

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 05, 2024

AGENDA PACKAGE

[Join the meeting now](#)

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

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



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

South Creek Community Development District

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, December 05, 2024 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **December 05, 2024 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
3. **BUSINESS ITEMS**
 - A. Consideration of Oak Tree Replacement Proposal
 - B. Consideration of landscape Proposals for Mulch, Sod, & Plant Replacement
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the November 7, 2024 Regular Meeting
 - B. Consideration of Operation and Maintenance October 2024
 - C. Acceptance of the Financials and Approval of the Check Register for October 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. **ADJOURNMENT**

*Next regularly scheduled meeting is **January 02, 2025 at 2:00 p.m.**

Third Order of Business



Steadfast Alliance Maintenance Division

Proposal

Date 11/26/2024 Proposal # SM-E-2902

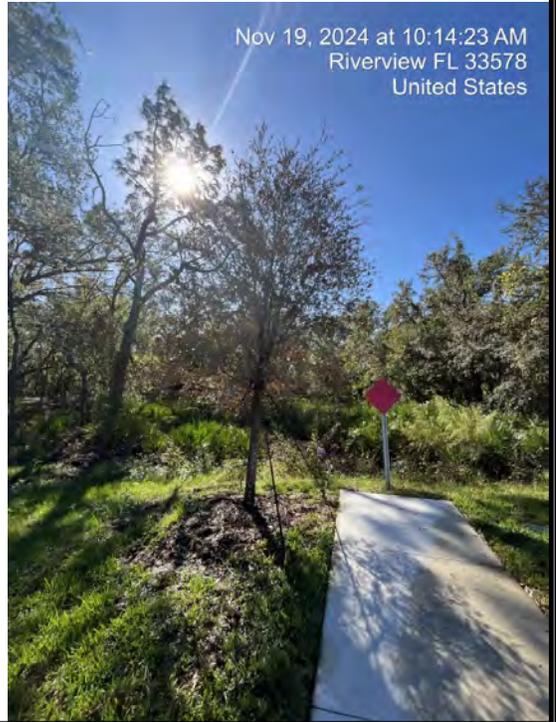
Customer Information	Project Information
South Creek CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, Fl 33544	SM1054 South Creek CDD 10441 Alder Green Dr Riverview, Fl. 33578 Proposal Prepared By: Paul Young Type Of Work Live Oak Tree
Contact Phone E-mail inframarkcms@payableslo... Account #	

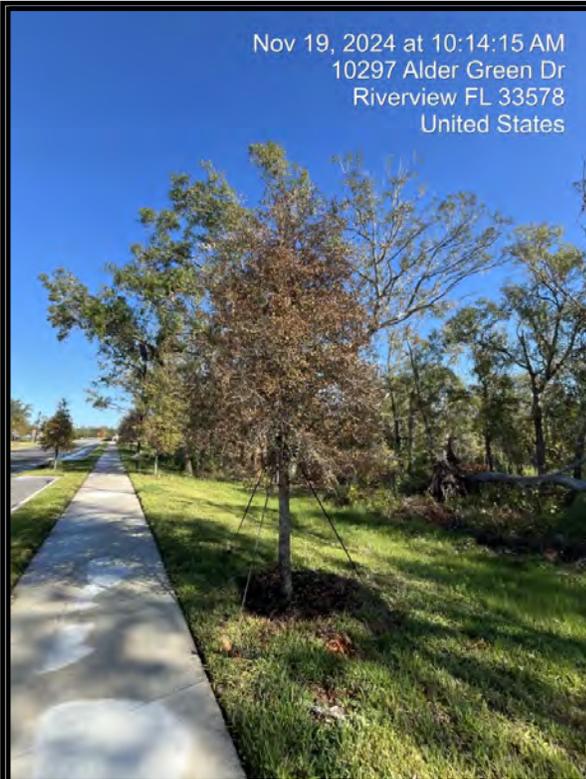
Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Unit Price	Amount
This is a proposal to remove 10 dead Oak trees along sidewalk and conservation across from Amemnity Center.			
Live Oak - 45gal 3" Cal - Quercus Virginiana - Southern Live Oak. Price includes labor, removing existing trees, dump fee, install and tree supports.	11	825.00	9,075.00
Irrigation Enhancement - incl materials and wet check, adjust timer for new install.	1	250.00	250.00

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

Total	\$9,325.00
--------------	-------------------







Estimate is to replace all the BLUE DAZE in beds on the North and South entrance beds. The Blue Daze has a history of struggling at these locations. Recommend Lantana to replace with Lavander flowers.



Shady Preserve.

Assigned To Steadfast.

Send an estimate to mulch the bed.



Steadfast Alliance Maintenance Division

Proposal

Date 11/25/2024 Proposal # SM-E-2600

Customer Information	Project Information
South Creek CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544	SM1054 South Creek CDD 10441 Alder Green Dr Riverview, FL 33578 Proposal Prepared By: Paul Young Type Of Work Mulch
Contact Phone E-mail inframarkcms@payableslo... Account #	

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

Description	Qty	Unit Price	Amount
This proposal is to mulch beds along Shady Preserve entrance beds. Mulch bed along dog park pathway beds. Mulch beds along Alderman road entrance.		0.00	0.00
Mini/Nugget Mulch - Bagged - 3 cu ft bag - Shady Preserve Entrance	16.5	60.00	990.00
Mini/Nugget Mulch - Bagged - 3 cu ft bag - Alderman Road Entrance	11	60.00	660.00

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

Total	\$1,650.00
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Alder Green.

Assigned To Steadfast.

Heading West on the North sidewalk looks good.



Alder Green

Assigned To Steadfast.

Send an estimate to remote the beds.



Shady Preserve.

Assigned To Steadfast.

Send an estimate to mulch the bed.



Shady Preserve.

Assigned To Steadfast.

Send an estimate to mulch the bed.



Shady Preserve.

Assigned To Steadfast.

Send an estimate for replacement plants and mulch.



Shady Preserve.

Assigned To Steadfast.

Heading South on the sidewalk looks good overall.



Shady Preserve.

Assigned To Steadfast.

The South side entrance sign is clean and looks good. The Blue Daze plant fertility needs improvement.



Steadfast Alliance Maintenance Division

Proposal

Date 10/1/2024 Proposal # SM-E-2746

Customer Information	Project Information
South Creek CDD C/O Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544	SM1054 South Creek CDD 10441 Alder Green Dr Riverview, FL 33578 Proposal Prepared By: Paul Young Type Of Work Sod
Contact Phone E-mail inframarkcms@payableslo... Account #	

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

Description	Qty	Unit Price	Amount
This proposal is to install Bahia sod on both the entrance and exit sides of Shady Preserve at South Creek 2. To extend the existing grass at both tips evenly approximately 50 feet. Remove the struggling Blue Daze and remove proportionately the Indian Hawthorne until both beds are evenly created for sod and balance the look. Bahia Sod - includes install labor Rip out Blue Daza and some Indian Hawthorne to prepare area for sod install. Dump Fee	1 3 1	610.00 50.00 75.00	610.00 150.00 75.00

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

Total	\$835.00
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Fourth Order of Business

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

1 The regular meeting of the Board of Supervisors of South Creek Community
2 Development District was held on Thursday, November 7, 2024, and called to order at 2:07 pm
3 at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:

6		
7	Kelly Evans	Chairperson
8	Carlos de la Ossa	Vice Chairperson
9	Ryan Motko	Assistant Secretary
10	Nicholas Dister	Assistant Secretary (<i>via phone</i>)
11	Lori Campagna	Assistant Secretary
12		

13 Also present were:

14		
15	Jayna Cooper	District Manager
16	Bryan Radcliff	District Manager
17	Lisa Castoria	District Manager
18	Michael Perez	District Manager
19	Mark Vega	Regional Director
20	Kathryn Hopkinson	District Counsel
21	Tyson Waag	District Engineer (<i>via phone</i>)
22	Gary Schwartz	Field Services Manager
23		

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

25
26 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

28
29 **SECOND ORDER OF BUSINESS**

Public Comment on Agenda Items

30 Resident asked questions about the amenity center opening and downed fence behind her
31 home. Questions will be addressed during the meeting.

32
33 **THIRD ORDER OF BUSINESS**

Business Items

34 **A. Consideration of Resolution 2025-01; Canvassing and Certifying the Results of the**
35 **Landowner Election**

36
37 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all
38 in favor, Resolution 2025-01; Canvassing and Certifying the
39 Results of the Landowner Election was adopted. 5-0

40
41 **B. Consideration of Resolution 2025-02; Designating of Officers**

42
43 On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with
44 all in favor, Resolution 2025-02; Designating of Officers was
45 adopted. 5-0

47 **C. Consideration of Resolution 2025-03; Amending the General Fund Budget for Fiscal**
48 **Year 2023-2024**

49
50 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all
51 in favor, Resolution 2025-03; Amending the General Fund Budget
52 for Fiscal Year 2023-2024 was adopted. 5-0

53
54 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

- 55 **A. Approval of Minutes of the October 3, 2024 Meeting**
- 56 **B. Approval of Minutes of the November 5, 2024 Landowner Meeting**
- 57 **C. Consideration of Operation and Maintenance September 2024**
- 58 **D. Acceptance of the Financials and Approval of the Check Register for September**
59 **2024**

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

63
64
65 **FIFTH ORDER OF BUSINESS** **Staff Reports**

- 66 **A. District Counsel**
67 There being no reports, the next item followed.
68
- 69 **B. District Engineer**
70 There being no reports, the next item followed.
71
- 72 **C. District Manager**
73 District Manager announced that key fob distribution event will be held on November 13
74 from 4:00 - 7:00 and the amenity center will officially be open thereafter.
75
76 **i. Field Inspections Report**
77 **ii. Aquatics Report**
78 The Field Inspections and Aquatics reports were presented, copies of which are
79 included in the agenda package.

80
81 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
82 **Comments**

83 Discussion of recent vandalism at amenity center ensued.

84
85 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all
86 in favor, to press charges, restrict access to amenity center, and for
87 District Counsel to send demand letter was approved. 5-0

88
89
90

91 Discussion of fence ownership and responsibility ensued. CDD is only responsible for common
92 area fences. Residents assume responsibility for fences behind their homes upon closing.

93

94 **SEVENTH ORDER OF BUSINESS** **Public Comments**

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

96

97 **EIGHTH ORDER OF BUSINESS** **Adjournment**

98 There being no further business,

99

100 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with
101 all in favor, the meeting was adjourned at 2:20 pm. 5-0

102

103

104

105

106

107 _____
Jayna Cooper
108 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
Monthly Contract					
CHARTER COMMUNICATION	9/6/2024	2972133090624 090624	\$88.94	\$88.94	INTERNET
CHARTER COMMUNICATION	10/6/2024	0624 100624 ACH	\$79.98	\$79.98	INTERNET
CITY-WIDE CLEANING LLC	9/29/2024	18908	\$200.00	\$200.00	MONTHLY SERV
INFRAMARK LLC	9/5/2024	132406	\$291.67		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132406	\$1,375.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132406	\$700.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132406	\$1,000.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132406	\$93.75	\$3,460.42	MANAGEMENT FEE
INFRAMARK LLC	9/4/2024	132277	\$12.06	\$12.06	MANAGEMENT FEE
INFRAMARK LLC	10/23/2024	135963	\$850.00		DISTRICT INVOICE
INFRAMARK LLC	10/23/2024	135963	\$1,375.00		DISTRICT INVOICE
INFRAMARK LLC	10/23/2024	135963	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	10/23/2024	135963	\$125.00	\$3,350.00	DISTRICT INVOICE
INFRAMARK LLC	10/29/2024	136094	\$22,500.00	\$22,500.00	DISTRICT INVOICE
STANTEC CONSULTING SERVICES	10/4/2024	2293878	\$3,576.50	\$3,576.50	ENGINEERING SERV
STEADFAST CONTRACTORS ALLIANCE	9/1/2024	SE-24941	\$595.00	\$595.00	AQUATICS
STEADFAST CONTRACTORS ALLIANCE	9/1/2024	SM-12923	\$5,059.67	\$5,059.67	LANDSCAPE
STEADFAST CONTRACTORS ALLIANCE	9/1/2024	SM-13192	\$1,650.00	\$1,650.00	LANDSCAPE
STEADFAST CONTRACTORS ALLIANCE	5/1/2024	SE-24133	\$545.00	\$545.00	AQUATICS
STEADFAST CONTRACTORS ALLIANCE	6/1/2024	SE-24441	\$545.00	\$545.00	AQAUTICS
STEADFAST CONTRACTORS ALLIANCE	10/1/2024	SE-25101	\$595.00	\$595.00	SERVICE OCT 24
STEADFAST CONTRACTORS ALLIANCE	10/1/2024	SM-13306	\$6,709.67	\$6,709.67	LANDSCAPE SERVICES
Monthly Contract Subtotal			\$48,967.24	\$48,967.24	
Variable Contract					
CARLOS DE LA OSSA	10/3/2024	CDLO 100324	\$200.00	\$200.00	SUPERVISOR FEE
KELLY ANN EVANS	10/3/2024	KE 100324	\$200.00	\$200.00	SUPERVISOR FEE

SOUTH CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
LORI A. CAMPAGNA	10/3/2024	LC 100324	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	10/3/2024	ND 100324	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	10/3/2024	RM 100324	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
BOCC - HILLSBOROUGH COUNTY	9/19/2024	5140 091924 ACH	\$17.36	\$17.36	WATER
TECO	10/7/2024	4853 100724 ACH	\$78.61	\$78.61	ELECTRIC
TECO	10/7/2024	21103260243 100724	\$494.27	\$494.27	ELECTRIC
TECO	9/6/2024	4853 090624 ACH	\$181.63	\$181.63	ELECTRIC
TECO	9/6/2024	0321 090624 ACH	\$3,894.48	\$3,894.48	ELECTRIC
Utilities Subtotal			\$4,666.35	\$4,666.35	
Regular Services					
CITY-WIDE CLEANING LLC	8/31/2024	18853	\$200.00	\$200.00	CLEANING
EGIS INSURANCE	8/30/2024	25071	\$2,500.00		INSURANCE RENEWAL
EGIS INSURANCE	8/30/2024	25071	\$5,400.00		INSURANCE RENEWAL
EGIS INSURANCE	8/30/2024	25071	\$6,425.00	\$14,325.00	INSURANCE RENEWAL
INFRAMARK LLC	9/4/2024	132237	\$0.30	\$0.30	COPIES
STEADFAST CONTRACTORS ALLIANCE	9/30/2024	SM-13467	\$293.35	\$293.35	IRRIGATION
STRALEY ROBIN VERICKER	10/17/2024	25384	\$3,545.00	\$3,545.00	PROFESSIONAL SERVICES
SWINE SOLUTIONS LLC	9/24/2024	539	\$1,550.00	\$1,550.00	TRAPPING
TIMES PUBLISHING COM	9/25/2024	311198 092524	\$497.00	\$497.00	AD SERVICES
TIMES PUBLISHING COM	9/29/2024	092924-1198	\$1,699.00	\$1,699.00	LEGAL ADVERTISING
TIMES PUBLISHING COM	10/16/2024	311198 101624	\$820.00	\$820.00	AD
Regular Services Subtotal			\$22,929.65	\$22,929.65	
TOTAL			\$77,563.24	\$77,563.24	

September 6, 2024
Invoice Number: 2972133090624
Account Number: 8337 12 029 2972133
Security Code: 5857
Service At: 13851 BUTTRESS OAKS WAY
RIVERVIEW FL 33578-6275

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary

*Service from 09/06/24 through 10/05/24
details on following pages*

Previous Balance	79.99
Payments Received	0.00
Past Due Balance - Due Now	\$79.99
Spectrum Business™ Internet	74.99
Other Charges	5.00
One-Time Charges	8.95
Current Charges Due By 09/23/24	\$88.94
Total Due	\$168.93



ACTION REQUIRED: ACCOUNT STATUS DELINQUENT – 2ND NOTICE

You are currently past due on your account balance and have been scheduled for disconnection. The total past due amount will need to be paid to avoid further collection activity and final disconnection of services. If you resume service after disconnection, you will be required to pay your full past due amount, first month of service and a reconnection fee.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 06 09072024 NNNNNYNN 01 001117 0004

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

Received

SEP 12

September 6, 2024

SOUTH CREEK AMENITY

Invoice Number: 2972133090624
Account Number: 8337 12 029 2972133
Service At: 13851 BUTTRESS OAKS WAY
RIVERVIEW FL 33578-6275

Total Due	\$168.93
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: SOUTH CREEK AMENITY
2972133090624
Account Number: 8337 12 029 2972133
Security Code: 5857

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8833 2390 NO RP 06 09072024 NNNNNYNN 01 001117 0004

Charge Details

Previous Balance	79.99
Past Due Balance - Due Now	\$79.99

Payments received after 09/06/24 will appear on your next bill.

Service from 09/06/24 through 10/05/24

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Promotional Discount	-135.00
Business WiFi	10.00
	\$74.99

Spectrum Business™ Internet Total \$74.99

Other Charges

Payment Processing	5.00
Other Charges Total	\$5.00

One-Time Charges

Late Fee	09/06	8.95
One-Time Charges Total		\$8.95

Current Charges Due By 09/23/24	\$88.94
Total Due	\$168.93

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.



Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

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Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



October 6, 2024
Invoice Number: 2972133100624
Account Number: **8337 12 029 2972133**
Security Code: **5857**
Service At: 13851 BUTTRESS OAKS WAY
RIVERVIEW FL 33578-6275

Auto Pay Notice

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KEEP YOUR BUSINESS CONNECTED! Add Wireless Internet Backup so your business can stay connected through outages from weather and construction. Call **1-855-249-2149** today.

Summary

*Service from 10/06/24 through 11/05/24
details on following pages*

Previous Balance	168.93
Payments Received -Thank You!	-168.93
Adjustments	4.99
Remaining Balance	\$4.99
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 10/23/24	
Total Due by Auto Pay	\$79.98



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



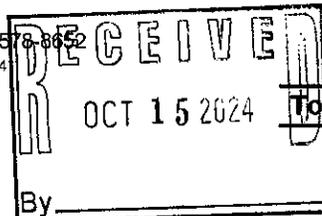
4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8833 2390 NO RP 08 10072024 NNNNNNNN 01 001033 0004

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

October 6, 2024

SOUTH CREEK AMENITY

Invoice Number: 2972133100624
Account Number: 8337 12 029 2972133
Service At: 13851 BUTTRESS OAKS WAY
RIVERVIEW FL 33578-6275



Total Due by Auto Pay \$79.98



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2972133100624
Account Number: 8337 12 029 2972133
Security Code: 5857

SOUTH CREEK AMENITY

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2380 NO RP 06 10072024 NNNNNNNN 01 001033 0004

Charge Details

Previous Balance		168.93
One-time EFT Payment	10/01	-168.93

Payments received after 10/06/24 will appear on your next bill.

Adjustments

Reconnection Fee	10/04	4.99
Adjustments Total		\$4.99

Remaining Balance **\$4.99**

Service from 10/06/24 through 11/05/24

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Promotional Discount	-135.00
Business WiFi	10.00
	\$74.99

Spectrum Business™ Internet Total **\$74.99**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$74.99**

Total Due by Auto Pay **\$79.98**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Continued on the next page...

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#132406

DATE
9/5/2024

CUSTOMER ID
C2311

NET TERMS
Net 30

PO#

DUE DATE
10/5/2024

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

Services provided for the Month of: September 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	291.67		291.67
Dissemination Services	2	Ea	350.00		700.00
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	93.75		93.75
Subtotal					3,460.42

Subtotal	\$3,460.42
Tax	\$0.00
Total Due	\$3,460.42

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#132277

DATE
9/4/2024

CUSTOMER ID
C2311

NET TERMS
Net 30

PO#

DUE DATE
10/4/2024

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

Services provided for the Month of: August 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	18	Ea	0.67		12.06
Subtotal					12.06

Subtotal	\$12.06
Tax	\$0.00
Total Due	\$12.06

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
135963

DATE
10/23/2024

CUSTOMER ID
C2311

NET TERMS
Net 30

PO#

DUE DATE
11/22/2024

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

Services provided for the Month of: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	850.00		850.00
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,350.00

Subtotal	\$3,350.00
Tax	\$0.00
Total Due	\$3,350.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
136094

DATE
10/29/2024

CUSTOMER ID
C2311

NET TERMS
Net 30

PO#

DUE DATE
11/28/2024

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

Services provided for the Month of: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
SERC preparation	1	Ea	3,500.00		3,500.00
Preparation and coordination of the establishment petition to the county	1	Ea	9,000.00		9,000.00
Research, Submittal, lobbying and presentation to Hillsborough County Board of County Commissioners	1	Ea	5,000.00		5,000.00
Financial Analysis and Review with County Debt Manager	1	Ea	5,000.00		5,000.00
Subtotal					22,500.00

Subtotal	\$22,500.00
Tax	\$0.00
Total Due	\$22,500.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Invoice Number 2293878
Invoice Date October 4, 2024
Purchase Order 215615749
Customer Number 159127
Project Number 215615749

Bill To

South Creek Community
 Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive,
 Suite 702
 Coral Springs FL 33071
 United States

Please Remit To

Stantec Consulting Services
 Inc. (SCSI)
 13980 Collections Center
 Drive
 Chicago IL 60693
 United States

Project	South Creek CDD - District Engineering Services		
	Project Manager	Sahebkar, Hamid	For Period Ending
	Current Invoice Total (USD)	3,576.50	October 1, 2024

Top Task	2024	2024 FY General Consulting			
<u>Professional Services</u>					
Category/Employee		Current Hours	Rate	Current Amount	
		Nurse, Vanessa M	1.00	152.00	152.00
		Nurse, Vanessa M	8.50	160.00	1,360.00
		Duquette, Timothy J	5.50	162.00	891.00
		Rankin, Ashley Alexandra	0.25	182.00	45.50
		Stewart, Tonja L	2.00	219.00	438.00
		Stewart, Tonja L	3.00	230.00	690.00
		Subtotal Professional Services	<u>20.25</u>		<u>3,576.50</u>
Top Task Subtotal	2024 FY General Consulting				3,576.50
		Total Fees & Disbursements			<u>3,576.50</u>
		INVOICE TOTAL (USD)			3,576.50

Due upon receipt or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-12-11	215615749	2024	Direct - Regular	DUQUETTE, TIMOTHY J	0.50	162.00	81.00	RECEIVED CONFORMATION FROM VANESSA N. THE POND COUNT PER THE SWFWMD PERMIT AND ADJUSTED THE MAP MARK-UP TO REFLECT THE CORRECT PONDS AND CONTROL STRUCTURES TO BE OBSERVED.	
2023-12-19	215615749	2024	Direct - Regular	DUQUETTE, TIMOTHY J	0.50	162.00	81.00	REVIEWED GOOGLE MAPS TO VERIFY THERE ARE NO GATES THAT NEED A CODE FOR TOMORROW'S SITE VISIT AND SITE CONDITIONS. SENT OUT EMAIL LETTING THE CDD TEAM KNOW I'LL BE GOING OUT TOMORROW. DOUBLE CHECKED THE SWFWMD PERMIT,	
2023-12-20	215615749	2024	Direct - Regular	DUQUETTE, TIMOTHY J	3.50	162.00	567.00	ON SITE OBSERVATION OF THE PONDS AND CNTRL. STRS. TOOK PHOTOS AND MARKED-UP SET OF DRAWING DELINEATING ANY ISSUES OR NOT	
2023-12-21	215615749	2024	Direct - Regular	DUQUETTE, TIMOTHY J	1.00	162.00	162.00	UPLOADED PHOTOS FROM SITE VISIT, SCANNED IN AND FINALIZED MARK-UP AND ADDED ALL TO PROJECT FILE AND SENT LINK TO CDD TEAM.	
2023-12-11	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	152.00	76.00	REQUISITIONS	
2023-12-22	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	152.00	76.00	REQUISITIONS	
2023-12-29	215615749	2024	Direct - Regular	NURSE, VANESSA M	1.50	160.00	240.00	UPDATED MAINTENANCE MAP	
2024-01-05	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	PREPARED LETTER RE: IRRIGATION WELL REPLACEMENT	
2024-01-23	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-02-16	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-03-19	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-03-19	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.75	160.00	120.00	RESEARCHED NEW OWNERSHIP INFO/MAP	
2024-04-10	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-04-30	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-05-15	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-06-04	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-06-06	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-06-06	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	RESEARCHED CURRENT OWNERSHIP MAP FOR ACCURACY	
2024-06-11	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-06-11	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	PREPARED AFFIDAVIT & TESTIMONY FOR THE EXPANSION AREA	
2024-09-24	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	FINANCIAL REVIEW	
2024-09-26	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	FINANCIAL REVIEW	
2024-09-23	215615749	2024	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	182.00	45.50	PROCESS CO, PSF, ETC	
2023-12-11	215615749	2024	Direct - Regular	STEWART, TONJA L	1.00	219.00	219.00	GC	
2023-12-18	215615749	2024	Direct - Regular	STEWART, TONJA L	1.00	219.00	219.00	GC	
2024-01-08	215615749	2024	Direct - Regular	STEWART, TONJA L	1.00	230.00	230.00	GC	
2024-01-19	215615749	2024	Direct - Regular	STEWART, TONJA L	1.00	230.00	230.00	GC	
2024-01-26	215615749	2024	Direct - Regular	STEWART, TONJA L	1.00	230.00	230.00	GC	
Total Project 215615749					20.25		\$3,576.50		

Invoice



Steadfast Environmental, LLC

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

Date	Invoice #
9/1/2024	SE-24941

**Please make all Checks payable to:
Steadfast Environmental**

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

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1214 South Creek CDD RAM
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		545.00		545.00
1	Routine Aquatic Maintenance (Pond Spraying) - Addendum for Additional Pond		50.00		50.00

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

Project Total Balance \$2,230.00 **Customer Total Balance** \$5,242.50

Total	\$595.00
Payments/Credits	\$0.00
Balance Due	\$595.00

Invoice



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

Date	Invoice #
9/1/2024	SM-12923

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance for the month of the date of this invoice.				0.00
	Phase 1				
1	General Maintenance Services		2,205.00		2,205.00
1	Water Management		150.00		150.00
1	Fertilization Plan		166.67		166.67
	Phase 2				
1	Landscape Maintenance		2,100.00		2,100.00
1	Water Management		250.00		250.00
1	Fertilization and Pesticide		188.00		188.00

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

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

Invoice



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

Date	Invoice #
9/1/2024	SM-13192

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance for the month of the date of this invoice.				0.00
	Phase 1				
0	General Maintenance Services		2,205.00		0.00
0	Irrigation Wet Check		150.00		0.00
0	Fertilization Plan		166.67		0.00
	Phase 2				
0	Landscape Maintenance		2,100.00		0.00
0	Irrigation Wet Check		250.00		0.00
0	Fertilization and Pesticide		188.00		0.00
	2024 Addendum				
1	Landscape Maintenance		1,400.00		1,400.00
1	Irrigation Wet Check		125.00		125.00
1	Fertilization Plan		125.00		125.00

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

Total	\$1,650.00
Payments/Credits	\$0.00
Balance Due	\$1,650.00

Invoice



Steadfast Environmental, LLC

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

Date	Invoice #
5/1/2024	SE-24133

Please make all Checks payable to:
Steadfast Environmental

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

Ship To

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

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

Project Total Balance \$2,230.00 **Customer Total Balance** \$5,242.50

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

Invoice



Steadfast Environmental, LLC

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

Date	Invoice #
6/1/2024	SE-24441

**Please make all Checks payable to:
Steadfast Environmental**

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

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1214 South Creek CDD RAM

Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		545.00		545.00

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

Project Total Balance \$2,230.00 **Customer Total Balance** \$5,242.50

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

Invoice



Steadfast Environmental, LLC

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

Date	Invoice #
10/1/2024	SE-25101

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

Please make all Checks payable to:
Steadfast Environmental

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1214 South Creek CDD RAM
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		545.00		545.00
1	Routine Aquatic Maintenance (Pond Spraying) - Addendum for Additional Pond		50.00		50.00

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

Project Total Balance \$2,280.00 **Customer Total Balance** \$7,012.50

Total	\$595.00
Payments/Credits	\$0.00
Balance Due	\$595.00

Invoice



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

Date	Invoice #
10/1/2024	SM-13306

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance for the month of the date of this invoice.				0.00
	Phase 1				
1	General Maintenance Services		2,205.00		2,205.00
1	Irrigation Wet Check		150.00		150.00
1	Fertilization Plan		166.67		166.67
	Phase 2				
1	Landscape Maintenance		2,100.00		2,100.00
1	Irrigation Wet Check		250.00		250.00
1	Fertilization and Pesticide		188.00		188.00
	2024 Addendum				
1	Landscape Maintenance		1,400.00		1,400.00
1	Irrigation Wet Check		125.00		125.00
1	Fertilization Plan		125.00		125.00

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

Total	\$6,709.67
Payments/Credits	\$0.00
Balance Due	\$6,709.67

SOUTH CREEK CDD

MEETING DATE: October 3, 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: October 3, 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: October 3, 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: October 3, 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: October 3, 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



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	09/19/2024	10/10/2024



Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	08/20/2024	7193	09/18/2024	7200	7 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$0.02
Water Base Charge	\$11.70
Water Usage Charge	\$0.01

Summary of Account Charges

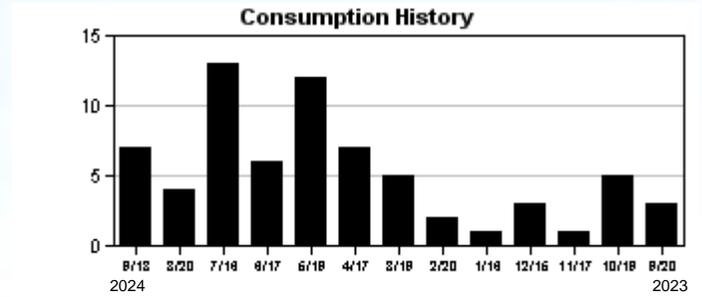
Previous Balance	\$17.34
Net Payments - Thank You	\$-17.34
Total Account Charges	\$17.36
AMOUNT DUE	\$17.36

Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2024. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.67 per month. Visit HCFLGov.net/Water, Water Rates & Fees tab for details

Effective Oct. 1, 2024, Hillsborough County Water Resources will no longer hand-deliver final notices for unpaid bills to customers. Instead, customers will receive a final notice postcard through the U.S. Mail.



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 6591965140



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water

THANK YOU!



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

1,323 8

DUE DATE	10/10/2024
AMOUNT DUE	\$17.36
AMOUNT PAID	

0065919651409 00000017368



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

Statement Date: October 07, 2024

Amount Due: \$78.61

Due Date: October 28, 2024

Account #: 211024964853

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

Account Summary

Current Service Period: August 31, 2024 - October 01, 2024	
Previous Amount Due	\$181.63
Payment(s) Received Since Last Statement	-\$181.63
Current Month's Charges	\$78.61
Amount Due by October 28, 2024	\$78.61

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

Your Energy Insight

Your average daily kWh used was **44.44% higher** than the same period last year.

Your average daily kWh used was **67.5% lower** than it was in your previous period.

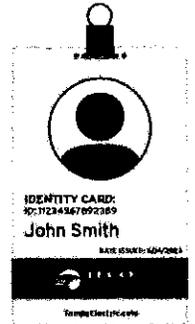


Scan here to view your account online.

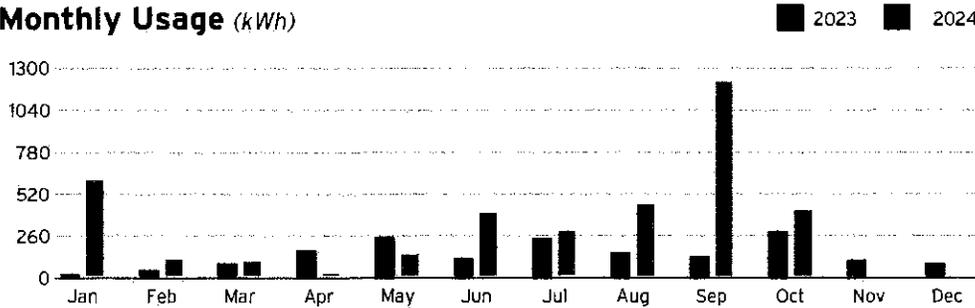
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



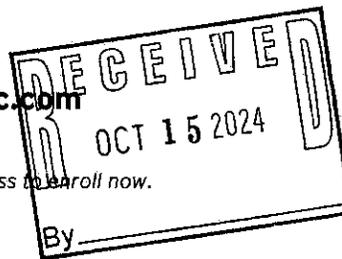
Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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



Account #: 211024964853

Due Date: October 28, 2024

Amount Due: \$78.61

Payment Amount: \$ _____

671137173151

Your account will be drafted on October 28, 2024

00004454 FTECO110072423524010 00000 03 00000000 18475 004
SOUTH CREEK COMMUNITY DEVELOPMENT
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

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

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

00004454-0010552-Page 1 of 8





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

Account #: 211024964853
Statement Date: October 07, 2024
Charges Due: October 28, 2024

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Aug 31, 2024 - Oct 01, 2024

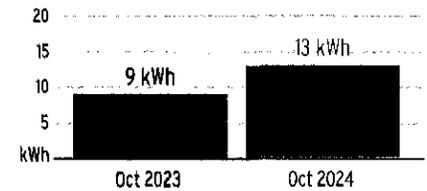
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	10/01/2024	7,699	7,287	412 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	412 kWh @ \$0.08192/kWh	\$33.75
Fuel Charge	412 kWh @ \$0.03157/kWh	\$13.01
Storm Protection Charge	412 kWh @ \$0.00775/kWh	\$3.19
Clean Energy Transition Mechanism	412 kWh @ \$0.00427/kWh	\$1.76
Storm Surcharge	412 kWh @ \$0.00225/kWh	\$0.93
Florida Gross Receipt Tax		\$1.97
Electric Service Cost		\$78.61

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges \$78.61

00004454-0010552-Page 2 of 8

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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



SOUTH CREEK COMMUNITY DEVELOPMENT
 13851 BUTTRESS OAKS WAY, J528-PERM
 RIVERVIEW, FL 33578

Statement Date: October 07, 2024
 Agenda Page 50

Amount Due: \$494.27

Due Date: October 28, 2024
Account #: 211032690243

Account Summary

Current Service Period: September 24, 2024 - October 01, 2024	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$494.27
Amount Due by October 28, 2024	\$494.27

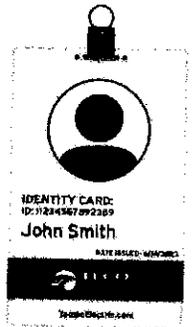
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



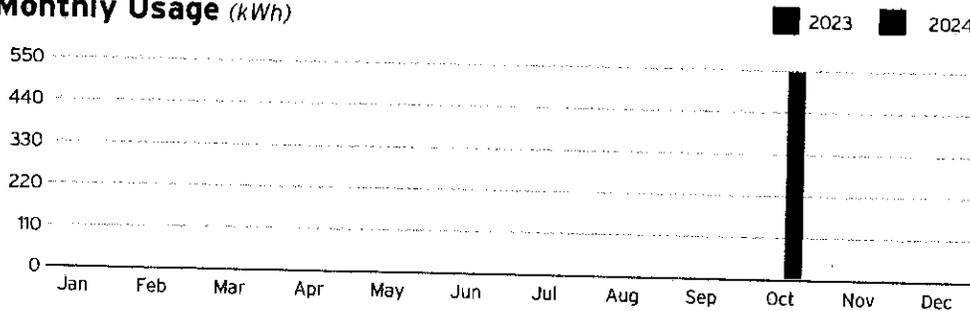
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211032690243
Due Date: October 28, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$494.27

Payment Amount: \$ _____

656322442258



SOUTH CREEK COMMUNITY DEVELOPMENT
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

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

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

6563224422582110326902430000000494272



Service For:
 13851 BUTTRESS OAKS WAY
 J528-PERM, RIVERVIEW, FL 33578

Account #: 2110326902-43
Statement Date: October 07, 2024
Charges Due: October 28, 2024

Meter Read

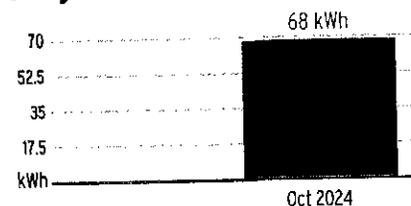
Service Period: Sep 24, 2024 - Oct 01, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000342031	10/01/2024	4,025	3,479	546 kWh	1	8 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	8 days @ \$0.75000	\$6.00
Energy Charge	546 kWh @ \$0.08192/kWh	\$44.73
Fuel Charge	546 kWh @ \$0.03157/kWh	\$17.24
Storm Protection Charge	546 kWh @ \$0.00775/kWh	\$4.23
Clean Energy Transition Mechanism	546 kWh @ \$0.00427/kWh	\$2.33
Storm Surcharge	546 kWh @ \$0.00225/kWh	\$1.23
Florida Gross Receipt Tax		\$1.94
Electric Service Cost		\$77.70
State Tax		\$6.57
Total Electric Cost, Local Fees and Taxes		\$84.27

Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.



Other Fees and Charges

Electric Security Deposit	\$400.00
Elec Connection Chrg Subsq	\$10.00
Total Other Fees and Charges	\$410.00

Total Current Month's Charges

\$494.27

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:
TampaElectric.com
Phone:

Commercial Customer Care:
 866-832-6249

Residential Customer Care:
 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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00004454-0010554-Page 6 of 8



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

Statement Date: September 06, 2024
Agenda Page 52

Amount Due: \$181.63
Due Date: September 27, 2024
Account #: 211024964853

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

Account Summary

Table with account summary: Current Service Period (Aug 01-30, 2024), Previous Amount Due (\$131.55), Payment Received (-\$131.55), Current Month's Charges (\$181.63), Amount Due by September 27, 2024 (\$181.63)

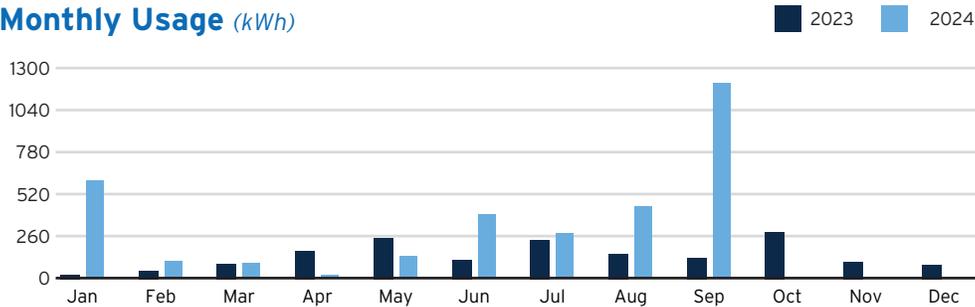
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was 900% higher than the same period last year.
Your average daily kWh used was 33.33% higher than it was in your previous period.

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

SEE HOW YOU CAN SAVE with tips from our energy experts. TampaElectric.com/BizSavingsTips



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

Account #: 211024964853
Due Date: September 27, 2024

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

Amount Due: \$181.63
Payment Amount: \$ _____

662495215799

Your account will be drafted on September 27, 2024

SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211024964853
Statement Date: September 06, 2024
Charges Due: September 27, 2024

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Aug 01, 2024 - Aug 30, 2024

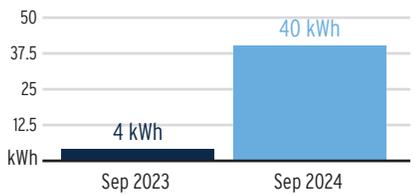
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	08/30/2024	7,287		6,077		1,210 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,210 kWh @ \$0.08192/kWh	\$99.12
Fuel Charge	1,210 kWh @ \$0.03157/kWh	\$38.20
Storm Protection Charge	1,210 kWh @ \$0.00775/kWh	\$9.38
Clean Energy Transition Mechanism	1,210 kWh @ \$0.00427/kWh	\$5.17
Storm Surcharge	1,210 kWh @ \$0.00225/kWh	\$2.72
Florida Gross Receipt Tax		\$4.54
Electric Service Cost		\$181.63

Avg kWh Used Per Day



Total Current Month's Charges \$181.63

Important Messages

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

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

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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

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

Statement Date: September 06, 2024
 Agenda Page 54

Amount Due: \$3,894.48

Due Date: September 27, 2024
Account #: 221008480321

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

Account Summary

Previous Amount Due	\$3,894.48
Payment(s) Received Since Last Statement	-\$3,894.48
Current Month's Charges	\$3,894.48
Amount Due by September 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.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008480321
Due Date: September 27, 2024

 **Pay your bill online at TampaElectric.com**

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

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

Amount Due: \$3,894.48

Payment Amount: \$ _____

620520099414

Your account will be drafted on September 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.



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

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

Service Period: Aug 01, 2024 - Aug 30, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Table with 2 columns: Charge Item and Amount. Includes Electric Charges, Lighting Service Items LS-2 (Bright Choices) for 30 days, and a total of \$444.08.

Billing information continues on next page ->

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

Ways To Pay Your Bill

- Bank Draft: Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
In-Person: Find list of Payment Agents at TampaElectric.com
Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.
Credit or Debit Card: Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
Phone: Toll Free: 866-689-6469
All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

- Online: TampaElectric.com
Hearing Impaired/TTY: 7-1-1
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)
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

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

Service Period: Aug 01, 2024 - Aug 30, 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: September 06, 2024
Charges Due: September 27, 2024

Service Period: Aug 01, 2024 - Aug 30, 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: September 06, 2024
Charges Due: September 27, 2024

Important Messages

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Customer	South Creek Community Development District
Acct #	1068
Date	08/30/2024
Customer Service	Christina Wood
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 14,325.00
Payment Amount	
Payment for:	Invoice#25071
100124784	

Thank You

Please detach and return with payment



Customer: South Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
25071	10/01/2024	Renew policy	Policy #100124784 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/30/2024	14,325.00

Total
\$ 14,325.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	Date
	sclimer@egisadvisors.com	08/30/2024



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#132237

DATE
9/4/2024

CUSTOMER ID
C2311

NET TERMS
Net 30

PO#

DUE DATE
10/4/2024

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

Services provided for the Month of: August 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	2	Ea	0.15		0.30
Subtotal					0.30

Subtotal	\$0.30
Tax	\$0.00
Total Due	\$0.30

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Invoice



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

Date	Invoice #
9/30/2024	SM-13467

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Irrigation Wet Check During our monthly inspection, our tech found and fixed these issues: R.b clock Zone 7- had water blowing out at the fitting Zone 15- had a broken drip stub Hunter icc2 clock Zone 7- 2 broken 6" Pop. Ups Zone 9- clogged nozzle Zone 15- cut drip All has been repaired		0.00	9/30/2024	0.00
1	Irrigation Parts 1 drip stub 4 feet of 1/2 flex 2.-1/2 couplings 2.-1/2male adapters 2 bubblers 1 nozzle 2-6" heads		165.85	9/30/2024	165.85
1.5	Irrigation Labor		85.00	9/30/2024	127.50

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

Total	\$293.35
Payments/Credits	\$0.00
Balance Due	\$293.35

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

October 17, 2024
 Client: 001545
 Matter: 000001
 Invoice #: 25384

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
9/3/2024	KCH	PREPARE LANDSCAPE MAINTENANCE AGREEMENT WITH STEADFAST; PREPARE ADDENDUM FOR AQUATICS AGREEMENT WITH STEADFAST.	3.0	\$975.00
9/4/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
9/4/2024	KCH	REVIEW AGENDA PACKAGE FOR BOS MEETING.	0.4	\$130.00
9/5/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
9/5/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$162.50
9/12/2024	KCH	FINAL EDITS TO STEADFAST MAINTENANCE SECOND ADDENDUM.	0.3	\$97.50
9/15/2024	JMV	PREPARE LANDOWNER ELECTION NOTICE.	0.8	\$300.00
9/19/2024	MS	FINALIZE AND TRANSMIT PUBLICATION AD FOR LANDOWNERS ELECTION.	0.3	\$52.50
9/20/2024	CAW	REVIEW EDITS TO CONTRACTION AND EXPANSION ORDINANCE FROM THE COUNTY ATTORNEY; REVIEW LEGAL DESCRIPTION AND SKETCH FOR REVISED OVERALL BOUNDARY; SEND COMMENTS ON LEGAL DESCRIPTION AND SKETCH TO THE SURVEYOR FOR REVISION.	1.0	\$325.00
9/20/2024	KCH	REVIEW BOUNDARY AMENDMENT DESCRIPTION SKETCH; PREPARE FOR AND ATTEND OPERATIONS MEETING.	0.9	\$292.50
9/30/2024	KCH	REVIEW DOCUMENTS REGARDING ENGINEER COMPLETION CERTIFICATES; DRAFT RESOLUTION FOR SAME.	2.8	\$910.00

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	10.8	\$3,545.00
		Total Services	\$3,545.00	
		Total Disbursements	\$0.00	
		Total Current Charges		\$3,545.00
		Previous Balance		\$4,127.45
		PAY THIS AMOUNT		\$7,672.45

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	\$6,807.45
25283	September 12, 2024	\$865.00	\$0.00	\$0.00	\$0.00	\$4,410.00
Total Remaining Balance Due						\$7,672.45

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,545.00	\$865.00	\$0.00	\$3,262.45

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

INVOICE

BILL TO
South Creek CDD
2005 Pan Am Circle
Ste 300
Tampa
FL
33607

INVOICE 539
DATE 09/24/2024
TERMS Net 30
DUE DATE 10/24/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,550.00	1,550.00

Thank you for your business.

BALANCE DUE

\$1,550.00



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ADVERTISING INVOICE Agenda Page 67

Advertising Run Dates		Advertiser Name	
09/25/24		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
09/25/2024	Deirdre Bonett	311198	
Total Amount Due		Ad Number	
\$497.00		0000360941	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/25/24	09/25/24	0000360941	Times	Legals CLS	Meetings Schedule	1	2x59 L	\$493.00
09/25/24	09/25/24	0000360941	Tampabay.com	Legals CLS	Meetings Schedule AffidavitMaterial	1	2x59 L	\$0.00 \$4.00

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ADVERTISING INVOICE

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Advertising Run Dates		Advertiser Name	
09/25/24		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
09/25/2024	Deirdre Bonett	311198	
Total Amount Due		Ad Number	
\$497.00		0000360941	

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

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 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} 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: Meetings Schedule** was published in said newspaper by print in the issues of **9/25/24** 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.

Agenda Page 68

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2024/2025
SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the South Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2024/2025 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

- October 03, 2024
- November 07, 2024
- December 05, 2024
- January 02, 2025
- February 06, 2025
- March 06, 2025
- April 03, 2025
- May 01, 2025
- June 05, 2025
- July 10, 2025
- August 07, 2025
- September 04, 2025

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

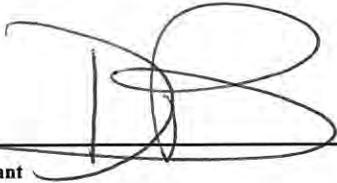
The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

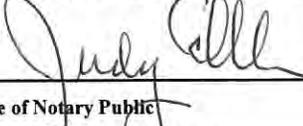
Jayna Cooper
District Manager
Run Date: September 25, 2024

0000360941



Signature Affiant

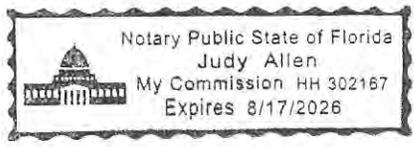
Sworn to and subscribed before me this **09/25/2024**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____





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ADVERTISING INVOICE Agenda Page 69

Advertising Run Dates		Advertiser Name	
09/29/24		SOUTH CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/29/2024		Deirdre Bonett	311198
Total Amount Due			Ad Number
\$1,699.00			0000358988

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/24	09/29/24	0000358988	Times	Main A/B	Boundary Modification	1	4x12.00 IN	\$1,699.00
09/29/24	09/29/24	0000358988	Tampabay.com	Marketplace	Boundary Modification	1	4x12.00 IN	\$0.00

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Advertising Run Dates		Advertiser Name	
09/29/24		SOUTH CREEK CDD	
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\$1,699.00			0000358988

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

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 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 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 HCFLGgov.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 HCFLGgov.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@hcfllgov.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



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ADVERTISING INVOICE Agenda Page 72

Advertising Run Dates 10/09/24 - 10/16/24		Advertiser Name SOUTH CREEK CDD	
Billing Date 10/16/2024	Sales Rep Deirdre Bonett	Customer Account 311198	
Total Amount Due \$820.00		Ad Number 0000361026	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/09/24	10/16/24	0000361026	Times	Legals CLS	Landowners Election	2	2x49 L	\$816.00
10/09/24	10/16/24	0000361026	Tampabay.com	Legals CLS	Landowners Election AffidavitMaterial	2	2x49 L	\$0.00 \$4.00

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Billing Date 10/16/2024	Sales Rep Deirdre Bonett	Customer Account 311198	
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South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2021		SERIES 2024		SERIES 2021	SERIES 2024	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM		
	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 17,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,532
Cash in Transit	-	(1,288)	-	-	-	-	-	-	(1,288)
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	-	37,149
Due From Other Funds	-	6,802	-	-	2,321	-	-	-	9,123
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	\$ 54,718	\$ 300,759	\$ 83,215	\$ 37,526	\$ 1,015,989	\$ 2,296,282	\$ 6,733,088	\$ -	\$ 10,521,577
LIABILITIES									
Accounts Payable	\$ 38,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,444
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	5,239	-	2,321	-	-	-	-	-	7,560
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	-	24,843
TOTAL LIABILITIES	71,166	-	2,321	-	-	-	6,733,088	-	6,806,575

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
FUND BALANCES								
Restricted for:								
Debt Service	-	300,759	80,894	-	-	-	-	381,653
Capital Projects	-	-	-	37,526	1,015,989	-	-	1,053,515
Unassigned:	(16,448)	-	-	-	-	2,296,282	-	2,279,834
TOTAL FUND BALANCES	(16,448)	300,759	80,894	37,526	1,015,989	2,296,282	-	3,715,002
TOTAL LIABILITIES & FUND BALANCES	\$ 54,718	\$ 300,759	\$ 83,215	\$ 37,526	\$ 1,015,989	\$ 2,296,282	\$ 6,733,088	\$ 10,521,577

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 288,598	\$ 1,589	\$ (287,009)	0.55%
Special Assmnts- CDD Collected	65,371	-	(65,371)	0.00%
TOTAL REVENUES	353,969	1,589	(352,380)	0.45%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	1,000	9,000	10.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	850	9,350	8.33%
ProfServ-Trustee Fees	6,400	-	6,400	0.00%
District Counsel	4,000	3,545	455	88.63%
District Engineer	2,500	3,577	(1,077)	143.08%
District Manager	25,000	23,875	1,125	95.50%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	-	250	0.00%
Clubhouse Internet, TV, Phone	1,200	89	1,111	7.42%
Public Officials Insurance	2,754	2,754	-	100.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	820	180	82.00%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	125	1,375	8.33%
Dues, Licenses, Subscriptions	600	175	425	29.17%
Total Administration	80,854	36,810	44,044	45.53%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	1,181	3,819	23.62%
Utility - StreetLights	50,000	3,894	46,106	7.79%
Total Electric Utility Services	55,000	5,075	49,925	9.23%
<u>Water Utility Services</u>				
Utility - Water	1,000	17	983	1.70%
Total Water Utility Services	1,000	17	983	1.70%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	9,000	595	8,405	6.61%
ProfServ - Field Management Onsite Staff	12,000	1,000	11,000	8.33%
Amenity Center Cleaning & Supplies	1,000	-	1,000	0.00%
Contracts-Janitorial Services	7,000	-	7,000	0.00%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	75,000	6,710	68,290	8.95%
Amenity Center Pest Control	1,200	-	1,200	0.00%
Janitorial Services & Supplies	1,500	-	1,500	0.00%
Insurance - General Liability	3,365	2,500	865	74.29%
Insurance -Property & Casualty	30,000	9,071	20,929	30.24%
R&M-Other Landscape	3,000	-	3,000	0.00%
R&M-Pools	500	-	500	0.00%
R&M-Sidewalks	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscape - Mulch	2,000	-	2,000	0.00%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
R&M-Security Cameras	1,000	-	1,000	0.00%
Plant Replacement Program	4,000	-	4,000	0.00%
Security System Monitoring & Maint.	5,050	-	5,050	0.00%
Shared Maintenance Costs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	1,500	755	745	50.33%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
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%
Dog Waste Station Supplies	3,000	-	3,000	0.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	205,115	20,631	184,484	10.06%
TOTAL EXPENDITURES	341,969	62,533	279,436	18.29%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 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
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	(60,944)	(72,944)	-507.87%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
TOTAL FINANCING SOURCES (USES)	12,000	-	(12,000)	0.00%
Net change in fund balance	<u>\$ 12,000</u>	<u>\$ (60,944)</u>	<u>\$ (96,944)</u>	<u>-507.87%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		44,496		
FUND BALANCE, ENDING		<u>\$ (16,448)</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 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
REVENUES				
Special Assmnts- Tax Collector	\$ 325,700	\$ 2,741	\$ (322,959)	0.84%
TOTAL REVENUES	325,700	2,741	(322,959)	0.84%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	192,463	-	192,463	0.00%
Total Debt Service	322,463	-	322,463	0.00%
TOTAL EXPENDITURES	322,463	-	322,463	0.00%
Excess (deficiency) of revenues Over (under) expenditures	3,237	2,741	(496)	84.68%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
TOTAL FINANCING SOURCES (USES)	3,237	-	(3,237)	0.00%
Net change in fund balance	<u>\$ 3,237</u>	<u>\$ 2,741</u>	<u>\$ (6,970)</u>	<u>84.68%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		298,018		
FUND BALANCE, ENDING		<u>\$ 300,759</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 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
REVENUES				
Special Assmnts- CDD Collected	\$ 79,855	\$ -	\$ (79,855)	0.00%
TOTAL REVENUES	79,855	-	(79,855)	0.00%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	25,000	-	25,000	0.00%
Interest Expense	61,680	-	61,680	0.00%
Total Debt Service	86,680	-	86,680	0.00%
TOTAL EXPENDITURES	86,680	-	86,680	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(6,825)	-	6,825	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(6,825)	-	6,825	0.00%
TOTAL FINANCING SOURCES (USES)	(6,825)	-	6,825	0.00%
Net change in fund balance	<u>\$ (6,825)</u>	<u>\$ -</u>	<u>\$ 20,475</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		80,894		
FUND BALANCE, ENDING		<u>\$ 80,894</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		37,526		
FUND BALANCE, ENDING		<u>\$ 37,526</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,015,989		
FUND BALANCE, ENDING		<u>\$ 1,015,989</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,296,282		
FUND BALANCE, ENDING		<u>\$ 2,296,282</u>		

Bank Account Statement

South Creek CDD

Bank Account No. 5561
Statement No. 10-24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	17,531.57	Statement Balance	27,897.92
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	17,531.57	Subtotal	27,897.92
Negative Adjustments	0.00	Outstanding Checks	-10,366.35
Ending G/L Balance	17,531.57	Ending Balance	17,531.57

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/31/2024		JE000433	FY24 Excess Fees	4,330.12	4,330.12	0.00
Total Deposits				4,330.12	4,330.12	0.00
Checks						
10/03/2024	Payment	1324	Check for Vendor V00019	-3,472.78	-3,472.78	0.00
10/03/2024	Payment	1325	Check for Vendor V00004	-8,394.67	-8,394.67	0.00
10/03/2024	Payment	1326	Check for Vendor V00009	-865.00	-865.00	0.00
10/03/2024	Payment	1327	Check for Vendor V00026	-1,550.00	-1,550.00	0.00
10/03/2024	Payment	1328	Check for Vendor V00007	-2,196.00	-2,196.00	0.00
10/07/2024	Payment	1329	Check for Vendor V00044	-88.94	-88.94	0.00
10/10/2024	Payment	DD167	Payment of Invoice 000697	-17.36	-17.36	0.00
10/21/2024	Payment	1331	Check for Vendor V00027	-200.00	-200.00	0.00
10/21/2024	Payment	1334	Check for Vendor V00016	-200.00	-200.00	0.00
10/21/2024	Payment	1335	Check for Vendor V00029	-200.00	-200.00	0.00
10/21/2024	Payment	1338	Check for Vendor V00005	-3,576.50	-3,576.50	0.00
10/21/2024	Payment	1339	Check for Vendor V00004	-7,304.67	-7,304.67	0.00
10/21/2024	Payment	1340	Check for Vendor V00007	-1,699.00	-1,699.00	0.00
10/25/2024	Payment	1342	Check for Vendor V00004	-293.35	-293.35	0.00
10/28/2024	Payment	DD170	Payment of Invoice 000721	-78.61	-78.61	0.00
10/28/2024	Payment	DD171	Payment of Invoice 000751	-113.70	-113.70	0.00
10/28/2024	Payment	DD172	Payment of Invoice 000752	-3,894.48	-3,894.48	0.00
10/31/2024	Payment	DD173	Payment of Invoice 000731	-17.36	-17.36	0.00
10/23/2024	Payment	DD174	Payment of Invoice 000724	-79.98	-79.98	0.00
10/02/2024		JE000436	Spectrum ACH for Internate	-88.95	-88.95	0.00
Total Checks				-34,331.35	-34,331.35	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. 10-24

Statement Date

10/31/2024

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
10/07/2024	Payment	1330	Check for Vendor V00038	-200.00
10/21/2024	Payment	1332	Check for Vendor V00038	-200.00
10/21/2024	Payment	1336	Check for Vendor V00012	-200.00
10/21/2024	Payment	1337	Check for Vendor V00021	-200.00
10/25/2024	Payment	1341	Check for Vendor V00019	-3,350.00
10/25/2024	Payment	1343	Check for Vendor V00009	-3,545.00
10/25/2024	Payment	1344	Check for Vendor V00022	-494.27
10/25/2024	Payment	1345	Check for Vendor V00007	-820.00
Total Outstanding Checks				-10,366.35

Outstanding Deposits

Total Outstanding Deposits

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2024 to 10/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1324	10/03/24	V00019	INFRAMARK LLC	132237	MANAGEMENT FEE AUG 2024	COPIES	541024-53908	\$0.30
001	1324	10/03/24	V00019	INFRAMARK LLC	132406	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	532001-51301	\$291.67
001	1324	10/03/24	V00019	INFRAMARK LLC	132406	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	531142-51301	\$1,375.00
001	1324	10/03/24	V00019	INFRAMARK LLC	132406	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	531150-51301	\$700.00
001	1324	10/03/24	V00019	INFRAMARK LLC	132406	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	531106-53908	\$1,000.00
001	1324	10/03/24	V00019	INFRAMARK LLC	132406	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	549936-51301	\$93.75
001	1324	10/03/24	V00019	INFRAMARK LLC	132277	MANAGEMENT FEE AUG 2024	MANAGEMENT FEE	541024-51301	\$12.06
001	1325	10/03/24	V00004	STEADFAST CONTRACTORS ALLIANCE	SE-24941	AQUATIC MAINT.	AQUATICS	531085-53908	\$595.00
001	1325	10/03/24	V00004	STEADFAST CONTRACTORS ALLIANCE	SM-12923	LANDSCAPE SEPTEMBER 2024	LANDSCAPE	546300-53908	\$5,059.67
001	1325	10/03/24	V00004	STEADFAST CONTRACTORS ALLIANCE	SM-13192	LANDSCAPE MAINT. SEPT. 2024	LANDSCAPE	546300-53908	\$1,650.00
001	1325	10/03/24	V00004	STEADFAST CONTRACTORS ALLIANCE	SE-24133	AQUATIC MAINT.	AQUATICS	531085-53908	\$545.00
001	1325	10/03/24	V00004	STEADFAST CONTRACTORS ALLIANCE	SE-24441	AQUATICS	AQUATICS	531085-53908	\$545.00
001	1326	10/03/24	V00009	STRALEY ROBIN VERICKER	25283	PROFESSIONAL SERVICES	District Counsel	531146-51401	\$865.00
001	1327	10/03/24	V00026	SWINE SOLUTIONS LLC	539	TRAPPING	Miscellaneous Maintenance	546922-53908	\$1,550.00
001	1328	10/03/24	V00007	TIMES PUBLISHING COM	311198 092224	AD SERVICES	Legal Advertising	548002-51301	\$1,699.00
001	1328	10/03/24	V00007	TIMES PUBLISHING COM	311198 092524	AD SERVICES	Legal Advertising	548002-51301	\$497.00
001	1329	10/07/24	V00044	CHARTER COMMUNICATION	2972133090624 090624	INTERNET	Miscellaneous Maintenance	546922-53908	\$88.94
001	1330	10/07/24	V00038	CITY-WIDE CLEANING LLC	18853	CLEANING - AUGUST 2024	CLEANING	546922-53908	\$200.00
001	1331	10/21/24	V00027	CARLOS DE LA OSSA	CDLO 100324	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1332	10/21/24	V00038	CITY-WIDE CLEANING LLC	18908	SERVICE SEPT 2024	MONTHLY SERV	531165-53908	\$200.00
001	1334	10/21/24	V00016	KELLY ANN EVANS	KE 100324	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1335	10/21/24	V00029	LORI A. CAMPAGNA	LC 100324	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1336	10/21/24	V00012	NICHOLAS J. DISTER	ND 100324	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1337	10/21/24	V00021	RYAN MOTKO	RM 100324	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1338	10/21/24	V00005	STANTEC CONSULTING SERVICES	2293878	ENG SRVCS SEPT 2024	ENGINEERING SERV	531147-51301	\$3,576.50
001	1339	10/21/24	V00004	STEADFAST CONTRACTORS ALLIANCE	SE-25101	SERVICE OCT 2024	SERVICE OCT 24	531085-53908	\$595.00
001	1339	10/21/24	V00004	STEADFAST CONTRACTORS ALLIANCE	SM-13306	SERVICE OCT 2024	LANDSCAPE SERVICES	546300-53908	\$6,709.67
001	1340	10/21/24	V00007	TIMES PUBLISHING COM	092924-1198	LEGAL ADV SEPT 24	LEGAL ADVERTISING	548002-51301	\$1,699.00
001	1341	10/25/24	V00019	INFRAMARK LLC	135963	DISTRICT INVOICE	Disclosure Report	531142-51301	\$850.00
001	1341	10/25/24	V00019	INFRAMARK LLC	135963	DISTRICT INVOICE	District Manager	531150-51301	\$1,375.00
001	1341	10/25/24	V00019	INFRAMARK LLC	135963	DISTRICT INVOICE	ProfServ - Field Management Onsite Staff	531106-53908	\$1,000.00
001	1341	10/25/24	V00019	INFRAMARK LLC	135963	DISTRICT INVOICE	Website Administration	549936-51301	\$125.00
001	1342	10/25/24	V00004	STEADFAST CONTRACTORS ALLIANCE	SM-13467	IRRIGATION	Irrigation Maintenance	546930-53908	\$293.35
001	1343	10/25/24	V00009	STRALEY ROBIN VERICKER	25384	PROFESSIONAL SERVICES	District Counsel	531146-51401	\$3,545.00
001	1344	10/25/24	V00022	TECO	21103260243 100724	ELECTRIC	Utility - Electric	543041-53100	\$494.27
001	1345	10/25/24	V00007	TIMES PUBLISHING COM	311198 101624	AD SERVICES	AD	548002-51301	\$820.00
001	DD167	10/10/24	V00028	BOCC - HILLSBOROUGH COUNTY	5140 091924 ACH	WATER	Utility - Water	543018-53600	\$17.36
001	DD170	10/28/24	V00022	TECO	4853 100724 ACH	ELECTRIC	Utility - Electric	543041-53100	\$78.61
001	DD171	10/28/24	V00022	TECO	6141 092024 ACH	ELECTRIC	Utility - Electric	543041-53100	\$113.70
001	DD172	10/28/24	V00022	TECO	0321 100724 ACH	ELECTRIC	Utility - Electric	543041-53100	\$3,894.48
001	DD173	10/31/24	V00028	BOCC - HILLSBOROUGH COUNTY	5140 101824 ACH	WATER	Utility - Water	543018-53600	\$17.36
001	DD174	10/23/24	V00044	CHARTER COMMUNICATION	0624 100624 ACH	INTERNET	Miscellaneous Maintenance	546922-53908	\$79.98
Fund Total									\$43,251.67

Total Checks Paid	\$43,251.67
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Fifth Order of Business

SOUTH CREEK NOVEMBER INSPECTION REPORT. 11/17/24, 10:28 AM

South Creek CDD.

Sunday, November 17, 2024

Prepared For Board of supervisors.

56 Issue Identified

Gary Schwartz





Buttress Oaks.

Assigned To Steadfast.
Trim the palm fronds off the entrance wall.



Buttress Oaks.

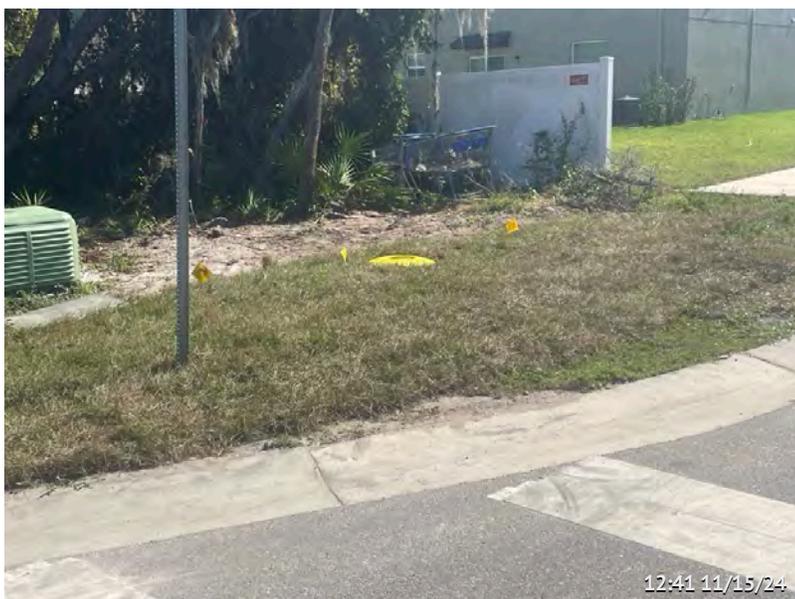
Assigned To Steadfast.
Heading South on the street looks good.



Simmons Loop.

Assigned To Steadfast.

Heading East on the sidewalk looks good.



Buttress Oaks.

Assigned To Steadfast.

Newly installed Bahia turf on the East side entrance.



Buttress Oaks.

Assigned To Steadfast.

The crack weeds need to be sprayed and burned.



Buttress Oaks.

Assigned To Steadfast.

The playground is clean and looks good.



Buttress Oaks.

Assigned To Steadfast.
Steadfast will remove and replace the dead Montgomery palm tree.



Buttress Oaks.

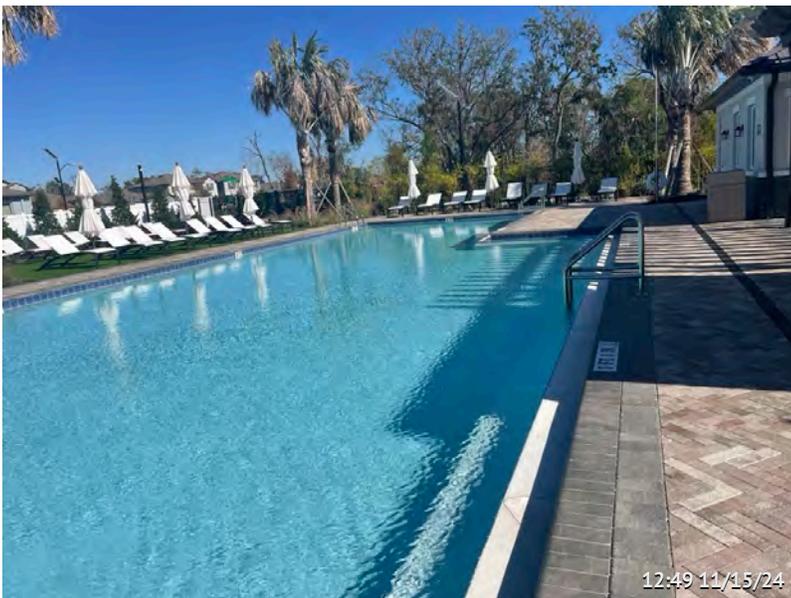
Assigned To Steadfast.
Steadfast was directed to trim all dead and hanging palm fronds.



Buttress Oaks.

Assigned To District manager.

The damaged fence is scheduled to be repaired.



Buttress Oaks.

Assigned To Blue Life.

The pool is clear and blue.



Buttress Oaks.

Assigned To District manager.

The chaise lounges and umbrellas are clean and look good. The dead palm fronds are scheduled to be trimmed.



Buttress Oaks.

Assigned To District manager.

The damaged fence is scheduled to be repaired.



Buttress Oaks.

Assigned To District manager.

The pool rules sign is damaged and needs to be replaced.



Buttress Oaks.

Assigned To District manager.

The plants and trees are healthy and look good. The artificial turf looks good, and is in excellent condition.



Buttress Oaks.

Assigned To Steadfast.

Straighten the Podocarpus plant.



Buttress Oaks.

Assigned To Steadfast.

Steadfast will remove and replace the dead hardwood tree.



Buttress Oaks.

Assigned To Steadfast.

Remove and replace any dead plant material.



Buttress Oaks.

Assigned To District manager.

New site development heading West.



Alder Green.

Assigned To District manager.

The utility station is clean and looks good.



Alder Green.

Assigned To District manager.

The mailboxes are clean and look good.



Pond # 2.

Assigned To Steadfast.

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



Pond # 1.

Assigned To Steadfast.

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



Alder Green.

Assigned To Steadfast.

Trim all dead and hanging palm fronds.



Alder Green.

Assigned To Steadfast.

The entrance median is clean and looks good.



Alder Green.

Assigned To Steadfast.

Replace the missing Juniper plant.



Alder Green.

Assigned To Steadfast.

Heading West on the sidewalk looks good.



Alder Green.

Assigned To District manager.

The up light is broken and needs to be repaired.



Alder Green.

Assigned To Steadfast.

Heading West on the North sidewalk looks good.



Alder Green.

Assigned To Steadfast.

Remove and replace the dead plant.



Alder Green.

Assigned To Steadfast.

This area of the Awabuki Viburnum hedge are showing improved fertility.



Alder Green.

Assigned To Steadfast.

Evaluate this area of Awabuki Viburnum fertility, as it has not improved like other areas of the hedge line. Report your findings back to Inframark.



Alder Green.

Assigned To Steadfast.

Remove and blow off the sand on the curbing.



Shady Preserve.

Assigned To Steadfast.

Heading West on the street.



Shady Preserve.

Assigned To Steadfast.

The community South side entrance sign is clean and looks good.



Shady Preserve.

Assigned To Steadfast.

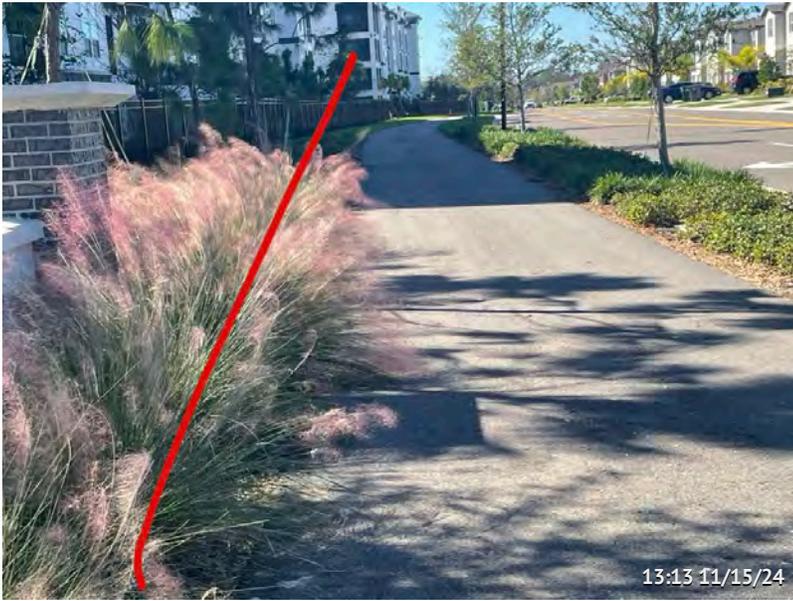
Steadfast will submit an estimate to replace the dead and declining Blue Daze plants. Steadfast will suggest alternate plants.



Shady Preserve.

Assigned To Steadfast.

Heading West on the sidewalk looks good overall.



Shady Preserve

Assigned To Steadfast.

Trim the ornamental grass off the sidewalk.



Shady Preserve.

Assigned To Steadfast.

Replace the dead plant.



Shady Preserve.

Assigned To Steadfast.

The North side community entrance sign is clean and looks good. Make sure the ornamental grass does not block the sign.



Shady Preserve.

Assigned To Steadfast.

Steadfast will submit an estimate to replace the dead and declining Blue Daze plants. Steadfast will suggest alternate plants.



Shady Preserve.

Assigned To Steadfast.

Steadfast will submit an estimate to replace the dead and declining Blue Daze plants. Steadfast will suggest alternate plants.



Shady Preserve.

Assigned To Steadfast.

There should be no plant material growing over the sidewalk.



Shady Preserve.

Assigned To Steadfast.
The dog park looks good.



Shady Preserve.

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



Shady Preserve.

Assigned To District manager.

The damaged fence is scheduled to be repaired.



Pond # 3.

Assigned To Steadfast.

The pond looks good.



Blue Plume.

Assigned To Steadfast.

The Bahia turf is not irrigated.



Pond # 6.

Assigned To Steadfast.

The pond looks good and it's beginning recede.



Poseidon Way.

Assigned To Steadfast.
Straightening the fallen tree.



Pond # 4.

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



Pond # 5.

Assigned To Steadfast.
The pond looks good.



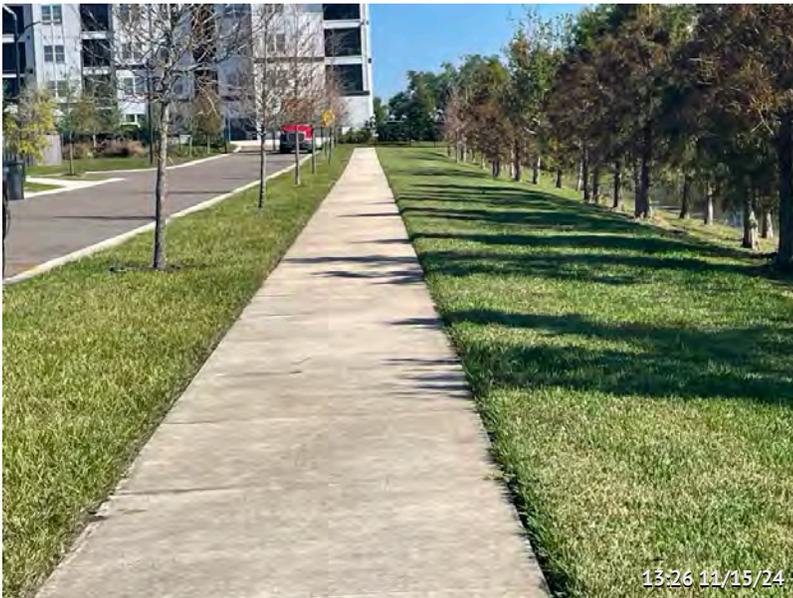
Poseidon Way.

Assigned To Steadfast.
Trim the suckers on the tree.



Poseidon Way.

Assigned To Steadfast.
Straighten the fallen tree.



Poseidon Way.

Assigned To Steadfast
Heading East on the sidewalk looks
good.



Poseidon Way.

Assigned To Steadfast.

The pocket park plants and turf are healthy and look good.



Carrara Manor.

Assigned To District manager.

The utility station looks good.



South Creek CDD Aquatics

Inspection Date:

11/27/2024 2:41 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:

Only thing to note in this pond was decaying surface algae along parts of the perimeter. Technician will continue to address this growth during future maintenance events.

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

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Torpedo grass was observed along the shoreline and within some of the beneficial vegetation. Pond is in great condition otherwise.

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

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in great condition overall. Minor torpedo grass growth noted along the shoreline will be treated accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<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: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying filamentous algae was present throughout. Pond is improving though. 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 Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae present. Moderate amount of nuisance grasses present within the pond. Some decaying grasses observed from previous treatments. Technician will continue to target this growth.

<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
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No nuisance vegetation observed. Pond is in excellent condition.

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

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is also in excellent condition.

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

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

With December on the way, fall gives way to winter. We can expect mornings and nights, as well as evenings, to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be/are decreasing.

On this visit, nearly all ponds inspected were in great condition. Filamentous algae was present in only minor amounts, and most of which appeared to be decaying already from previous treatments. Nuisance grasses were present in very minor amounts as well and only consisted of torpedo grass. Still more progress to be made, and our technician will continue to apply the proper treatments to combat any new or existing growth. The cooler weather that is coming will continue to keep the ponds looking good.

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:

