfast.

The South side entrance side is clean and looks good.



### Shady Preserve.

Assigned To Steadfast.

Remove the bed weeds. The. Blue daze plants need to be replaced.





### Shady Preserve.

Assigned To Steadfast.

Heading West on the sidewalk looks good overall. Remove any bad weeds..



### Shady Preserve.

Assigned To Steadfast.

Trim the ornamental grass for sign clearance.





### Shady Preserve.

Assigned To Steadfast.

Heading North on the sidewalk looks good overall. Remove any bad weeds.



### Shady Preserve.

Assigned To Steadfast.

The dog park looks good.



### **Shady Preserve.**

Assigned To District manager.

The mailboxes are clean and look good.



### **Pond # 3.**

Assigned To Steadfast.

The pond looks good.





### **Blue Plume.**

Assigned To Steadfast.

The turf fertility in the pocket park is healthy and looks good.



### **Pond # 6.**

Assigned To Steadfast.

The pond looks good.



**Pond # 6.**

Assigned To Steadfast.

There is filamentous algae, and other invasive plant material in the pond.

**Pond # 5.**

Assigned To District manager.

The trash in the pond needs to be removed.



### **Pond # 5.**

Assigned To Steadfast.

The pond looks good.



### **Poseidon Way.**

Assigned To Steadfast.

The pocket park looks good.





### **Carrara Manor.**

Assigned To District manager.  
The utility station looks good.



### **Pond.**

Assigned To Eco Logic.  
The pond looks good.