

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 07, 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

Agenda Page 2

Board of Supervisors

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

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

Regular Meeting Agenda

Thursday, November 07, 2024 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **November 07, 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 THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of Resolution 2025-01; Canvassing and Certifying the Results of the Landowner Election
- B. Consideration of Resolution 2025-02; Designating of Officers
- C. Consideration of Resolution 2025-03; Amending the General Fund Budget for Fiscal Year 2023-2024

4. CONSENT AGENDA

- A. Approval of Minutes of the October 3, 2024 Regular Meeting
- B. Approval of Minutes of the November 5, 2024 Landowner Meeting
- C. Consideration of Operation and Maintenance September 2024
- D. Acceptance of the Financials and Approval of the Check Register for September 2024

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report
 - ii. Aquatics Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. PUBLIC COMMENTS

8. ADJOURNMENT

*Next regularly scheduled meeting is **December 05, 2024 at 2:00 p.m.**

Third Order of Business

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 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, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 5, 2024, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 5, 2024, meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

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

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

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

	_____	Votes	(4 year term)	Seat #3
	_____	Votes	(4 year term)	Seat #4
	_____	Votes	(2 year term)	Seat #5

SECTION 3. Said terms of office commence on November 19, 2024.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 7th day of November, 2024.

ATTEST:

**SOUTH CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

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

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, South Creek Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated 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 (the “Board”) now desires to designate the Officers of the District pursuant to Section 190.006(6), Florida Statutes.

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

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

_____	Chairman
_____	Vice-Chairman
<u>Jayna Cooper</u>	Secretary
<u>Leah Popelka</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED THIS 7TH DAY OF NOVEMBER 2024.

ATTEST:

**SOUTH CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT AMENDING THE GENERAL FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 189.016, Florida Statutes the Board desires to reallocate funds budgeted to reflect re-appropriated revenues and expenses approved during Fiscal Year 2023/2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Amending the General Fund Budget for Fiscal Year 2023/2024.** The General Fund Budget for Fiscal Year 2023/2024 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District’s official website within 5 days after adoption and ensure it remains on the website for at least 2 years.
2. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7th DAY OF November 2024.

Attest:

**South Creek Community
Development District**

Secretary/Assistant Secretary

Chair of the Board of Supervisors

Exhibit A: Amended General Fund Budget for Fiscal Year 2023/2024

Proposed Budget Amendment
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	201,983	-	201,983	202,509	526
Special Assmnts- CDD Collected	102,290	-	102,290	119,897	17,607
TOTAL REVENUES	304,273	-	304,273	322,406	18,133
EXPENDITURES					
<u>Administration</u>					
Supervisor Fees	10,000	-	10,000	10,000	-
ProfServ-Trustee Fees	8,200	-	8,200	6,869	1,331
Disclosure Report	8,400	-	8,400	7,942	458
District Counsel	4,000	14,536	18,536	18,536	-
District Engineer	2,500	-	2,500	2,402	98
District Manager	25,000	-	25,000	15,825	9,175
Accounting Services	6,100	-	6,100	3,500	2,600
Auditing Services	5,250	-	5,250	5,000	250
Website Compliance	1,500	-	1,500	1,500	-
Postage, Phone, Faxes, Copies	500	-	500	357	143
Public Officials Insurance	5,400	-	5,400	2,504	2,896
Legal Advertising	1,500	10,766	12,266	12,266	-
Bank Fees	250	-	250	-	250
Website Administration	1,500	-	1,500	1,125	375
Dues, Licenses, Subscriptions	175	757	932	932	-
Total Administration	80,275	26,059	106,334	88,758	17,576
<u>Electric Utility Services</u>					
Utility - Electric	5,000	622	5,622	5,622	-
Utility - StreetLights	50,000	-	50,000	40,945	9,055
Total Electric Utility Services	55,000	622	55,622	46,567	9,055
<u>Water Utility Services</u>					
Utility - Water	2,500	-	2,500	138	2,362
Total Water Utility Services	2,500	-	2,500	138	2,362
<u>Garbage/Solid Waste Services</u>					
Garbage Collection	1,000	-	1,000	-	1,000
Total Garbage/Solid Waste Services	1,000	-	1,000	-	1,000
<u>Water-Sewer Comb Services</u>					
Utility - Water	-	69	69	69	-
Total Water-Sewer Comb Services	-	69	69	69	-

Proposed Budget Amendment
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Other Physical Environment</u>					
Waterway Management	7,848	-	7,848	7,680	168
ProfServ - Field Management Onsite Staff	12,000	-	12,000	12,000	-
Amenity Center Cleaning & Supplies	1,000	485	1,485	1,485	-
Contracts-Janitorial Services	5,000	-	5,000	-	5,000
Contracts-Pools	5,000	-	5,000	-	5,000
Contracts - Landscape	65,000	-	65,000	55,656	9,344
Amenity Center Pest Control	200	-	200	-	200
Janitorial Services & Supplies	1,500	-	1,500	-	1,500
Insurance - General Liability	2,500	-	2,500	-	2,500
Insurance -Property & Casualty	10,000	1,188	11,188	11,188	-
R&M-Other Landscape	750	-	750	300	450
R&M-Pools	500	-	500	-	500
Amenity Maintenance & Repairs	5,000	-	5,000	-	5,000
R&M-Bush Hogging	9,200	-	9,200	7,750	1,450
R&M-Monument, Entrance & Wall	1,000	-	1,000	-	1,000
Landscape - Annuals	4,000	-	4,000	-	4,000
Landscape - Mulch	4,000	-	4,000	-	4,000
Waterway Improvements & Repairs	1,000	-	1,000	935	65
Landscape Maintenance	-	6,710	6,710	6,710	-
Plant Replacement Program	5,000	-	5,000	-	5,000
Security System Monitoring & Maint.	1,500	-	1,500	-	1,500
Shared Maintenance Costs	10,000	-	10,000	-	10,000
Miscellaneous Maintenance	1,500	2,198	3,698	3,698	-
Landscape Miscellaneous	2,000	-	2,000	-	2,000
Irrigation Maintenance	5,000	7,337	12,337	12,337	-
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	-	1,000
Misc-Access Cards	2,500	-	2,500	-	2,500
Janitorial Supplies	1,500	-	1,500	-	1,500
Total Other Physical Environment	165,498	17,918	183,416	119,739	63,677
TOTAL EXPENDITURES	304,273	44,668	348,941	255,271	93,670

Proposed Budget Amendment
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	-	(44,668)	(44,668)	67,135	111,803
Net change in fund balance	-	(44,668)	(44,668)	67,135	111,803
FUND BALANCE, BEGINNING (OCT 1, 2023)	(22,640)	-	(22,640)	(22,639)	1
FUND BALANCE, ENDING	\$ (22,640)	\$ (44,668)	\$ (67,308)	\$ 44,496	\$ 111,804

Fourth Order of Business

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

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The regular meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, October 3, 2024, and called to order at 2:31 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
Nicholas Dister	Assistant Secretary (<i>via phone</i>)
Lori Campagna	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Bryan Radcliff	District Manager
Lisa Castoria	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer
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. Ratification of Stantec Change Order

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, *Stantec* change order for \$4,000, was ratified. 5-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of the September 05, 2024 Regular Meeting

B. Consideration of Operation and Maintenance August 2024

C. Acceptance of the Financials and Approval of the Check Register for August 2024

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

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer****C. District Manager**

There being no reports, the next item followed.

i. Field Inspections Report**ii. Aquatics Report**

The Field Inspections and Aquatics reports were presented, copies of which are included in the agenda package.

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

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Public Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:37 pm. 5-0

Jayna Cooper
District Manager

Kelly Evans
Chairperson

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

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The landowner's election meeting of the Board of Supervisors of South Creek Community Development District was held on Tuesday, November 5, 2024, and called to order at 2:00 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
Nicholas Dister	Assistant Secretary
Lori Campagna	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Bryan Radcliff	District Manager
Mark Vega	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The purpose of this meeting is to hold the Landowner Meeting for South Creek Community Development District and to hold Landowner Elections for 3 Supervisor positions on the District Board of Supervisors as prescribed in Chapter 190 Florida Statutes.

SECOND ORDER OF BUSINESS

Appointment of Meeting Chairman

Mr. Vega nominated as Chairperson.

THIRD ORDER OF BUSINESS

Announcement of Candidates/Call for Nominations

The purpose of this meeting is to elect 3 Board supervisors for the district. The two candidates with the highest number of votes will receive a 4-year term and the one candidate with the next highest votes will receive a 2-year term.

Call for Nominations - Lori Campagna, Nick Dister, & Ryan Motko.

FOURTH ORDER OF BUSINESS

Election of Supervisors

Mr. Vega announced the results: Lori Campagna will have Seat 1 with a four-year term (November 2024 – November 2028), Nick Dister will have Seat 2 with a four-year term (November 2024 – November 2028), Ryan Motko will have Seat 3 with a two-year term (November 2024 – November 2026).

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FIFTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at 2:12 pm.

Jayna Cooper
District Manager

Kelly Evans
Chairperson

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract					
CARLOS DE LA OSSA	9/5/2024	CDLO 090524	\$200.00	\$200.00	SUPERVISOR FEE
KELLY ANN EVANS	9/5/2024	KE 090524	\$200.00	\$200.00	SUPERVISOR FEE
LORI A. CAMPAGNA	9/5/2024	LC 090524	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	9/5/2024	ND 00524	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	9/5/2024	RM 090524	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
TECO	8/5/2024	0321 080624 ACH	\$3,894.48	\$3,894.48	ELECTRIC
Utilities Subtotal			\$3,894.48	\$3,894.48	
Regular Services					
STEADFAST CONTRACTORS ALLIANCE	8/29/2024	SM-12843	\$1,238.95	\$1,238.95	IRRIGATION
STRALEY ROBIN VERICKER	9/12/2024	25283	\$865.00	\$865.00	PROFESSIONAL SERVICES
TIMES PUBLISHING COM	6/26/2024	311198 062624	\$412.00	\$412.00	ad services
TIMES PUBLISHING COM	9/15/2024	311198 091524	\$1,699.00	\$1,699.00	AD SERVICES
TIMES PUBLISHING COM	9/8/2024	311198 090824	\$1,703.00	\$1,703.00	AD SERVICES
TIMES PUBLISHING COM	9/22/2024	311198 092224	\$1,699.00	\$1,699.00	AD SERVICES
U.S. BANK	7/25/2024	7413122	\$4,040.63	\$4,040.63	TRUSTEE
Regular Services Subtotal			\$11,657.58	\$11,657.58	
TOTAL			\$16,552.06	\$16,552.06	

SOUTH CREEK CDD

MEETING DATE: September 5, 2024

DMS: Jayna Cooper

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

SOUTH CREEK CDD

MEETING DATE: September 5, 2024

DMS: Jayna Cooper

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

SOUTH CREEK CDD

MEETING DATE: September 5, 2024

DMS: Jayna Cooper

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

SOUTH CREEK CDD

MEETING DATE: September 5, 2024

DMS: Jayna Cooper

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

SOUTH CREEK CDD

MEETING DATE: September 5, 2024

DMS: Jayna Cooper

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



SOUTH CREEK COMMUNITY DEVELOPMENT
C/O MERITUS CORP
10441 ALDER GREEN DR, SOLAR
RIVERVIEW, FL 33578-6276

Statement Date: August 06, 2024
Agenda Page 22

Amount Due: \$3,894.48

Due Date: August 27, 2024

Account #: 221008480321

DO NOT PAY. Your account will be drafted on August 27, 2024

Account Summary

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

Amount Due by August 27, 2024 \$3,894.48

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



Scan here to view
your account online.

One Less Worry :)

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



[Tampaelectric.com/Paperless](https://www.tampaelectric.com/paperless)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008480321

Due Date: August 27, 2024



Pay your bill online at [Tampaelectric.com](https://www.tampaelectric.com)

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

Go Paperless, Go Green! Visit [Tampaelectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$3,894.48

Payment Amount: \$ _____

674840851313

Your account will be
drafted on August 27, 2024

SOUTH CREEK COMMUNITY DEVELOPMENT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

Make check payable to: **TECO**

Please write your account number on the memo line of your check.

Account #: 221008480321
Statement Date: August 06, 2024
Charges Due: August 27, 2024



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

Service Period: Jul 02, 2024 - Jul 31, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges
Lighting Service Items LS-2 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$444.08

Billing information continues on next page →

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

Ways To Pay Your Bill



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



In-Person
Find list of Payment Agents at TampaElectric.com



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



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



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

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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




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

Account #: 221008480321
Statement Date: August 06, 2024
Charges Due: August 27, 2024

Service Period: Jul 02, 2024 - Jul 31, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$2,042.75

Billing information continues on next page →




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

Account #: 221008480321
Statement Date: August 06, 2024
Charges Due: August 27, 2024

Service Period: Jul 02, 2024 - Jul 31, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1407.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$1,407.65

Total Current Month's Charges	\$3,894.48
--------------------------------------	-------------------

**Service For:**

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

Account #: 221008480321**Statement Date: August 06, 2024****Charges Due: August 27, 2024****Important Messages**

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending June 2024 includes 80% natural gas, 9% solar, 8% purchased power, and 3% coal.



Steadfast Maintenance

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

Invoice

Date	Invoice #
8/29/2024	SM-12843

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

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	SM-E-2692		Controller	Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	<p>This invoice is for the completed work on 8/28/24, for the proposal below. Install was a success and controller is working as it should.</p> <p>This proposal is to upgrade the current controller to a more user-friendly one. The current controller has online features that require Wi-Fi and a smart phone to access the programs and zones. As the standard controller has offline features, is user-friendly, and comes with a 1-year subscription for the centralus software. There is a reoccurring charge of \$120.00 at the beginning of each year to continue the centralus software service.</p> <p>Price includes parts, installation and reprogramming</p> <p>Hunter ICC2 Controller Hunter ICC2 Module Hunter ICC2 Cellkit</p>		1,238.95	8/28/2024	1,238.95

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

Total	\$1,238.95
Payments/Credits	\$0.00
Balance Due	\$1,238.95

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

September 12, 2024
Client: 001545
Matter: 000001
Invoice #: 25283

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2024	CAW	PREPARE FOR AND ATTEND MONTHLY BOARD MEETING.	0.6	\$195.00
8/1/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
8/8/2024	MS	PREPARE PUBLICATION AD FOR LANDOWNERS ELECTION.	0.6	\$105.00
8/26/2024	JMV	PREPARE FUNDING AGREEMENT.	0.8	\$300.00
8/26/2024	LB	REVIEW CORRESPONDENCE FROM J. COOPER; WORK ON DEVELOPER BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO J. COOPER RE SAME.	0.4	\$70.00
Total Professional Services			3.0	\$865.00

Total Services	\$865.00	
Total Disbursements	\$0.00	
Total Current Charges		\$865.00
Previous Balance		\$5,019.95
Less Payments		(\$1,757.50)
PAY THIS AMOUNT		\$4,127.45

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24402	April 10, 2024	\$3,212.50	\$49.95	\$0.00	\$0.00	\$4,127.45
Total Remaining Balance Due						\$4,127.45

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$865.00	\$0.00	\$0.00	\$3,262.45



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
06/26/24	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
06/26/2024	Jean Mitotes	311198
Total Amount Due		Ad Number
\$412.00		0000348703

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/26/24	06/26/24	0000348703	Times	Legals CLS	FY 2024-2025	1	2x49 L	\$408.00
06/26/24	06/26/24	0000348703	Tampabay.com	Legals CLS	FY 2024-2025 AffidavitMaterial	1	2x49 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

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Advertising Run Dates	Advertiser Name	
06/26/24	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
06/26/2024	Jean Mitotes	311198
Total Amount Due		Ad Number
\$412.00		0000348703

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

SOUTH CREEK CDD
C/O MERITUS CORP.
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

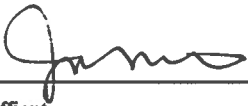
Times Publishing Company
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DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

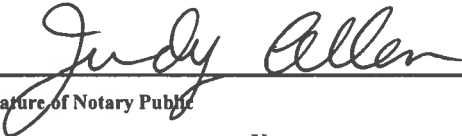
Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: FY 2024-2025** was published in said newspaper by print in the issues of: **6/26/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

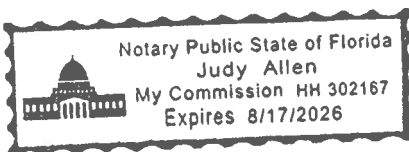
Sworn to and subscribed before me this **06/26/2024**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



**Notice of Public Hearing and Board of Supervisors Meeting
 of the South Creek Community Development District**

The Board of Supervisors (the "**Board**") of the South Creek Community Development District (the "**District**") will hold a public hearing and a meeting on July 11, 2024, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.southcreekcdd.com, or may be obtained by contacting the District Manager's office via email at angie.grunwald@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

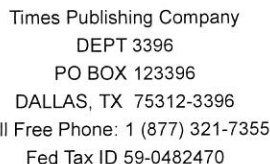
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Angie Grunwald
 District Manager

Run Date: June 26, 2024

0000348703



Advertising Run Dates		Advertiser Name	
09/15/24		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
09/15/2024	Deirdre Bonett	311198	
Total Amount Due		Ad Number	
\$1,699.00		0000358988	

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/15/24	09/15/24	0000358988	Times	Main A/B	Boundary Modification	1	4x12.00 IN	\$1,699.00
09/15/24	09/15/24	0000358988	Tampabay.com	Marketplace	Boundary Modification	1	4x12.00 IN	\$0.00

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

**SOUTH CREEK CDD
C/O MERITUS CORP.
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607**

Advertising Run Dates		Advertiser Name	
09/15/24		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
09/15/2024	Deirdre Bonett	311198	
Total Amount Due		Ad Number	
\$1,699.00		0000358988	

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**Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396**

Tampa Bay Times
Published Daily

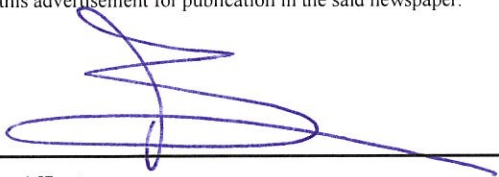
STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

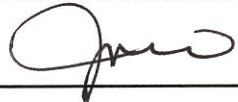
} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE:** was published in said newspaper by print in the issues of: **9/ 8/24, 9/15/24, 9/22/24, 9/29/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



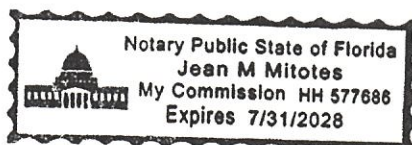
Signature Affiant

Sworn to and subscribed before me this **.09/29/2024**


Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners To Consider the Boundary Modification of South Creek Community Development District

DATE: October 8, 2024

TIME: 9:00 a.m.

LOCATION: Boardroom - 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602

Customer Service Center at (813) 272-5900 or Hearing/Voice Impaired call 711, at least forty-eight (48) hours prior to the proceedings.

Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit it in at least one of the following manners:

- 1) Spoken or in writing* during the public hearing the Board of County Commissioners. (•Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing via one of the methods below)
- 2) Hand-delivered to County Center, 601 E. Kennedy Blvd. in downtown Tampa
- 3) Mailed to P. O. Box 1110, Tampa, fl33601
- 4) Via e-mail by attaching testimony and/or evidence documents to an email sent to Hearings@HCFLGov.net.

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

PARTICIPATION OPTIONS: For the convenience of residents, Hillsborough County is making a possible for interested parties to participate in this public hearing by means of communication media technology or in person.

In Person: for planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFLGov.net/SpeakUp.

Virtual Participation: Virtual participation is available. **In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public hearing.** Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony, but will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the board of county commissioners to the staff of the Development Services department at least two business days prior to the Land Use Meeting so that it may be included in the record for the hearing. Send written comments or evidence, along with your physical address and e-mail address too:

DSD – Community Development Division, PO BOX, Tampa, FL 33601; or email to Hearings@HCFLGov.net

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online

Public Comment Signup form found at HillsboroughCounty.org/Speakup. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the county. All callers will be muted upon calling and will be unmuted and submission order after being recognized by the Chair by name. Call submissions for public hearing will close 30 minutes prior to start of the public hearing. Public comments offered using communications media technology will be afforded equal consideration as if public comments were offered in person.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HDTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button

The Public Hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "On Demand" button

The meetings will be captioned on screen for the hearing impaired.

If you have any questions or need additional information for providing public input, you may e-mail us at hearings@hcflgov.net or call 813-307-4739



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., on October 8, 2024, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance to grant a petition to expand the boundaries of the South Creek Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 21-1 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; MODIFYING THE BOUNDARIES OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE MODIFIED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 21-1 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the South Creek Community Development District is comprised of approximately 136.534 acres, located entirely within Hillsborough County Florida. It is generally located in an area encompassed by Interstate 75 and US HWY 301 south of Big Bend Road and north of County Road 672 in Riverview Florida. The petitioner has proposed to modify the boundaries of the South Creek Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes. After the modification, the District will be comprised of approximately 133.97 acres.

Copies of the petition, the proposed ordinance, and department reports are open to public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the

September 8, 15, 22, and 29, 2024



Times Publishing Company

DEPT 3396

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Agenda Page 36

Advertising Run Dates		Advertiser Name	
09/ 8/24		SOUTH CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/08/2024		Deirdre Bonett	311198
Total Amount Due			Ad Number
\$1,703.00			0000358988

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/08/24	09/08/24	0000358988	Times	Main A/B	Boundary Modification	1	4x12.00 IN	\$1,699.00
09/08/24	09/08/24	0000358988	Tampabay.com	Marketplace	Boundary Modification AffidavitMaterial	1	4x12.00 IN	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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ADVERTISING INVOICE

Agenda Page 37

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DALLAS, TX 75312-3396

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Tampa Bay Times
Published Daily

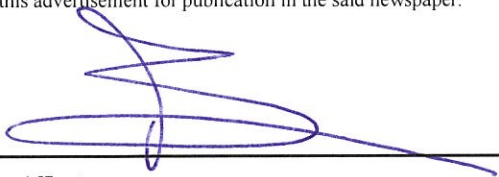
STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

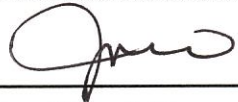
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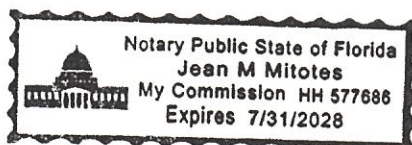
Signature Affiant

Sworn to and subscribed before me this **.09/29/2024**


Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners To Consider the Boundary Modification of South Creek Community Development District

DATE: October 8, 2024

TIME: 9:00 a.m.

LOCATION: Boardroom - 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602

Customer Service Center at (813) 272-5900 or Hearing/Voice Impaired call 711, at least forty-eight (48) hours prior to the proceedings.

Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit it in at least one of the following manners:

- 1) Spoken or in writing* during the public hearing the Board of County Commissioners. (*Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing via one of the methods below)
- 2) Hand-delivered to County Center, 601 E. Kennedy Blvd. in downtown Tampa
- 3) Mailed to P. O. Box 1110, Tampa, FL 33601
- 4) Via e-mail by attaching testimony and/or evidence documents to an email sent to Hearings@HCFLGov.net.

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

PARTICIPATION OPTIONS: For the convenience of residents, Hillsborough County is making a possible for interested parties to participate in this public hearing by means of communication media technology or in person.

In Person: for planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFLGov.net/SpeakUp.

Virtual Participation: Virtual participation is available. **In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public hearing.** Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony, but will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the board of county commissioners to the staff of the Development Services department at least two business days prior to the Land Use Meeting so that it may be included in the record for the hearing. Send written comments or evidence, along with your physical address and e-mail address too:

DSD – Community Development Division, PO BOX, Tampa, FL 33601; or email to Hearings@HCFLGov.net

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online

Public Comment Signup form found at HillsboroughCounty.org/Speakup. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the county. All callers will be muted upon calling and will be unmuted and submission order after being recognized by the Chair by name. Call submissions for public hearing will close 30 minutes prior to start of the public hearing. Public comments offered using communications media technology will be afforded equal consideration as if public comments were offered in person.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HDTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button

The Public Hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "On Demand" button

The meetings will be captioned on screen for the hearing impaired.

If you have any questions or need additional information for providing public input, you may e-mail us at hearings@hcflgov.net or call 813-307-4739



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., on October 8, 2024, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance to grant a petition to expand the boundaries of the South Creek Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 21-1 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; MODIFYING THE BOUNDARIES OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE MODIFIED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 21-1 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the South Creek Community Development District is comprised of approximately 136.534 acres, located entirely within Hillsborough County Florida. It is generally located in an area encompassed by Interstate 75 and US HWY 301 south of Big Bend Road and north of County Road 672 in Riverview Florida. The petitioner has proposed to modify the boundaries of the South Creek Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes. After the modification, the District will be comprised of approximately 133.97 acres.

Copies of the petition, the proposed ordinance, and department reports are open to public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the

September 8, 15, 22, and 29, 2024



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7413122



000002896 02 SP 106481096208678 P

South Creek Community Development Distri
ATTN Brian Lamb
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7413122
Account Number: 273464000
Invoice Date: 07/25/2024
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

South Creek Community Development District
ATTN Brian Lamb
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND,SERIES 2021
(ASSESSMENT AREA ONE PROJECT)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND,SERIES 2021
(ASSESSMENT AREA ONE PROJECT)**

Invoice Number: 7413122
Account Number: 273464000
Current Due: \$4,040.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 273464000
Invoice # 7413122
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7413122
Invoice Date: 07/25/2024
Account Number: 273464000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND,SERIES 2021
(ASSESSMENT AREA ONE PROJECT)

Accounts Included 273464000 273464001 273464002 273464003 273464004 273464005
In This Relationship: 273464006 273464007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2024 - 06/30/2025				\$3,750.00
Incidental Expenses 07/01/2024 to 06/30/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
Sep 30, 2024

Prepared by:



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

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 56,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,542
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	-	-	-	19,000	-	-	-	19,000
Acq. & Construction - Other	-	-	-	-	953,901	-	-	953,901
Acq. & Construction Account (Phase 1)	-	-	-	18,525	-	-	-	18,525
Acq. & Construction Account (Phase 2)	-	-	-	1	59,767	-	-	59,768
Interest Account	-	-	2,028	-	-	-	-	2,028
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	40,285	-	-	-	-	40,285
Revenue Fund	-	132,395	40,902	-	-	-	-	173,297
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,733,088	6,733,088
TOTAL ASSETS	\$ 93,728	\$ 298,017	\$ 83,215	\$ 37,526	\$ 1,015,989	\$ 2,296,282	\$ 6,733,088	\$ 10,557,845
LIABILITIES								
Accounts Payable	\$ 18,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,977
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
TOTAL LIABILITIES	49,232	-	2,321	-	-	-	6,733,088	6,784,641

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

		SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024			
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
				FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	298,017	80,894	-	-	-	-	378,911
Capital Projects	-	-	-	37,526	1,015,989	-	-	1,053,515
Unassigned:	44,496	-	-	-	-	2,296,282	-	2,340,778
TOTAL FUND BALANCES	44,496	298,017	80,894	37,526	1,015,989	2,296,282	-	3,773,204
TOTAL LIABILITIES & FUND BALANCES	\$ 93,728	\$ 298,017	\$ 83,215	\$ 37,526	\$ 1,015,989	\$ 2,296,282	\$ 6,733,088	\$ 10,557,845

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 201,983	\$ 202,509	\$ 526	100.26%
Special Assmnts- CDD Collected	102,290	119,897	17,607	117.21%
TOTAL REVENUES	304,273	322,406	18,133	105.96%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	10,000	-	100.00%
ProfServ-Trustee Fees	8,200	6,869	1,331	83.77%
Disclosure Report	8,400	7,942	458	94.55%
District Counsel	4,000	18,536	(14,536)	463.40%
District Engineer	2,500	2,402	98	96.08%
District Manager	25,000	15,825	9,175	63.30%
Accounting Services	6,100	3,500	2,600	57.38%
Auditing Services	5,250	5,000	250	95.24%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	357	143	71.40%
Public Officials Insurance	5,400	2,504	2,896	46.37%
Legal Advertising	1,500	12,266	(10,766)	817.73%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,125	375	75.00%
Dues, Licenses, Subscriptions	175	932	(757)	532.57%
Total Administration	80,275	88,758	(8,483)	110.57%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	5,622	(622)	112.44%
Utility - Street Lights	50,000	40,945	9,055	81.89%
Total Electric Utility Services	55,000	46,567	8,433	84.67%
<u>Water Utility Services</u>				
Utility - Water	2,500	138	2,362	5.52%
Total Water Utility Services	2,500	138	2,362	5.52%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	1,000	-	1,000	0.00%
Total Garbage/Solid Waste Services	1,000	-	1,000	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Water	-	69	(69)	0.00%
Total Water-Sewer Comb Services	-	69	(69)	0.00%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	7,848	7,680	168	97.86%
ProfServ - Field Management Onsite Staff	12,000	12,000	-	100.00%
Amenity Center Cleaning & Supplies	1,000	1,485	(485)	148.50%
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%
Landscape Maintenance	-	6,710	(6,710)	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Security System Monitoring & Maint.	1,500	-	1,500	0.00%
Shared Maintenance Costs	10,000	-	10,000	0.00%
Miscellaneous Maintenance	1,500	3,698	(2,198)	246.53%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	12,337	(7,337)	246.74%
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	0.00%
Misc-Access Cards	2,500	-	2,500	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Total Other Physical Environment	165,498	119,739	45,759	72.35%
TOTAL EXPENDITURES	304,273	255,271	49,002	83.90%
Excess (deficiency) of revenues				
Over (under) expenditures	-	67,135	67,135	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(22,639)		
FUND BALANCE, ENDING		\$ 44,496		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,742	\$ 19,742	0.00%
Special Assmnts- Tax Collector	325,550	326,528	978	100.30%
TOTAL REVENUES	325,550	346,270	20,720	106.36%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	130,000	-	100.00%
Interest Expense	195,550	197,094	(1,544)	100.79%
Total Debt Service	325,550	327,094	(1,544)	100.47%
TOTAL EXPENDITURES	325,550	327,094	(1,544)	100.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,176	19,176	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		278,841		
FUND BALANCE, ENDING		<u>\$ 298,017</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
Series 2024 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,538	\$ 2,538	0.00%
Special Assmnts- CDD Collected	-	101,697	101,697	0.00%
TOTAL REVENUES	-	104,235	104,235	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	23,341	(23,341)	0.00%
Total Debt Service	-	23,341	(23,341)	0.00%
TOTAL EXPENDITURES	-	23,341	(23,341)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	80,894	80,894	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 80,894		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 57,448	\$ 57,448	0.00%
TOTAL REVENUES	-	57,448	57,448	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	3,001,710	(3,001,710)	0.00%
Total Construction In Progress	-	3,001,710	(3,001,710)	0.00%
TOTAL EXPENDITURES	-	3,001,710	(3,001,710)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(2,944,262)	(2,944,262)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,981,788		
FUND BALANCE, ENDING		\$ 37,526		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
Series 2024 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 31,033	\$ 31,033	0.00%
TOTAL REVENUES	-	31,033	31,033	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Info Technology	-	500	(500)	0.00%
ProfServ-Trustee Fees	-	5,025	(5,025)	0.00%
Bond Counsel	-	9,750	(9,750)	0.00%
District Counsel	-	20,500	(20,500)	0.00%
District Manager	-	17,500	(17,500)	0.00%
Printing and Binding	-	1,750	(1,750)	0.00%
Underwriting Counsel	-	55,000	(55,000)	0.00%
Total Administration	-	110,025	(110,025)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	5,000	(5,000)	0.00%
Total Construction In Progress	-	5,000	(5,000)	0.00%
<u>Debt Service</u>				
Bond Discount	-	7,671	(7,671)	0.00%
Underwriters Discount	-	23,420	(23,420)	0.00%
Total Debt Service	-	31,091	(31,091)	0.00%
TOTAL EXPENDITURES	-	146,116	(146,116)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(115,083)	(115,083)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,131,072	1,131,072	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,131,072	1,131,072	0.00%
Net change in fund balance	\$ -	\$ 1,015,989	\$ 1,015,989	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 1,015,989		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

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

Bank Account Statement

South Creek CDD

Bank Account No. 5561
Statement No. 09_24
Statement Date 09/30/2024

GL Balance (LCY)	56,542.07
GL Balance	56,542.07
Positive Adjustments	0.00
<hr/>	
Subtotal	56,542.07
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	56,542.07

Statement Balance	57,899.15
Outstanding Deposits	0.00
<hr/>	
Subtotal	57,899.15
Outstanding Checks	-1,357.08
<hr/>	
Ending Balance	56,542.07

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
						0.00
08/27/2024	Payment	1309	Check for Vendor V00038	-200.00	-200.00	0.00
08/27/2024	Payment	1310	Check for Vendor V00011	-1,500.00	-1,500.00	0.00
08/27/2024	Payment	1313	Check for Vendor V00004	-5,604.67	-5,604.67	0.00
08/27/2024	Payment	1314	Check for Vendor V00009	-1,757.50	-1,757.50	0.00
08/30/2024	Payment	DD162	Payment of Invoice 000675	-70.24	-70.24	0.00
09/12/2024	Payment	1315	Check for Vendor V00027	-200.00	-200.00	0.00
09/12/2024	Payment	1316	Check for Vendor V00044	-79.99	-79.99	0.00
09/12/2024	Payment	1317	Check for Vendor V00016	-200.00	-200.00	0.00
09/12/2024	Payment	1318	Check for Vendor V00029	-200.00	-200.00	0.00
09/12/2024	Payment	1319	Check for Vendor V00012	-200.00	-200.00	0.00
09/12/2024	Payment	1321	Check for Vendor V00004	-1,238.95	-1,238.95	0.00
09/12/2024	Payment	1322	Check for Vendor V00023	-4,040.63	-4,040.63	0.00
09/11/2024	Payment	DD165	Payment of Invoice 000679	-17.34	-17.34	0.00
09/11/2024	Payment	DD166	Payment of Invoice 000682	-58.22	-58.22	0.00
09/20/2024	Payment	1323	Check for Vendor V00007	-3,814.00	-3,814.00	0.00
09/17/2024	Payment	DD168	Payment of Invoice 000728	-181.63	-181.63	0.00
09/17/2024	Payment	DD169	Payment of Invoice 000729	-3,894.48	-3,894.48	0.00
Total Checks				-23,257.65	-23,257.65	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
10/01/2022		JE000018	Outstanding Check# 1063; Kelly Ann Evans			-200.00

Bank Account Statement

South Creek CDD

Bank Account No.	5561			
Statement No.	09_24			
Statement Date	09/30/2024			
08/09/2024	Payment	1308	Check for Vendor V00021	-200.00
08/27/2024	Payment	1312	Check for Vendor V00024	-757.08
09/12/2024	Payment	1320	Check for Vendor V00021	-200.00
Total Outstanding Checks				-1,357.08

Outstanding Deposits

Total Outstanding Deposits

Fifth Order of Business

SOUTH CREEK INSPECTION REPORT.

10/14/24, 12:44 PM

Steadfast.

Monday, October 14, 2024

Prepared For Board of supervisors.

45 Issue Identified

Gary Schwartz





Alder Green.

Assigned To Steadfast.

Fallen hardwood tree.



Alder Green.

Assigned To Steadfast.

Leaning hardwood tree.



Buttress Oaks.

Assigned To Steadfast.

Multiple leaning trees.



Buttress Oaks.

Assigned To Steadfast.

Poor palm fertility.



Buttress Oaks.

Assigned To Steadfast.

Fallen palm tree. Damage fence.



Buttress Oaks.

Assigned To Steadfast.

Storm debris in the pool.



Buttress Oaks.

Assigned To District manager.

Paul furniture in good condition.



Buttress Oaks.

Assigned To Steadfast.

Blown over Ligustrum.



Buttress Oaks.

Assigned To Steadfast.

Blown over Ligustrum.



Buttress Oaks.

Assigned To Steadfast.

Blow over Ligustrum.



Buttress Oaks.

Assigned To Steadfast.

Storm damage



Buttress Oaks.

Assigned To Steadfast.

Palm tree hangers.



Buttress Oaks.

Assigned To Steadfast.

Fallen hardwood tree.



Buttress Oaks.

Assigned To Steadfast.

Uprooted hardwood tree.



Buttress Oaks.

Assigned To Steadfast.

Fallen hardwood tree.



Buttress Oaks.

Assigned To Steadfast.

Fallen hardwood tree.



Buttress Oaks.

Assigned To District manager.
Amenity center fence damage.



Buttress Oaks.

Assigned To Steadfast.
Leaning hardwood tree.



Alder Green.

Assigned To District manager.
Fallen hardwood tree.



Simmons Loop.

Assigned To Steadfast.
Fallen hardwood tree.



Simmons Loop.

Assigned To District manager.

Large preserve Pine tree has fallen.

There is resident fence damage.



Pond # 2.

Assigned To Steadfast.

Fallen branches.



Alder Green.

Assigned To Steadfast.

Storm damage.



Shady Preserve.

Assigned To Steadfast.

Storm damage.



Shady Preserve.

Assigned To Steadfast.

Fallen hardwood branch.



Shady Preserve.

Assigned To Steadfast.

Fallen hardwood branches.



Shady Preserve.

Assigned To Steadfast.

Storm debris.



Shady Preserve.

Assigned To Steadfast.

Two fallen Pine trees.



Shady Preserve.

Assigned To Steadfast.

Leaning Pine tree.



Shady Preserve.

Assigned To Steadfast.

Fallen hardwood tree.



Shady Preserve.

Assigned To Steadfast.

Leaning Pine trees.



Shady Preserve.

Assigned To District manager.

Fence damage.



Blue Plume.

Assigned To District manager.
Fence damage.



Blue Plume.

Assigned To District manager.
Fence damage.



Pond # 6.

Assigned To Steadfast.

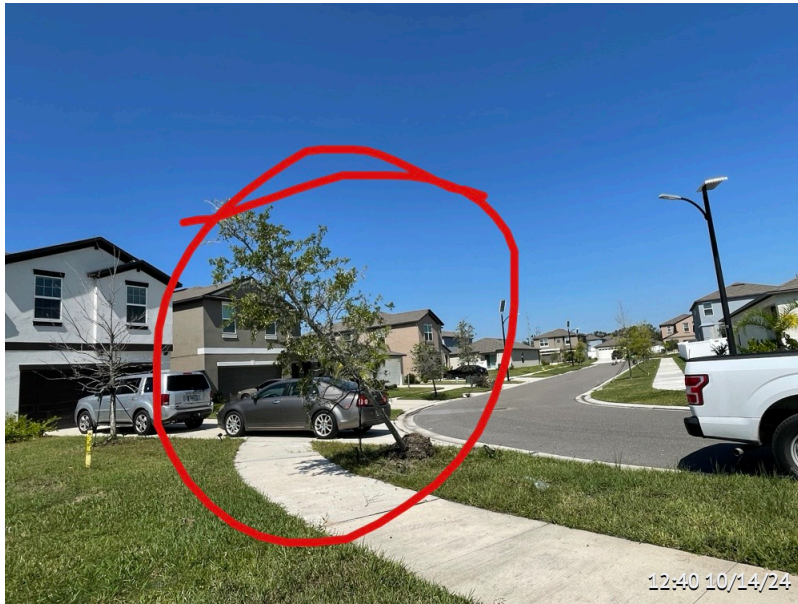
Plant material blown over.



Poseidon Way.

Assigned To Steadfast.

Leaning hardwood tree.



Poseidon Way.

Assigned To Steadfast.

Leaning hardwood tree.



Pond # 4.

Assigned To Steadfast.

Fallen hardwood tree.



Pond # 4.

Assigned To .Steadfast.

Snapped tree.



Pond # 1.

Assigned To Steadfast.

There is a marginal amount of filamentous algae in the pond with the pond looks good overall.



Pond # 2.

Assigned To Steadfast.

The filamentous algae in the pond is beginning to die.



Pond # 3.

Assigned To First Choice Aquatics.

The pond looks good.



Pond # 4.

Assigned To Steadfast.

The pine looks good overall.



Pond # 5.

Assigned To Steadfast.

The pond looks good.



Pond # 6.

Assigned To Steadfast.

The pond looks good.



South Creek CDD Aquatics

Inspection Date:

10/29/2024 2:08 PM

Prepared by:

Lee Smith

Account Manager

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

SITE: 1

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Filamentous algae was present around the perimeter of this pond. Technician will target this growth during the next visit.

<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
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Surface algae was also observed around the perimeter of this pond. Also saw some torpedo grass growth within some of the beneficial vegetation. These areas will be treated accordingly.

<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
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very minor amounts of algae around the perimeter of this pond. Some of which does appear to be decaying from previous treatments. Routine maintenance and monitoring will occur here.

<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
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 4

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Filamentous algae, most of which was in a state of decay, was present in moderate amounts throughout this pond. Also observed some slender spikerush growth along parts of the perimeter. Technician will apply the proper treatments here to combat this growth and will keep this pond on their radar.

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

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

This waterway is clear of algae. A lot of grasses are present here, and they consist of a mixture of beneficial and nuisance. Some of the nuisance present are decaying from previous treatment. Our technician will continue to closely monitor and treat where necessary.

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

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Only thing to note was very minor amounts of torpedo grass along the edge. Routine maintenance and monitoring will occur here.

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

SITE: 7

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Overall, this pond is in near excellent condition. Only thing to note was some torpedo grass growth along the shoreline. Technician will target this growth during the next visit.

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

MANAGEMENT SUMMARY



As October draws to a close, and we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during daytime hours. As the days shorten and the season progresses these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

At the time of this inspection, many ponds were in the process of improving from prior treatment. Grasses were decaying, and algal activity noted during the inspection was mostly composed of minor amounts of surface growth around the perimeters. Remaining regrowth will be targeted during the next visitation. Full dissolution of algae is typically expected within 7-10 days post treatment. Our technicians will continue to monitor and apply the proper treatments to combat any growth observed within the South Creek ponds.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



SOUTH CREEK CDD
Shady Preserve Drive, Riverview

Gate Code:

