

**SOUTH CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**FEBRUARY 06, 2025**

**AGENDA PACKAGE**

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

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

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



2005 PAN AM CIRCLE, SUITE 300  
TAMPA. FL 33067

# South Creek Community Development District

## Board of Supervisors

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

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

## Regular Meeting Agenda

Thursday, February 06, 2025 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **February 06, 2025 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](#)

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- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ITEMS**
  - A. Ratification of Wetland Monitoring Services Agreement
  - B. Acceptance of Special Warranty Deed from Simmons East to CDD - Tract G-001
- 4. CONSENT AGENDA**
  - A. Approval of Minutes of the January 9, 2025 Meeting
  - B. Consideration of Operation and Maintenance Expenditures December 2024
  - C. Acceptance of the Financials and Approval of the Check Register for December 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 **March 6, 2025 at 2:00 p.m.**

## **Third Order of Business**

# **Wetland Monitoring Services Agreement**

This Wetland Monitoring Services Agreement (the “**Agreement**”) is made and entered into as of January 17, 2025, by and between the **South Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **PACSCON GeoEnvironmental Inc.**, a Florida for profit corporation (the “**Contractor**”).

## **Background Information:**

The District is responsible for the operation, maintenance, and monitoring of the wetlands within the boundaries of the District. The District desires to retain an independent contractor to provide professional environmental services of the District’s wetlands. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor, the parties desire to enter into this Agreement.

## **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and are incorporated by reference herein as a material part of this Agreement.
2. **Contractor’s Representations.**
  - a. Contractor has examined and carefully studied the project site, and has the experience, expertise, and resources to perform all required work.
  - b. Contractor is licensed to provide professional environmental services including wetland monitoring services pursuant to this Agreement.
3. **Scope of Services.** The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto and incorporated herein as **Exhibit “A”** in those locations depicted in same.
4. **Manner of Performance and Care of the Property.**
  - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
  - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each workday.
  - c. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
  - d. **Standard of Care.** Services performed by Contractor under this Agreement will be conducted in a manner consistent to the level of competency presently maintained by other practicing professional scientists under similar conditions in the location where the services are performed, for professional and technical soundness, accuracy, and adequacy of all work and materials furnished under the Agreement. The Contractor makes no other warranty express or implied, including without limitation, any warranty of fitness for a particular purpose.
5. **Compensation.**
  - a. The Contractor shall perform the services listed below:



- i. Annual Site Visit & Mitigation Area B Monitoring Event = \$800.00 (annual fee)
  - ii. Annual Wetland Monitoring Report = \$1,600.00 (annual fee).
- b. Total Annual Event Fee = \$2,400.00
- c. The District shall pay the Contractor within 30 days of receipt of the invoice.

6. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
7. **Term and Renewal.** The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
8. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
9. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
10. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
11. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  - c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.

- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

12. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from liability, claims, actions, suits, demands and obligations by a person, corporation, or other entity for injuries, death, property damage arising out of, or in connection with the negligent acts, errors, omissions, or willful misconduct of the Contractor in connection with the performance of the work to be completed by Contractor. Obligations shall include the proportionate payment of reasonable settlement, judgment, damage, penalty, forfeiture, back pay, court cost, arbitration and/or mediation cost, litigation expenses, attorney's fees, and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
13. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
14. **Personal Liability Immunity.** PURSUANT TO FLORIDA STATUTE 558.0035, NO EMPLOYEE, OFFICER, SHAREHOLDER, MANAGER, DIRECTOR, OR AGENT OF PACSCON SHALL BE INDIVIDUALLY LIABLE TO ENGINEER, CLIENT OR ANY OTHER PERSON FOR ANY NEGLIGENCE, MISCONDUCT, OR WRONGFUL ACTS IN CONNECTION WITH THE PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR OTHERWISE.
15. **Responsibilities of the District.** The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.
16. **Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY

TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**17. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**18. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-873-7300, BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607**

**19. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

- 20. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 21. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in in the county in which the District is located.
- 22. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 23. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 24. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 25. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 26. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 27. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 28. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 29. Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

**To the District:**

c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
Attn: District Manager  
[Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com)

**To Contractor:**

4517 George Road, Suite 220  
Tampa, FL 33634  
Attn: Christopher Poole, President  
[cpoole@pacscon.com](mailto:cpoole@pacscon.com)

- 30. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement

conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year written above.

**PACSCON GeoEnvironmental, Inc.**

**South Creek  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: Kelly Evans  
Title: Chair of the Board of Supervisors



P | (844) 772-2726  
E | info@pacskon.com

4517 George Road, Suite 220  
Tampa, FL 33634

December 5, 2024

Ms. Jayna Cooper, CDM  
District Manager  
**Inframark Infrastructure Management Services**  
2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, FL 33544

**Subject: Proposal for Wetland Monitoring Services**  
**South Creek Phase 2A & 2B**  
**US Hwy. 301 & Shady Preserve Dr.**  
**Riverview, Hillsborough County, FL**  
**PACSCON No. 2024-2212**

Dear Ms. Cooper:

Pursuant to your request, **PACSCON GeoEnvironmental, Inc. (PACSCON)** is pleased to provide this proposal to **Inframark Infrastructure Management Services** (the **Client**) for the completion of professional environmental services at the Subject Property as discussed further herein.

The following sections discuss our understanding of the project and provide our proposed scope of services, compensation, and schedule.

## PROJECT BACKGROUND & UNDERSTANDING

The Subject Property is located in an unincorporated area of Hillsborough County in Riverview, Florida and consists of an assemblage of three parcels, Folio numbers 077772-0100, 077772-7000, 077772-7010, totaling approximately 60.5 acres which are all zoned planned development (PD). Property appraiser documentation for these parcels is attached hereto.

The Southwest Florida Water Management District (SWFWMD or District) authorized individual construction environmental resource permit (ERP) number 43030786.001 for the Subject Property effective May 8, 2020. The permit authorized the construction of a stormwater management system designed to serve a 130-lot residential subdivision with single- and multi-family homes.

Permanent filling impacts of 0.01 acres for Wetland A and 0.43 acres for Wetlands B occurred during project construction. Mitigation was not required for the permanent impact to Wetland A. Mitigation for the permanent forested impacts to Wetland B were provided by the onsite creation of 0.43 acre of wetlands, Mitigation Area B, and the purchase of 0.22 forested credits from a mitigation bank. Monitoring of mitigation success criteria for Mitigation Area B is required and is the subject of this professional services proposal.

## SCOPE OF SERVICES & SCHEDULE

Pursuant to the specific conditions of the authorized ERP, a PACSCON wetland scientist will annually monitor Mitigation Area B to observe and document wetland mitigation success criteria between March 1<sup>st</sup> and November 30<sup>th</sup> of each year. An annual wetland monitoring report will be submitted to the SWFWMD upon the anniversary date of District’s approval to initiate monitoring. In the case of the Subject Property, the first annual wetland monitoring report for Mitigation Area B was due on September 21, 2024 but has apparently not yet been delivered to the District.

The annual wetland monitoring report will include, but not be limited to, the date the mitigation area was planted, vegetation species and quantities, percent coverage of desirable vegetation, percent coverage of nuisance vegetation, water quality, wildlife utilization, permanent transects and photo stations, problems encountered, and recommendations. All agency coordination and site visits as typically required for mitigation monitoring and reporting are included.

## COMPENSATION

It is proposed that our fees for the performance of the above-outlined scope of services be determined as summarized below:

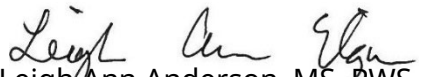
SCOPE OF SERVICES DESCRIPTION	PROPOSED FEE
TASK 1 – COMPLETION OF ANNUAL SITE VISIT & MITIGATION AREA B MONITORING EVENT (LUMP SUM)	\$800
TASK 2 – COMPLETION OF ANNUAL WETLAND MONITORING REPORT (LUMP SUM)	\$1,600
<b>TOTAL PROPOSED PER ANNUAL EVENT FEE</b>	<b>\$2,400</b>

In addition to those assumptions made in the scope of services above, our proposal assumes the following:

- All deliverables will be provided to the Client in electronic format.
- The Client will obtain the necessary authorizations to allow PACSCON to have ready access to the Subject Property during normal working hours throughout the performance of these services.
- A site plan that identifies the physical boundaries of the Subject Property will be provided in CADD format, if available.



- Wetland maintenance, replanting, and related services are not included in the scope of services herein. PACSCON can provide a separate scope and fee if these services are required at the site.



Leigh Ann Anderson, MS, PWS, CA  
Senior Ecologist | Project Manager

CP/LA/cp

Attachments: Property Appraiser Documentation  
Standard Schedule of Fees  
General Terms & Conditions



Christopher B. Poole, PG, CPG  
President | Founding Principal



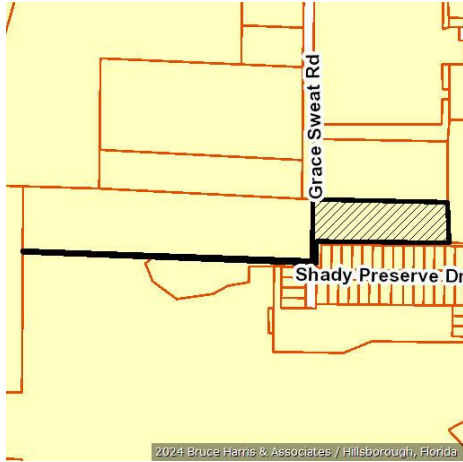




# Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 077772-0100



### Owner Information

Owner Name	SIMMONS EAST LLC
Mailing Address	111 S ARMENIA AVE STE 201 TAMPA, FL 33609-3337
Site Address	6601 GRACE SWEAT RD, RIVERVIEW
PIN	U-19-31-20-ZZZ-000003-15950.0
Folio	077772-0100
Prior PIN	
Prior Folio	077772-0000
Tax District	U - UNINCORPORATED
Property Use	0000 VACANT RESIDENTIAL < 20 AC
Plat Book/Page	/
Neighborhood	226001.00   Balm-Boyette Area
Subdivision	ZZZ   UNPLATTED

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$246,525	\$154,077	\$0	\$154,077
Public Schools	\$246,525	\$246,525	\$0	\$246,525
Municipal	\$246,525	\$154,077	\$0	\$154,077
Other Districts	\$246,525	\$154,077	\$0	\$154,077

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
26228 / 0386	2018473691	11	2018	WD	Unqualified	Improved	\$400,000
19900 / 0350	2010182949	04	2010	QC	Unqualified	Improved	\$100
8408 / 0248	96325178	12	1996	WD	Qualified	Improved	\$146,000
4171 / 1116		08	1983	WD	Unqualified	Vacant	\$55,000
4035 / 1141		12	1982	WD	Unqualified	Vacant	\$100

### Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
995H	Acreage Class 5	PD	0.0	0.0	AC   ACREAGE	3.46	\$246,525

## Legal Description

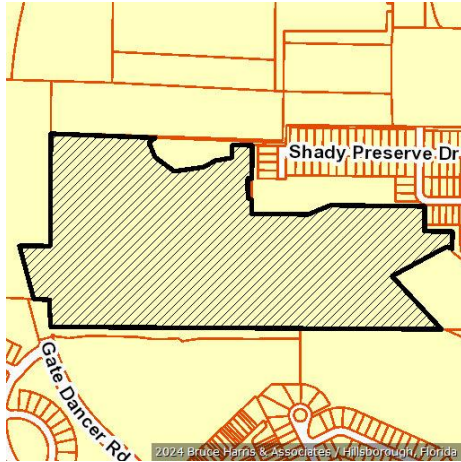
N 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 LESS N 37 FT ALG WITH S 15.8 FT OF N 1/4 OF NE 1/4 OF NW 1/4 LESS THAT PART AS DESC IN INST NO. 2021262656: COMM AT NE COR OF SEC 19 THN RUN N 89 DEG 20 MIN 16 SEC W 50 FT THN S 00 DEG 21 MIN 06 SEC W 200 FT ALG W R/W LINE US HWY 301 FOR A POB THN CONT S 00 DEG 21 MIN 06 SEC W 198.47 FT THN N 89 DEG 38 MIN 54 SEC W 146.48 FT THN CURVE LEFT RAD 498 FT CB S 87 DEG 43 MIN 15 SEC W 45.72 FT THN CURVE RIGHT RAD 544 FT CB S 87 DEG 52 MIN 47 SEC W 52.95 FT THN N 89 DEG 19 MIN 51 SEC W 237.79 FT THN N 85 DEG 50 MIN 11 SEC W 196.88 FT THN N 89 DEG 19 MIN 51 SEC W 193.02 FT THN S 00 DEG 40 MIN 09 SEC W 895.74 FT THN N 64 DEG 59 MIN 25 SEC W 549.73 FT THN N 52 DEG 26 MIN 46 SEC W 171.01 FT THN N 00 DEG 41 MIN 37 SEC E 123.53 FT THN N 89 DEG 19 MIN 51 SEC W 169.29 FT THN N 00 DEG 40 MIN 09 SEC E 151.33 FT THN N 89 DEG 19 MIN 51 SEC W 571.22 FT THN S 67 DEG 36 MIN 45 SEC W 146.40 FT THN N 89 DEG 19 MIN 51 SEC W 343.44 FT THN N 00 DEG 40 MIN 09 SEC E 419.73 FT THN S 87 DEG 20 MIN 57 SEC E 204.09 FT N 01 DEG 27 MIN 10 SEC E 128.24 FT THN S 89 DEG 20 MIN 16 SEC E 2521.79 FT TO POB LESS A PORTION OF LANDS LYING WITHIN CDD CONVEYANCE DESC AS: COMM AT NE COR OF SEC 19 THN RUN N 89 DEG 20 MIN 16 SEC W 50 FT THN S 00 DEG 21 MIN 06 SEC W 200 FT FOR A POB THN S 00 DEG 21 MIN 06 SEC W 60.16 FT THN N 89 DEG 17 MIN 54 SEC W 160.94 FT THN N 00 DEG 40 MIN 09 SEC E 44.86 FT THN S 84 DEG 35 MIN 08 SEC W 47.18 FT THN N 89 DEG 19 MIN 51 SEC W 568.92 FT THN S 00 DEG 40 MIN 09 SEC W 39.51 FT THN N 89 DEG 17 MIN 54 SEC W 55.84 FT THN N 00 DEG 40 MIN 09 SEC E 36.48 FT THN N 89 DEG 27 MIN 53 SEC W 855.86 FT THN S 00 DEG 40 MIN 09 SEC W 85 FT THN CURVE LEFT RAD 25 FT CB S 44 DEG 19 MIN 51 SEC E 35.36 FT THN S 89 DEG 28 MIN 07 SEC E 783.75 FT THN S 00 DEG 20 MIN 27 SEC W 58.89 FT THN N 89 DEG 19 MIN 51 SEC W 87.20 FT THN CURVE LEFT RAD 25 FT CB S 45 DEG 40 MIN 09 SEC W 35.36 FT TO A PT DESIGNATED AS POINT A THN S 00 DEG 40 MIN 09 SEC W 430.86 FT THN S 89 DEG 19 MIN 51 SEC E 114.81 FT THN S 00 DEG 20 MIN 27 SEC W 577.12 FT THN N 89 DEG 38 MIN 25 SEC W 694.44 FT THN N 42 DEG 59 MIN 55 SEC W 440.88 FT THN N 61 DEG 37 MIN 52 SEC E 374.25 FT THN S 72 DEG 06 MIN 58 SEC E 90.73 FT THN S 89 DEG 19 MIN 51 SEC E 152.72 FT THN CURVE RIGHT RAD 75 FT CB N 29 DEG 22 MIN 03 SEC W 75.08 FT TO A PT DESIGNATED AS POINT B THN N 00 DEG 40 MIN 09 SEC E 190 FT THN CURVE LEFT RAD 25 FT CB N 44 DEG 19 MIN 51 SEC W 35.36 FT THN N 89 DEG 19 MIN 51 SEC W 295.17 FT THN CURVE RIGHT RAD 75 FT CB N 44 DEG 19 MIN 51 SEC W 106.07 FT THN N 00 DEG 40 MIN 09 SEC E 190 FT THN CURVE LEFT RAD 25 FT CB N 44 DEG 19 MIN 51 SEC W 35.36 FT THN N 89 DEG 19 MIN 51 SEC W 733.70 FT THN CURVE LEFT RAD 25 FT CB S 45 DEG 40 MIN 09 SEC W 35.36 FT THN S 00 DEG 40 MIN 09 SEC W 95 FT THN S 89 DEG 19 MIN 51 SEC E 663.70 FT THN S 00 DEG 40 MIN 09 SEC W 150 FT THN S 55 DEG 45 MIN 26 SEC W 30.41 FT THN N 89 DEG 06 MIN 45 SEC W 233.26 FT THN CURVE LEFT RAD 190.65 FT CB S 80 DEG 14 MIN 30 SEC W 198.53 FT THN CURVE RIGHT RAD 27.70 FT CB S 56 DEG 49 MIN 29 SEC W 13.30 FT THN S 67 DEG 36 MIN 45 SEC W 66.76 FT THN CURVE RIGHT RAD 52.61 FT CB N 68 DEG 32 MIN 53 SEC W 64.83 FT THN N 58 DEG 33 MIN 59 SEC W 143.40 FT THN CURVE LEFT RAD 50 FT CB N 85 DEG 21 MIN 14 SEC W 44.45 FT THN S 68 DEG 03 MIN 46 SEC W 31.53 FT THN CURVE RIGHT RAD 100 FT CB S 86 DEG 22 MIN 58 SEC W 63.40 FT THN N 75 DEG 10 MIN 25 SEC W 23.65 FT THN N 70 DEG 02 MIN 32 SEC W 24.09 FT THN N 00 DEG 05 MIN 41 SEC E 117.96 FT THN S 89 DEG 19 MIN 51 SEC E 179.59 FT THN N 00 DEG 40 MIN 09 SEC E 200 FT THN N 89 DEG 19 MIN 51 SEC W 276.14 FT THN S 01 DEG 20 MIN 26 SEC W 76.39 FT THN S 80 DEG 19 MIN 50 SEC W 102.52 FT THN S 61 DEG 30 MIN 08 SEC W 79.76 FT THN S 82 DEG 15 MIN 43 SEC W 177.09 FT THN N 53 DEG 09 MIN 30 SEC W 143.44 FT THN N 21 DEG 48 MIN 36 SEC W 93.80 FT THN N 51 DEG 46 MIN 02 SEC E 23.02 FT THN S 87 DEG 20 MIN 57 SEC E 805.24 FT THN S 89 DEG 07 MIN 54 SEC E 24.06 FT THN S 00 DEG 40 MIN 09 SEC W 6.45 FT THN CURVE LEFT RAD 25 FT CB S 86 DEG 18 MIN 20 SEC E 2.64 FT THN S 89 DEG 19 MIN 51 SEC E 733.70 FT THN CURVE LEFT RAD 25 FT CB N 45 DEG 40 MIN 09 SEC E 35.36 FT THN N 00 DEG 40 MIN 09 SEC E 95 FT THN N 89 DEG 19 MIN 51 SEC W 140.90 FT THN N 01 DEG 07 MIN 29 SEC E 14.98 FT THN S 89 DEG 20 MIN 16 SEC E 1878.92 FT TO POB LESS PARCEL DESIGNATED AS A-60: COMM AT SD POINT A THN RUN N 81 DEG 21 MIN 40 SEC W 50.49 FT FOR A POB THN S 00 DEG 40 MIN 09 SEC W 190 FT THN CURVE RIGHT RAD 25 FT CB S 45 DEG 40 MIN 09 SEC W 35.36 FT THN N 89 DEG 19 MIN 51 SEC W 595.36 FT THN CURVE RIGHT RAD 25.07 FT CB N 46 DEG 01 MIN 42 SEC W 36.45 FT THN N 00 DEG 40 MIN 09 SEC E 190 FT THN CURVE RIGHT RAD 25 FT CB N 45 DEG 40 MIN 09 SEC E 35.36 FT S 89 DEG 19 MIN 51 SEC E 596.88 FT THN CURVE RIGHT RAD 25 FT CB S 44 DEG 19 MIN 51 SEC E 35.36 FT TO POB AND LESS PARCEL DESIGNATED AS B-60: COMM AT SD POINT B THN RUN S 89 DEG 19 MIN 51 SEC E 50 FT FOR A POB THN N 00 DEG 40 MIN 09 SEC E 190 FT THN CURVE RIGHT RAD 25 FT CB N 45 DEG 40 MIN 09 SEC E 35.36 FT THN S 89 DEG 19 MIN 51 SEC E 201.72 FT THN CURVE RIGHT RAD 25 FT CB S 44 DEG 19 MIN 51 SEC E 35.36 FT THN S SS DEG 40 MIN 09 SEC W 190 FT THN CURVE RIGHT RAD 25 FT CB S 45 DEG 40 MIN 09 SEC W 35.36 FT THN N 89 DEG 19 MIN 51 SEC W 201.72 FT THN CURVE RIGHT RAD 25 FT CB N 44 DEG 19 MIN 51 SEC W 35.36 FT TO POB AND ALSO LESS LESS A PORTION OF LANDS LYING WITHIN CDD CONVEYANCE DESC AS FOLLOWS: PARCEL DESIGNATED AS PARCEL A -61: COMM AT NE COR OF SEC 19 THN RUN N 89 DEG 20 MIN 16 SEC W 50 FT THN S 00 DEG 21 MIN 06 SEC W 260.16 FT ALG E R/W LINE OF US HWY 301 FOR A POB THN CONT S 00 DEG 21 MIN 06 SEC W 138.31 FT THN N 89 DEG 38 MIN 54 SEC W 146.48 FT THN CURVE LEFT RAD 498 FT CB S 87 DEG 43 MIN 15 SEC W 45.72 FT THN CURVE RIGHT RAD 544 FT CB S 87 DEG 52 MIN 47 SEC W 52.95 FT THN N 89 DEG 19 MIN 51 SEC W 237.79 FT THN N 85 DEG 50 MIN 11 SEC W 196.88 FT THN N 89 DEG 19 MIN 51 SEC W 200.82 FT TO A PT DESIGNATED AS POINT C THN N 00 DEG 20 MIN 27 SEC E 58.89 FT THN S 89 DEG 28 MIN 07 SEC E 47.11 FT THN N 00 DEG 40 MIN 09 SEC E 73.52 FT THN S 89 DEG 17 MIN 54 SEC E 55.84 FT THN S 00 DEG 40 MIN 09 SEC W 73.49 FT THN S 89 DEG 26 MIN 18 SEC E 532.51 FT THN CURVE LEFT RAD 430.50 FT CB N 87 DEG 53 MIN 42 SEC E 45.69 FT THN N 84 DEG 40 MIN 09 SEC E 37.90 FT THN N 00 DEG 40 MIN 09 SEC E 65.97 FT THN S 89 DEG 17 MIN 54 SEC E 160.94 FT TO POB PARCEL DESIGNATED AS PARCEL B -61: COMM AT SD POINT C THN RUN S 00 DEG 20 MIN 27 SEC W 455.87 FT FOR A POB THN S 89 DEG 19 MIN 51 SEC E 5.19 FT THN S 00 DEG 40 MIN 09 SEC W 577.10 FT THN N 89 DEG 38 MIN 25 SEC W 1.88 FT THN N 00 DEG 20 MIN 27 SEC E 577.12 FT TO POB PARCEL DESIGNATED AS PARCEL C -61: COMM AT NW COR OF NE 1/4 OF SEC 19 THN RUN S 01 DEG 27 MIN 10 SEC W 200.03 FT FOR A POB THN S 89 DEG 20 MIN 16 SEC E 642.87 FT THN S 01 DEG 07 MIN 29 SEC W 14.98 FT THN N 89 DEG 19 MIN 51 SEC W 620.44 FT THN S 00 DEG 40 MIN 09 SEC W 113.42 FT THN N 89 DEG 07 MIN 54 SEC W 24.06 FT THN N 87 DEG 20 MIN 57 SEC W 805.24 FT THN N 51 DEG 46 MIN 02 SEC E 24.14 FT THN S 87 DEG 20 MIN 57 SEC E 786.66 FT TO W LINE OF NE 1/4 THN N 01 DEG 27 MIN 10 SEC E 112.44 FT TO POB



# Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 077772-7000



### Owner Information

Owner Name	KL SIMMONS VILLAGE LLC
Mailing Address	111 S ARMENIA AVE STE 201 TAMPA, FL 33609-3337
Site Address	1, RUSKIN
PIN	U-19-31-20-ZZZ-000003-15970.0
Folio	077772-7000
Prior PIN	
Prior Folio	000000-0000
Tax District	U - UNINCORPORATED
Property Use	9900 VACANT ACREAGE > 20 AC
Plat Book/Page	/
Neighborhood	226001.00   Balm-Boyette Area
Subdivision	ZZZ   UNPLATTED

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$2,358,931	\$2,358,931	\$0	\$2,358,931
Public Schools	\$2,358,931	\$2,358,931	\$0	\$2,358,931
Municipal	\$2,358,931	\$2,358,931	\$0	\$2,358,931
Other Districts	\$2,358,931	\$2,358,931	\$0	\$2,358,931

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2024137678	12	2023	WD	Unqualified	Vacant	\$100
	2023406799	09	2023	WD	Unqualified	Vacant	\$223,600
24802 / 0213	2017103060	03	2017	WD	Unqualified	Vacant	\$3,000,000
21631 / 1191	2013031576	11	2012	QC	Unqualified	Vacant	\$100
21349 / 0544	2012313715	08	2012	CD	Unqualified	Vacant	\$100
7424 / 0391	94149137	06	1994	FD	Unqualified	Vacant	\$100
3114 / 0286		01	1976		Unqualified		\$100

### Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0700	BARN METAL	0	1995	54	48	2,592.00	\$24,883
0700	BARN METAL	0	1995	20	36	720.00	\$6,912
0620	UTILITY WOOD	0		24	24	576.00	\$6,394
0470	OPEN SHED	0	1995	14	6	84.00	\$504
0470	OPEN SHED	0	1995	40	16	640.00	\$3,840

## Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
995H	Acreage Class 5	PD	0.0	0.0	AC   ACREAGE	32.35	\$2,304,938
9610	LOWLANDS	PD	0.0	0.0	AC   ACREAGE	15.28	\$11,460

## Legal Description

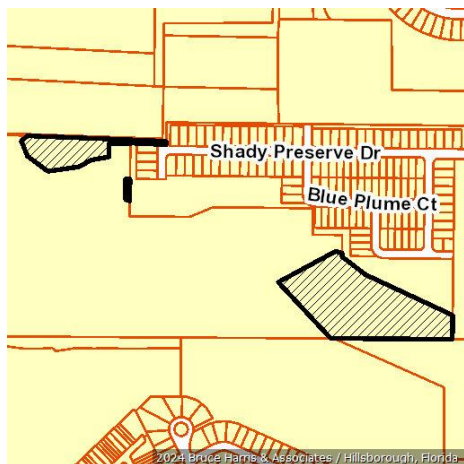
TRACT BEG AT SE COR OF NW 1/4 OF NW 1/4 OF SEC 19 TWP 31 RGE 20 THN RUN N 87 DEG 24 MIN 43 SEC W 98.44 FT TO E R/W LINE OF PROPOSED GATE DANCER RD THN N 15 DEG 08 MIN 59 SEC W 333.05 FT THN S 89 DEG 50 MIN E 186.31 FT TO W LINE OF NE 1/4 OF NW 1/4 THN N 00 DEG 09 MIN 52 SEC E 685.09 FT TO N LINE OF S 15.80 FT OF N 1/4 OF NE 1/4 OF NW 1/4 THN S 87 DEG 20 MIN 57 SEC E 593.02 FT TO NW COR OF PARCEL 3 (PER INSTRUMENT NO. 2021137461) THN S 51 DEG 46 MIN 02 SEC W 47.16 FT THN S 21 DEG 48 MIN 36 SEC E 93.80 FT THN S 53 DEG 09 MIN 30 SEC E 143.44 FT THN N 82 DEG 15 MIN 43 SEC E 177.09 FT THN N 61 DEG 30 MIN 08 SEC E 79.76 FT THN N 80 DEG 19 MIN 50 SEC E 102.52 FT THN N 01 DEG 20 MIN 26 SEC E 76.39 FT THN S 89 DEG 19 MIN 51 SEC E 120.47 FT TO BDRY OF TRACT F OF SOUTH CREEK PHASES 2A 2B AND 3C PER PB 141 PG 247 THN S 00 DEG 40 MIN 09 SEC W 200 FT THN N 89 DEG 19 MIN 51 SEC W 23.92 FT THN S 00 DEG 05 MIN 41 SEC W 117.96 FT THN S 70 DEG 02 MIN 32 SEC E 24.09 FT TO BDRY OF SD TRACT F THN S 00 DEG 40 MIN 09 SEC W 88.36 FT THN S 89 DEG 19 MIN 51 SEC E 312.24 FT THN CURVE LEFT RAD 52.61 FT CB S 89 DEG 19 MIN 51 SEC E 31.20 FT THN N 67 DEG 36 MIN 45 SEC E 146.40 FT THN S 89 DEG 19 MIN 51 SEC E 571.22 FT THN S 00 DEG 40 MIN 09 SEC W 151.33 FT THN S 89 DEG 19 MIN 51 SEC E 169.29 FT THN S 00 DEG 41 MIN 37 SEC W 104.27 FT THN N 72 DEG 06 MIN 58 SEC W 37.57 FT THN S 61 DEG 37 MIN 52 SEC W 374.25 FT THN S 42 DEG 59 MIN 55 SEC E 440.88 FT TO N LINE OF BELMONT PHASE 1B PB 124 PG 1 THN N 89 DEG 38 MIN 25 SEC W 223.16 FT THN N 89 DEG 38 MIN 57 SEC W 2101.13 FT TO W LINE OF SE 1/4 OF NW 1/4 THN N 00 DEG 09 MIN 52 SEC W 166.35 FT TO POB



# Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 077772-7010



### Owner Information

**Owner Name** SOUTH CREEK CDD

**Mailing Address** C/O MERITUS  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008

**Site Address**

**PIN** U-19-31-20-ZZZ-000003-15970.2

**Folio** 077772-7010

**Prior PIN** U-19-31-20-ZZZ-000003-15970.0

**Prior Folio** 077772-7000

**Tax District** U - UNINCORPORATED

**Property Use** 8900 MUNICIPAL

**Plat Book/Page** /

**Neighborhood** 226001.00 | Balm-Boyette Area

**Subdivision** ZZZ | UNPLATTED

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$48,840	\$47,142	\$47,142	\$0
Public Schools	\$48,840	\$48,840	\$48,840	\$0
Municipal	\$48,840	\$47,142	\$47,142	\$0
Other Districts	\$48,840	\$47,142	\$47,142	\$0

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2021137460	03	2021	WD	Unqualified	Vacant	\$100

### Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
995H	Acreage Class 5	PD	0.0	0.0	AC   ACREAGE	0.76	\$43,320
9610	LOWLANDS	PD	0.0	0.0	AC   ACREAGE	7.36	\$5,520



## Legal Description

COM AT NE COR THN N 89 DEG 20 MIN 16 SEC W 50 FT THN S 00 DEG 21 MIN 06 SEC W 200 FT TO POB THN S 00 DEG 21 MIN 06 SEC W 60.16 FT THN N 89 DEG 17 MIN 54 SEC W 160.94 FT THN N 00 DEG 40 MIN 09 SEC E 44.86 FT THN S 84 DEG 35 MIN 08 SEC W 47.18 FT THN N 89 DEG 19 MIN 51 SEC W 568.92 FT THN S 00 DEG 40 MIN 09 SEC W 39.51 FT THN N 89 DEG 17 MIN 54 SEC W 55.84 FT THN N 00 DEG 40 MIN 09 SEC E 36.48 FT THN N 89 DEG 27 MIN 53 SEC W 855.86 FT THN S 00 DEG 40 MIN 09 SEC W 85 FT THN ALG ARC OF CURVE TO LEFT W/RADIUS OF 25 FT CHD BRG S 44 DEG 19 MIN 51 SEC E 35.36 FT THN S 89 DEG 28 MIN 07 SEC E 783.75 FT THN S 00 DEG 20 MIN 27 SEC W 58.89 FT THN N 89 DEG 19 MIN 51 SEC W 87.20 FT THN ALG ARC OF CURVE TO LEFT W/RADIUS OF 25 FT CHD BRG S 45 DEG 40 MIN 09 SEC W 35.36 FT TO POINT A THN S 00 DEG 40 MIN 09 SEC W 430.86 FT THN S S 89 DEG 19 MIN 51 SEC E 114.81 FT THN S 00 DEG 20 MIN 27 SEC W 577.12 FT THN N 89 DEG 38 NUB 25 SEC W 694.44 FT THN N 42 DEG 59 MIN 55 SEC W 440.88 FT THN N 61 DEG 37 MIN 52 SEC E 374.25 FT THN S 72 DEG 06 MIN 58 SEC E 90.73 FT THN S 89 DEG 19 MIN 51 SEC E 152.72 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 75 FT CHD BRG N 29 DEG 22 MIN 03 SEC W 75.08 FT TO A PT B THN N 00 DEG 40 MIN 09 SEC E 190 FT THN ALG ARC OF CURVE TO LEFT W/RADIUS OF 25 FT CHD BRG N 44 DEG 19 MIN 51 SEC W 35.36 FT THN N 89 DEG 19 MIN 51 SEC W 295.17 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 75 FT CHD BRG N 44 DEG 19 MIN 51 SEC W 106.07 FT THN N 00 DEG 40 MIN 09 SEC E 190 FT THN ALG ARC OF CURVE TO LEFT W/RADIUS OF 25 FT CHD BRG N 44 DEG 19 MIN 51 SEC W 35.36 FT THN N 89 DEG 19 MIN 51 SEC W 733.70 FT THN ALG ARC OF CURVE TO LEFT W/RADIUS OF 25 FT CHD BRG S 45 DEG 40 MIN 09 SEC W 35.36 FT THN S 00 DEG 40 MIN 09 SEC W 95 FT THN S 89 DEG 19 MIN 51 SEC E 663.70 FT THN S 00 DEG 40 MIN 09 SEC W 150 FT THN S 55 DEG 45 MIN 26 SEC W 30.41 FT THN N 89 DEG 06 MIN 45 SEC W 233.26 FT THN ALG ARC OF CURVE TO LEFT W/RADIUS OF 190.65 FT CHD BRG S 80 DEG 14 MIN 30 SEC W 198.53 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS 27.70 FT CHD BRG S 56 DEG 49 MIN 29 SEC W 13.30 FT THN S 67 DEG 36 MIN 45 SEC W 66.76 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 52.61 FT CHD BRG N 68 DEG 32 MIN 53 SEC W 64.83 FT THN N 58 DEG 33 MIN 59 SEC W 143.40 FT THN ALG ARC OF CURVE TO LEFT W/RADIUS OF 50 FT CHD BRG N 85 DEG 21 MIN 14 SEC W 44.45 FT THN S 68 DEG 03 MIN 46 SEC W 31.53 THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 100 FT CHD BRG S 86 DEG 22 MIN 58 SEC W 63.40 FT THN N 75 DEG 10 MIN 25 SEC W 23.65 FT THN N 70 DEG 02 MIN 32 SEC W 24.09 FT THN N 00 DEG 05 MIN 41 SEC E 117.96 FT THN S 89 DEG 19 MIN 51 SEC E 179.59 FT THN N 00 DEG 40 MIN 09 SEC E 200 FT THN THN N 89 DEG 19 MIN 51 SEC W 276.41 FT THN S 01 DEG 20 MIN 26 SEC W 76.39 FT THN S 80 DEG 19 MIN 50 SEC W 102.52 FT THN S 61 DEG 30 MIN 08 SEC W 79.76 FT THN S 82 DEG 15 MIN 43 SEC W 177.09 FT THN N 53 DEG 09 MIN 30 SEC W 143.44 FT THN N 21 DEG 48 MIN 36 SEC W 93.80 FT THN N 51 DEG 46 MIN 02 SEC E 23.02 FT THN S 87 DEG 20 MIN 57 SEC E 805.24 FT THN S 89 DEG 07 MIN 54 SEC E 24.06 FT THN S 00 DEG 40 MIN 09 SEC W 6.45 FT THN ALG ARC OF CURVE TO LEFT W/RADIUS OF 25 FT CHD BRG S 86 DEG 18 MIN 20 SEC E 2.64 FT THN S 89 DEG 19 MIN 51 SEC E 733.70 FT THN ALG ARC OF CURVE TO LEFT W/RADIUS OF 25 FT CHD BRG N 45 DEG 40 MIN 09 SEC E 35.36 FT THN N 00 DEG 40 MIN 09 SEC E 95 FT THN N 89 DEG 19 MIN 51 SEC W 140.90 FT THN N 01 DEG 07 MIN 29 SEC E 14.98 FT THN S 89 DEG 20 MIN 16 SEC E 1878.92 FT TO POB LESS COM AT POINT A THN N 81 DEG 21 MIN 40 SEC W 50.49 FT FOR POB THN S 00 DEG 40 MIN 09 SEC W 190 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 25 FT CHD BRG S 45 DEG 40 MIN 09 SEC W 35.36 FT THN N 89 DEG 19 MIN 51 SEC W 595.36 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 25.07 FT CHD BRG N 46 DEG 01 MIN 42 SEC W 36.45 FT THN N 00 DEG 40 MIN 09 SEC E 190 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 25 FT CHD BRG N 45 DEG 40 MIN 09 SEC E 35.36 FT THN S 89 DEG 19 MIN 51 SEC E 596.88 FT THN ALG ARC OF CURVE TO W/RADIUS OF 25 FT CHD BRG S 44 DEG 19 MIN 51 SEC E 35.36 FT TO POB AND LESS COM AT POINT B THN S 89 DEG 19 MIN 51 SEC E 50 FT FOR POB THN N 00 DEG 40 MIN 09 SEC E 190 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 25 FT CHD BRG N 45 DEG 40 MIN 09 SEC E 35.36 FT THN S 89 DEG 19 MIN 51 SEC E 201.72 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 25 FT CHD BRG S 44 DEG 19 MIN 51 SEC E 35.36 FT THN S 00 DEG 40 MIN 09 SEC W 190 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 25 FT CHD BRG S 45 DEG 40 MIN 09 SEC W 35.36 FT THN N 89 DEG 19 MIN 51 SEC W 201.72 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 25 FT THN N 44 DEG 19 MIN 51 SEC W 35.36 FT TO POB...LESS THAT PART OF SOUTH CREEK PHASES 2A 2B AND 2C PB 141 PG 247 2022 LYING WITHIN



P | (844) 772-2726  
E | info@pacscon.com

4517 George Rd., Suite 220  
Tampa, FL 33634

## STANDARD SCHEDULE OF FEES

POSITION TITLE	UNIT OF MEASURE	BILLING RATE
▪ Environmental Technician – Junior	Per Hour	\$75.00
▪ Environmental Technician – Senior	Per Hour	\$90.00
▪ Clerical/Accounting/Administrative Support	Per Hour	\$60.00
▪ Drafting/CADD/GIS Design Support	Per Hour	\$100.00
▪ Staff Scientist	Per Hour	\$100.00
▪ Project Scientist	Per Hour	\$115.00
▪ Senior Scientist/Project Manager	Per Hour	\$130.00
▪ Principal Scientist/Senior Consultant/Senior Project Manager	Per Hour	\$145.00
▪ Associate Consultant/Senior Engineer/Program Manager	Per Hour	\$170.00
▪ Principal Consultant/Senior Program Manager	Per Hour	\$195.00

### NOTES:

- Subcontractors, Subconsultants, Supplies, Expenses, and Other Direct Costs will be invoiced at cost plus 15%.
- Project related mileage will be billed at the current Standard Mileage Rate for Business as published by the IRS.
- Personnel time expended will be invoiced in ½ hour increments.
- Expert Witness/Testimony will be billed at 2 times normal hourly rates summarized above.

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**  
Cari Allen Webster, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 27 day of November, 2024, by **SIMMONS EAST DEVELOPMENT, LLC**, a Florida limited liability company (“**Grantor**”), whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609, in favor of **SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida:

Tract G of Southcreek, according to the plat thereof, as recorded in Plat Book 139, Pages 122-129 of the Public Records of Hillsborough County, Florida (the “**Property**”)

**TOGETHER**, with all appurtenances thereunto appertaining, hereditaments, and improvements located thereon.

**TO HAVE AND TO HOLD** the Property, unto Grantee, its successors and assigns, in fee simple forever, subject to and except for the following: (a) taxes and covenants for the year 2024 and subsequent years; (b) governmental requirements and restrictions; and (c) easements, covenants, conditions, restrictions and other matters of record, however this provision shall not reimpose any of the same. Subject to the foregoing, Grantor hereby warrants the Property is free from all liens and encumbrances, and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

**THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.**



IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the  
Presence of:

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

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

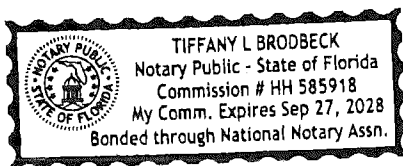
T Brodbeck  
Name: Tiffany Brodbeck  
Address: 111 S Armenia Ave  
Tampa, FL 33609

Austin Berns  
Name: Austin Berns  
Address: 111 S Armenia Ave  
Tampa, FL 33609

By: Nicholas J. Dister  
Vice President

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 27 day of November, 2024, by Nicholas J. Dister as Vice  
President of Eisenhower Management, Inc., a Florida corporation, as Manager of Simmons East  
Development, LLC, a Florida limited liability company, on behalf of the company, who is,  
personally known to me or produced \_\_\_\_\_ as identification.



T Brodbeck  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

## **Fourth Order of Business**

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

The regular meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, January 9, 2025, and called to order at 2:45 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson
Carlos de la Ossa	Vice Chairperson
Ryan Motko	Assistant Secretary
Nicholas Dister	Assistant Secretary (via Phone)
Lori Campagna	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Michael Perez	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer
Brittney Carpio	Administrative Assistant
Gary Schwartz	Field Manager

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

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

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

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

There being no comment, the next item followed

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

There being no Item, the next item followed.

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

**A. Approval of Minutes of the December 5, 2024, Regular Meeting**

**B. Consideration of Operation and Maintenance November 2024**

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

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, the Consent Agenda was approved. 5-0
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**FIFTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

There being no reports, the next item followed.

**B. District Engineer**

There being no reports, the next item followed.

**C. District Manager**

**i. Field Inspections Report**

**ii. Aquatics Report**

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

Board directed staff to get a hog trapping proposal for 3 months.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being no reports, the next item followed

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:51 pm. 5-0

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

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

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
CHARTER COMMUNICATION	12/6/2024	2972133120624 ACH	\$74.99	\$74.99	INTERNET
CITY-WIDE CLEANING LLC	11/28/2024	19023	\$200.00	\$200.00	CLEANING SERVICES
INFRAMARK LLC	12/3/2024	139007	\$850.00		DISTRICT INVOICE
INFRAMARK LLC	12/3/2024	139007	\$1,375.00		DISTRICT INVOICE
INFRAMARK LLC	12/3/2024	139007	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	12/3/2024	139007	\$125.00	\$3,350.00	DISTRICT INVOICE
JNJ CLEANING SERVICES LLC	12/1/2024	0468	\$610.00	\$610.00	CLEANING SERVICES
STANTEC CONSULTING SERVICES	11/19/2024	2315206	\$805.00	\$805.00	ENGINEER SERV
STEADFAST CONTRACTORS ALLIANCE	12/1/2024	SM-13906	\$6,709.67	\$6,709.67	SERVICE OCT 24
STEADFAST CONTRACTORS ALLIANCE	12/2/2024	SE-25459	\$595.00	\$595.00	AQUATIC MAINT
STRALEY ROBIN VERICKER	11/15/2024	25533	\$2,517.50	\$2,517.50	PROFESSIONAL SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$14,862.16</b>	<b>\$14,862.16</b>	
<b>Variable Contract</b>					
CARLOS DE LA OSSA	12/5/2024	CDLO 120524	\$200.00	\$200.00	SUPERVISOR FEE
JNJ CLEANING SERVICES LLC	10/28/2024	0436	\$1,010.00	\$1,010.00	CLEANING
KELLY ANN EVANS	12/5/2024	KE 120524	\$200.00	\$200.00	SUPERVISOR FEE
LORI A. CAMPAGNA	12/5/2024	LC 120524	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	12/5/2024	ND 120524	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	12/5/2024	RM 120524	\$200.00	\$200.00	SUPERVISOR FEE
TIMES PUBLISHING COM	11/17/2024	6841-111324 1117	\$1,148.54	\$1,148.54	Boundaries Expansion Ad 11.17.2024
TIMES PUBLISHING COM	12/4/2024	6841-111324	\$1,147.82	\$1,147.82	Boundaries Expansion Ad 12.04.2024
TIMES PUBLISHING COM	11/27/2024	6841-111324 1127	\$1,147.82	\$1,147.82	Boundaries Expansion Ad 11.27.2024
TIMES PUBLISHING COM	11/22/2024	6841-111324 1122	\$1,147.82	\$1,147.82	Boundaries Expansion Ad 11.22.2024
<b>Variable Contract Subtotal</b>			<b>\$6,602.00</b>	<b>\$6,602.00</b>	
<b>Utilities</b>					
BOCC - HILLSBOROUGH COUNTY	11/27/2024	9144108147 112724	\$974.73	\$974.73	WATER
TECO	12/6/2024	0243-120624 ACH	\$352.14	\$352.14	ELECTRIC
TECO	11/19/2024	6141-111924 ACH	\$94.24	\$94.24	ELECTRIC

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO	12/6/2024	4853-120624 ACH	\$69.56	\$69.56	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$1,490.67</b>	<b>\$1,490.67</b>	
<b>Regular Services</b>					
AYSHA TORRES	11/14/2024	111424	\$600.00	\$600.00	KEY FOB EVENT 11/13/24
STEADFAST CONTRACTORS ALLIANCE	12/12/2024	SM-14092	\$3,330.00	\$3,330.00	IRR- REPLACEMENT OF BLUE DAZE
STEADFAST CONTRACTORS ALLIANCE	12/23/2024	SM-14132	\$1,650.00	\$1,650.00	MULCHING
STRALEY ROBIN VERICKER	4/10/2024	24402	\$3,262.45	\$3,262.45	PROFESSIONAL SERVICES - 03/31/2024
STRALEY ROBIN VERICKER	12/11/2024	25705	\$3,507.50	\$3,507.50	PROFESSIONAL SERVICES THRU NOV 2024
TIMES PUBLISHING COM	12/18/2024	TB311198 121824	\$308.00	\$308.00	AD
<b>Regular Services Subtotal</b>			<b>\$12,657.95</b>	<b>\$12,657.95</b>	
<b>Additional Services</b>					
AYSHA TORRES	11/14/2024	AT 11142024	\$600.00	\$600.00	Key Fob Event 11/13/2024
MONICA ALVEREZ	11/14/2024	111424	\$600.00	\$600.00	KEY FOB EVENT 11/13/24
NEPTUNE MULTI SERVICES LLC	11/1/2024	0053702	\$600.00	\$600.00	BULLETIN BOARD INSTALLED
NEPTUNE MULTI SERVICES LLC	12/12/2024	0053718	\$3,965.00	\$3,965.00	REPAIR FENCE
SOUTH CREEK CDD	11/6/2024	110624-	\$1,143.14	\$1,143.14	Series 2021 FY25 Tax Dist ID 695
SOUTH CREEK CDD	11/22/2024	112224-	\$3,001.56	\$3,001.56	Series 2021 FY25 Tax Dist ID 698
SOUTH CREEK CDD	12/3/2024	12032024-01	\$79,854.98	\$79,854.98	Series 2024 FY25 DS
STEADFAST CONTRACTORS ALLIANCE	12/12/2024	SM-14093	\$835.00	\$835.00	LANDSCAPE SERVICES
<b>Additional Services Subtotal</b>			<b>\$90,599.68</b>	<b>\$90,599.68</b>	
<b>TOTAL</b>			<b>\$126,212.46</b>	<b>\$126,212.46</b>	



December 6, 2024  
Invoice Number: 2972133120624  
Account Number: 8337 12 029 2972133  
Security Code: 5857  
Service At: 13851 BUTTRESS OAKS WAY  
RIVERVIEW FL 33578-6275

Auto Pay Notice

#### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

#### Summary

Service from 12/06/24 through 01/05/25  
details on following pages

Previous Balance	58.53
Payments Received -Thank You!	-58.53
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 12/23/24	
<b>Total Due by Auto Pay</b>	<b>\$74.99</b>

#### NEWS AND INFORMATION

Enjoy unlimited calling plus 35+ free advanced calling features with Spectrum Business Voice. Call 1-844-308-5768 today!

**GOOD NEWS!** Your business is eligible for one line of Mobile Unlimited for one year. Call 1-844-308-0021 to speak with a Spectrum Business Specialist today!

**Experience connectivity that does not quit.** Add Wireless Internet Backup to keep your important business devices running - even during a power outage. Call 1-866-903-3995 today.



**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  
8633 2390 NO RP 06 12072024 NNNNNNNN 01 001088 0004

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



December 6, 2024

#### SOUTH CREEK AMENITY

Invoice Number: 2972133120624  
Account Number: 8337 12 029 2972133  
Service At: 13851 BUTTRESS OAKS WAY  
RIVERVIEW FL 33578-6275

**Total Due by Auto Pay** **\$74.99**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712029297213300074997





Invoice Number: 2972133120624  
 Account Number: 8337 12 029 2972133  
 Security Code: 5857

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 855-252-0675

8633 2390 NO RP 06 12072024 NNNNNNNN 01 001088 0004

**Charge Details**

Previous Balance	58.53
EFT Payment 11/23	-58.53
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 12/06/24 will appear on your next bill.

Service from 12/06/24 through 01/05/25

**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
	<b>\$74.99</b>

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

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges \$74.99**

**Total Due by Auto Pay \$74.99**

**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](https://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](https://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



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





## City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

**INVOICE NO.** 19023

TO:

Southerock CDD

2005 Pan Am

Tanggal 2/11/2019

C/c Southwest LPO

DATE:

11/28/24

[illegible]



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

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

Services provided for the Month of: December 2024

# INVOICE

<b>INVOICE#</b>
139007
<b>CUSTOMER ID</b>
C2311
<b>PO#</b>

<b>DATE</b>
12/3/2024
<b>NET TERMS</b>
Net 30
<b>DUE DATE</b>
1/2/2025

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
<b>Subtotal</b>					<b>3,350.00</b>

<b>Subtotal</b>	\$3,350.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540

services@jnjcleanservices.com  
+1 (813) 781-8999



Bill to  
South Creek CDD c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Invoice details  
Invoice no.: 0468  
Invoice date: 12/01/2024  
Due date: 12/15/2024

#	Date	Product or service	Description	Amount
1.		Restrooms	Clean/sanitize two(2) restrooms. JNJ will replenish any supplies needed.	\$370.00
2.		Pool Deck	Rearrange any chairs and/or tables that are out of place. Clean tables and chairs as needed. Pick up any trash around pool deck.	\$150.00
3.		Trash	Remove and replace 2 large trash bags.	\$60.00
4.		Blower	Blowing will be done once a week on pool deck and parking lot, if needed.	\$30.00

Total

\$610.00

Ways to pay



Note to customer  
Amenity cleaning service for South Creek CDD - November 2024

Pay invoice

<b>Invoice Number</b>	2315206
<b>Invoice Date</b>	November 19, 2024
<b>Purchase Order</b>	215615749
<b>Customer Number</b>	159127
<b>Project Number</b>	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

**November 8, 2024**

Current Invoice Total (USD)

805.00

**Top Task 2024 2024 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.75	160.00	280.00
<b>Subtotal Professional Services</b>	<u>1.75</u>		<u>280.00</u>

Top Task Subtotal 2024 FY General Consulting

280.00

**Top Task 2025 FY 2025 District Engineering Task****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.75	160.00	440.00
Litzelfelner, Samantha Lee	0.50	170.00	85.00
<b>Subtotal Professional Services</b>	<u>3.25</u>		<u>525.00</u>

Top Task Subtotal FY 2025 District Engineering Task

525.00

**Total Fees & Disbursements**805.00**INVOICE TOTAL (USD)****805.00****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. #
2024-11-04	215615749	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.50	170.00	85.00	PROJECT COORDINATION	
2024-09-30	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.75	160.00	120.00	FINANCIAL REVIEW	
2024-10-25	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-10-30	215615749	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-11-04	215615749	2025	Direct - Regular	NURSE, VANESSA M	1.25	160.00	200.00	REQUISITIONS	
2024-11-05	215615749	2025	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00	REQUISITIONS	
2024-11-06	215615749	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	FINANCIAL REVIEW	
Total Project 215615749					5.00		\$805.00		



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

## Invoice

Date	Invoice #
12/1/2024	SM-13906

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.

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



# Invoice

<b>Project Total Balance</b>	\$1,190.00	<b>Customer Total Balance</b>	\$7,042.50
------------------------------	------------	-------------------------------	------------

# 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

November 15, 2024  
Client: 001545  
Matter: 000001  
Invoice #: 25533

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/2/2024	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
10/3/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$112.50
10/3/2024	MS	PREPARE RESOLUTION CANVASSING AND CERTIFYING THE ELECTION; PREPARE RESOLUTION DESIGNATION OFFICERS; PREPARE INSTRUCTIONS, PROXY, AND BALLOTS.	1.6	\$280.00
10/3/2024	KCH	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
10/14/2024	LB	REVIEW CORRESPONDENCE FROM AND RESPOND TO B. RADCLIFF RE PROXY FORM, INSTRUCTIONS AND BALLOTS FOR LANDOWNER'S ELECTION.	0.2	\$35.00
10/14/2024	KCH	REVIEW LANDOWNER PROXIES AND INFORMATION SHEETS FOR UPCOMING LANDOWNER MEETING/ELECTION; EMAILS WITH B.RADCLIFF REGARDING SAME.	0.4	\$130.00
10/18/2024	KCH	PREPARE FOR AND ATTEND CDD OPERATIONS MEETING.	0.4	\$130.00
10/23/2024	KCH	REVIEW MASTER INDENTURES AND PREPARE ENGINEER COMPLETION CERTIFICATE.	1.7	\$552.50
10/24/2024	JMV	CONFERENCE CALL WITH J. COOPER RE: CONSTRUCTION ACCOUNTS AND REQUISITIONS; REVIEW EMAILS FROM J. COOPER; TELEPHONE CALL FROM J. COOPER RE: AMENITY CENTER DAMAGE.	1.3	\$487.50
10/27/2024	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.8	\$300.00



SERVICES

Date	Person	Description of Services	Hours	Amount
10/29/2024	MS	FINALIZE AND TRANSMIT BALLOTS, PROXY, INSTRUCTIONS, RESOLUTION CANVASSING AND CERTIFYING, AND RESOLUTION DESIGNATING OFFICERS.	0.4	\$70.00
10/30/2024	JMV	REVIEW EMAIL FROM J. COOPER RE: CDD ENGINEER'S CERTIFICATE; DRAFT EMAIL TO J. COOPER.	0.3	\$112.50
Total Professional Services			8.3	\$2,517.50
Total Services			\$2,517.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,517.50
Previous Balance				\$7,672.45
Less Payments				(\$4,410.00)
PAY THIS AMOUNT				\$5,779.95

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	\$5,779.95
Total Remaining Balance Due						\$5,779.95

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,517.50	\$0.00	\$0.00	\$3,262.45

**SOUTH CREEK CDD**

MEETING DATE: December 5, 2024

DMS: Jayna Cooper

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

INVOICE

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540

services@jnjcleanservices.com  
+1 (813) 781-8999



Bill to  
South Creek CDD c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Invoice details  
Invoice no.: 0436  
Invoice date: 10/28/2024  
Due date: 11/15/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Restrooms	Clean/sanitize two(2) restrooms. JNJ will replenish any supplies needed.	2	\$185.00	\$370.00
2.		Trash	Remove and replace 2 large trash bags.	2	\$30.00	\$60.00
3.		Pool Deck	Rearrange any chairs and/or tables that are out of place. Clean tables and chairs as needed. Pick up any trash around pool deck.	1	\$150.00	\$150.00
4.		Blower	Blowing will be done once a week on pool deck and parking lot, if needed.	1	\$30.00	\$30.00
5.		Storm Preparations	Hurricane Milton - pool furniture fixed after storm including taking chair out of pool.	1	\$250.00	\$250.00
6.		Vandalism	Oct 23rd - made aware of vandalism at the property. Water inside of activity room was cleaned as well as water inside of water heater closet. Women's restroom - wine bottle was found broken on the floor and wine on walls, toilet and floor.	1	\$150.00	\$150.00

Total

\$1,010.00

Ways to pay



Note to customer

[View and pay](#)

**SOUTH CREEK CDD**

MEETING DATE: December 5, 2024

DMS: Jayna Cooper

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

**SOUTH CREEK CDD**

MEETING DATE: December 5, 2024

DMS: Jayna Cooper

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

**SOUTH CREEK CDD**

MEETING DATE: December 5, 2024

DMS: Jayna Cooper

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



**SOUTH CREEK CDD**

MEETING DATE: December 5, 2024

DMS: Jayna Cooper

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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

# Tampa Bay Times

tampabay.com

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

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/13/24-12/4/24		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
11/17/2024	Deirdre Bonett	TB311198	
Total Amount Due		Ad Number	
\$1,148.54		6841-111324	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/13/24	12/4/24	6841	Tampa Bay Times , tampabay.com	B Section	Boundaries Expansions	1	4.00x12.00 IN	\$1,146.54
					Affidavit Fee			\$2.00
11/13/24	12/4/24	6841	Tampa Bay Times , tampabay.com	B Section	Boundaries Expansions	1	4.00x12.00 IN	\$0.00



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DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SOUTH CREEK CDD  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

#### REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
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**Tampa Bay Times**

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

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Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

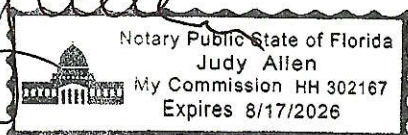
Signature of Affiant

Sworn to and subscribed before me this 12/04/2024

Signature of Notary of 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:** December 10, 2024

**TIME:** 9:00 a.m.

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



### 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 December 10, 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 modify 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

11/13, 11/20, 11/27, 12/04

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)
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- 3) Mailed to P. O. Box 1110, Tampa, FL 33601
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All documentation submitted should reference the application number #24-0950.

**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 communications 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](http://HCFLGov.net/SpeakUp).

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# Tampa Bay Times

tampabay.com

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

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/13/24-12/4/24		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
12/4/2024	Deirdre Bonett	TB311198	
Total Amount Due		Ad Number	
\$1,147.82		6841-111324	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
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TAMPA, FL 33607

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PO BOX 123396  
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# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

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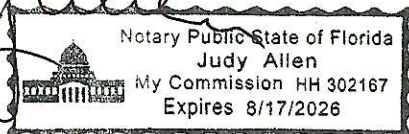
Signature of Affiant

Sworn to and subscribed before me this 12/04/2024

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced \_\_\_\_\_

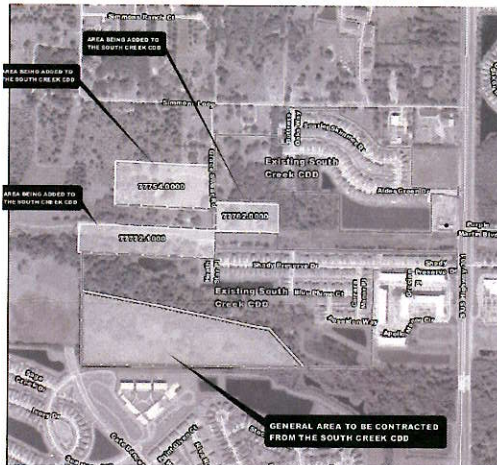




# NOTICE OF PUBLIC HEARING

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

**DATE:** December 10, 2024  
**TIME:** 9:00 a.m.  
**LOCATION:** Boardroom - 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602



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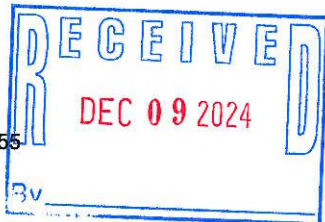
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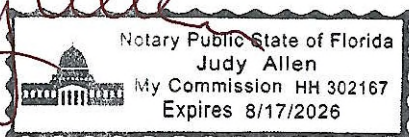
Signature of Affiant

Sworn to and subscribed before me this **12/04/2024**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced \_\_\_\_\_





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**TIME:** 9:00 a.m.

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



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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

11/13, 11/20, 11/27, 12/04

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:

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All documentation submitted should reference the application number #24-0950.

**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 communications media technology or in person.

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# Tampa Bay Times

tampabay.com

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

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/13/24-12/4/24		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
11/22/2024	Deirdre Bonett	TB311198	
Total Amount Due		Ad Number	
\$1,147.82		6841-111324	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/20/24	12/4/24	6841	Tampa Bay Times , tampabay.com	B Section	Boundaries Expansions	1	4.00x12.00 IN	\$0.00
11/13/24	12/4/24	6841	Tampa Bay Times , tampabay.com	B Section	Boundaries Expansions	1	4.00x12.00 IN	\$1,147.82

RECEIVED

NOV 27 2024

By \_\_\_\_\_

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
11/13/24-12/4/24		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
11/22/2024	Deirdre Bonett	TB311198	
Total Amount Due		Ad Number	
\$1,147.82		6841	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SOUTH CREEK CDD  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

#### REMIT TO:

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

**Tampa Bay Times**

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Boundaries Expansions was published in said newspaper by print in the issues of 11/13/24, 11/20/24, 11/27/24, 12/04/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

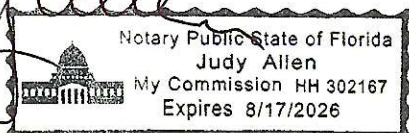
Signature of Affiant

Sworn to and subscribed before me this 12/04/2024

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced \_\_\_\_\_





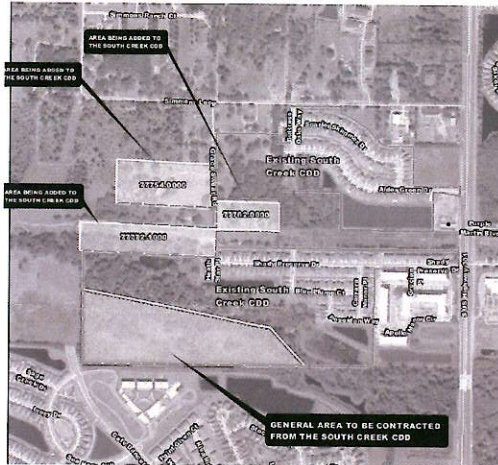
# NOTICE OF PUBLIC HEARING

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

**DATE:** December 10, 2024

**TIME:** 9:00 a.m.

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



### 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 December 10, 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 modify 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.**

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11/13, 11/20, 11/27, 12/04

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Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SIMMONS EAST DEVELOPMENT, LLC	9144108147	11/27/2024	12/18/2024

Service Address: 13851 BUTTRESS OAKS WAY

South Creek CDD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	10/29/2024	13681	11/26/2024	14323	642 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$1.94
Water Base Charge	\$20.91
Water Usage Charge	\$0.66
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$4.19

#### Summary of Account Charges

Previous Balance	\$890.40
Net Payments	\$0.00
Past Due Amount	\$890.40
Total Account Charges	<b>\$84.33</b>

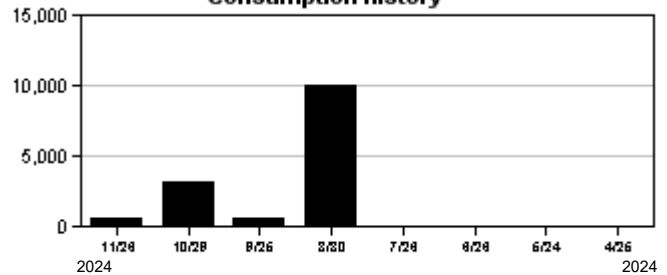
<b>AMOUNT DUE</b>	<b>\$974.73</b>
-------------------	-----------------

#### Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-733-5519 X 54133.

The one-day-per-week watering restrictions for unincorporated Hillsborough County have been lifted. Current year-round rules now allow watering twice per week on designated days. Find your watering days at [HCFL.gov/WaterRestrictions](https://www.hcfl.gov/WaterRestrictions).

Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9144108147



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://www.HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.HCFLGov.net/Water)



**\*\*NOTICE\*\* THIS BALANCE REFLECTS A PAST DUE AMOUNT THAT MUST BE PAID IMMEDIATELY TO AVOID DISCONNECTION. THE DUE DATE IS FOR CURRENT CHARGES ONLY.**

South Creek



SIMMONS EAST DEVELOPMENT, LLC  
111 S. ARMENIA AVE, STE 201  
TAMPA FL 33609-3337

21,840 8

DUE DATE	12/18/2024
AMOUNT DUE	\$974.73
AMOUNT PAID	

0091441081477 00000974733





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

**Statement Date:** December 06, 2024

**Amount Due:** \$352.14

**Due Date:** December 27, 2024

**Account #:** 211032690243

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

## Account Summary

**Current Service Period:** November 01, 2024 - December 02, 2024

Previous Amount Due	\$277.73
Payment(s) Received Since Last Statement	-\$277.73
<b>Current Month's Charges</b>	<b>\$352.14</b>

**Amount Due by December 27, 2024** **\$352.14**

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

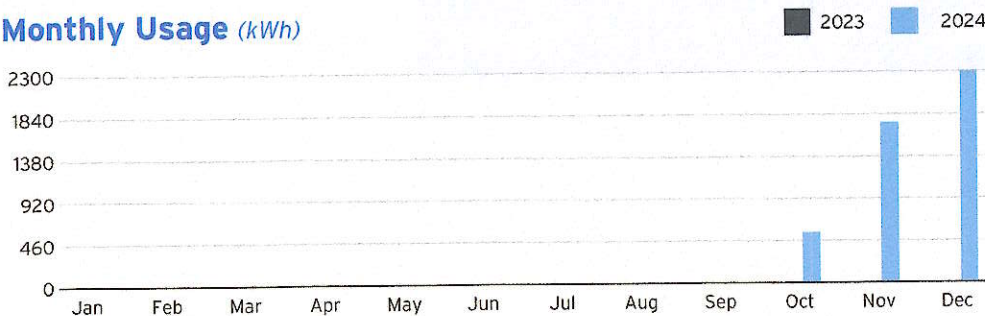


Your average daily kWh used was **24.14% higher** than it was in your previous period.



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](https://TECOaccount.com)



[TampaElectric.com/Share](https://TampaElectric.com/Share)



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

**Account #:** 211032690243

**Due Date:** December 27, 2024

**Amount Due:** \$352.14

**Payment Amount:** \$ \_\_\_\_\_

620520149391

Your account will be drafted on December 27, 2024



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

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

Account #: 211032690243  
 Statement Date: December 06, 2024  
 Charges Due: December 27, 2024

### Meter Read

**Service Period:** Nov 01, 2024 - Dec 02, 2024

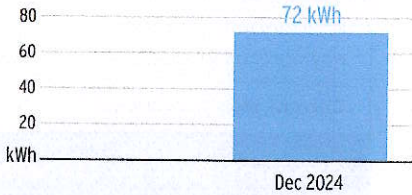
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000342031	12/02/2024	8,058	5,768	2,290 kWh	1	32 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	2,290 kWh @ \$0.08192/kWh	\$187.60
Fuel Charge	2,290 kWh @ \$0.03157/kWh	\$72.30
Storm Protection Charge	2,290 kWh @ \$0.00775/kWh	\$17.75
Clean Energy Transition Mechanism	2,290 kWh @ \$0.00427/kWh	\$9.78
Storm Surcharge	2,290 kWh @ \$0.00225/kWh	\$5.15
Florida Gross Receipt Tax		\$8.12
<b>Electric Service Cost</b>		<b>\$324.70</b>
State Tax		\$27.44
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$352.14</b>

### Avg kWh Used Per Day



### Important Messages

**Important Rate Information**  
 Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed rate adjustments to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) for more details.

**Total Current Month's Charges \$352.14**

00004328-0010338-Page 8 of 10

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

### Ways To Pay Your Bill

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

### Contact Us

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

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





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

Statement Date: November 19, 2024

Amount Due: \$94.24

Due Date: December 10, 2024

Account #: 221008846141

**DO NOT PAY. Your account will be drafted on December 10, 2024**

## Account Summary

Current Service Period: October 16, 2024 - November 13, 2024

Previous Amount Due \$80.88

Payment(s) Received Since Last Statement -\$80.88

Current Month's Charges \$94.24

**Amount Due by December 10, 2024 \$94.24**

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 **26.67% higher** than the same period last year.

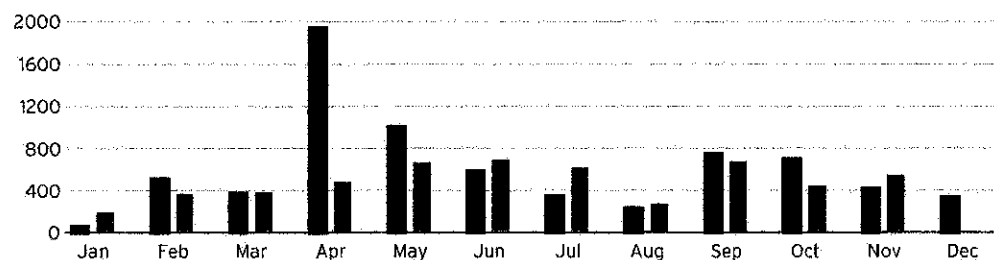


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Scan here to view your account online.

## Monthly Usage (kWh)



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**SCAM**

# Don't Get Scammed!

Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at [TampaElectric.com/Scam](https://TampaElectric.com/Scam).



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

Account #: 221008846141

Due Date: December 10, 2024



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$94.24

Payment Amount: \$ \_\_\_\_\_

651384226332

Your account will be drafted on December 10, 2024

00001637 FTECO111192423393410 00000 03 00000008 13134 002  
SOUTH CREEK COMMUNITY DEVELOPMENT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

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



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

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**Statement Date:** November 19, 2024  
**Charges Due:** December 10, 2024

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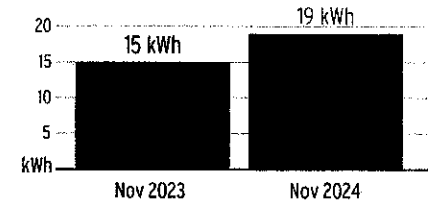
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000877781	11/13/2024	12,603		12,054		549 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	549 kWh @ \$0.08192/kWh		\$44.97
Fuel Charge	549 kWh @ \$0.03157/kWh		\$17.33
Storm Protection Charge	549 kWh @ \$0.00775/kWh		\$4.25
Clean Energy Transition Mechanism	549 kWh @ \$0.00427/kWh		\$2.34
Storm Surcharge	549 kWh @ \$0.00225/kWh		\$1.24
Florida Gross Receipt Tax			\$2.36
<b>Electric Service Cost</b>			<b>\$94.24</b>

## 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.

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

**Total Current Month's Charges**

**\$94.24**

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

## Ways To Pay Your Bill

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

## Contact Us

<b>Online:</b> <a href="https://TampaElectric.com">TampaElectric.com</a>	<b>Hearing Impaired/TTY:</b> 7-1-1
<b>Phone:</b> <b>Commercial Customer Care:</b> 866-832-6249 <b>Residential Customer Care:</b> 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	<b>Power Outage:</b> 877-588-1010 <b>Energy-Saving Programs:</b> 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**  
10317 ALDER GREEN DR, WELL  
RIVERVIEW, FL 33578-6275

**Statement Date:** December 06, 2024

**Amount Due:** \$69.56

**Due Date:** December 27, 2024  
**Account #:** 211024964853



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

### Account Summary

<b>Current Service Period:</b> November 01, 2024 - December 02, 2024	
Previous Amount Due	\$74.96
Payment(s) Received Since Last Statement	-\$74.96
<b>Current Month's Charges</b>	<b>\$69.56</b>
<b>Amount Due by December 27, 2024</b>	<b>\$69.56</b>

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

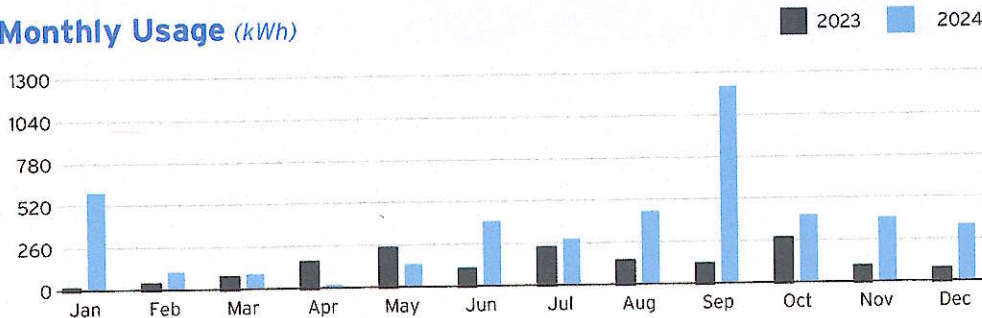
### Your Energy Insight

-  Your average daily kWh used was **450% higher** than the same period last year.
-  Your average daily kWh used was **15.38% lower** than it was in your previous period.



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](https://TECOaccount.com)



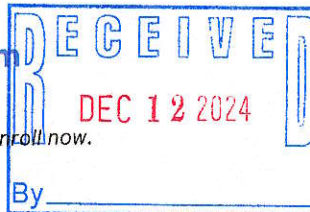
To ensure prompt credit, please return stub portion of this bill with your payment.



**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](https://TampaElectric.com/Paperless) to enroll now.



**Account #:** 211024964853  
**Due Date:** December 27, 2024

**Amount Due:** \$69.56

**Payment Amount:** \$ \_\_\_\_\_

640273210815

Your account will be drafted on December 27, 2024

00004328 FTECO112072400275510 00000 03 00000000 18368 005  
**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: December 06, 2024  
Charges Due: December 27, 2024

## Meter Read

**Meter Location:** IRRIGATION/WELL

**Service Period:** Nov 01, 2024 - Dec 02, 2024

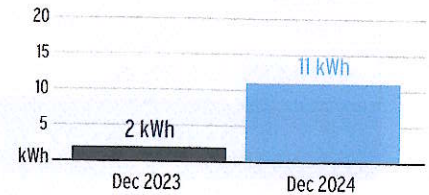
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	12/02/2024	8,438	8,095	343 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	343 kWh @ \$0.08192/kWh	\$28.10
	Fuel Charge	343 kWh @ \$0.03157/kWh	\$10.83
	Storm Protection Charge	343 kWh @ \$0.00775/kWh	\$2.66
	Clean Energy Transition Mechanism	343 kWh @ \$0.00427/kWh	\$1.46
	Storm Surcharge	343 kWh @ \$0.00225/kWh	\$0.77
	Florida Gross Receipt Tax		\$1.74
	<b>Electric Service Cost</b>		<b>\$69.56</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges**

**\$69.56**

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://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](https://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](https://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.

# **CHECK REQUEST**

**District Name:** South Creek CDD

**Date:** 11/14/2024

**Vendor Name:** Aysha Torres   
1319 W Knollwood St Tampa FL 33604

**Check amount:** \$600.00

**Check Description/Reason:** Key Fob event on 11/13/24

**Requester:** Jayna Cooper

**Manager review:**



# Invoice

## Steadfast Maintenance

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576  
844-347-0702 | [ar@steadfastalliance.com](mailto:ar@steadfastalliance.com)

Date	Invoice #
12/12/2024	SM-14092

**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	
			Floyd wyatt	Net 30	SM1054 South Creek CDD Maintenance	
Quantity	Description		Rate	Serviced Date	Amount	
	Replacement of the existing Blue Daze in the front beds at entrances on Shady Preserve. Installed Lantana Lavender where Blue daze was removed.		0.00	12/12/2024	0.00	
270	Lantana Lavender 1gal		9.00	12/12/2024	2,430.00	
1	Irrigation Wet Check - Includes new drip line, parts and labor.		400.00	12/12/2024	400.00	
10	Demo - removal of existing Blue Daze - prep beds for new plant install.		50.00	12/12/2024	500.00	

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.

<b>Total</b>	\$3,330.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,330.00



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

## Invoice

Date	Invoice #
12/23/2024	SM-14132

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
	Replace much beds along Shady Preserve entrance beds, mulch bed along dog park pathway beds, and mulch beds along Alderman road entrance.		0.00	12/23/2024	0.00
16.5	Mini/Nugget Mulch - Bagged - 3 cu ft bag - Shady Preserve Entrance		60.00	12/23/2024	990.00
11	Mini/Nugget Mulch - Bagged - 3 cu ft bag - Alderman Road Entrance		60.00	12/23/2024	660.00

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.

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

# Tampa Bay Times

tampabay.com

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

## DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
12/18/24-12/18/24	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
12/18/2024	Deirdre Bonett	TB311198
Total Amount Due	Invoice Number	
\$308.00	12841-121824	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
12/18/24	12/18/24	12841	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Rescheduled Meeting  Affidavit Fee	2	1.00x37.00 L	\$306.00  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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

Advertising Run Dates	A vertiser Name	
12/18/24-12/18/24	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
12/18/2024	Deirdre Bonett	TB311198
Total Amount Due	Invoice Number	
\$308.00	12841-121824	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SOUTH CREEK CDD  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

#### REMIT TO:

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



# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Rescheduled Meeting was published in said newspaper by print in the issues of 12/18/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

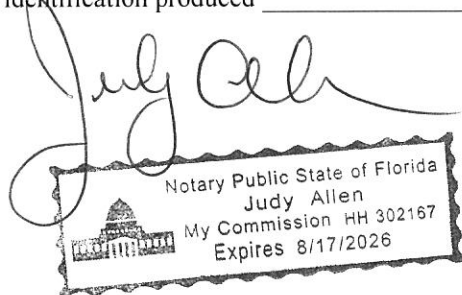
Signature of Affiant

Sworn to and subscribed before me this **12/18/2024**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced \_\_\_\_\_



## NOTICE OF RESCHEDULED MEETING SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors ("Board") of the South Creek Community Development District ("District") scheduled for Thursday, January 2, 2025 at 2:00 p.m. has been rescheduled to Thursday, January 9, 2025 at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The Meeting may be continued to a date and time certain which will be announced at the meetings. There may be occasions when one or more Supervisors may participate via phone. Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jayna Cooper  
District Manager  
Run Date: December 18, 2024

12841

# **CHECK REQUEST**

District Name: South Creek CDD

Date: 11/14/2024

Vendor Name: Aysha Torres  
1319 W Knollwood St Tampa FL 33604

Check amount: \$600.00

Check Description/Reason: Key Fob event on 11/13/24

Requester: Jayna Cooper

Manager review: Jayna Cooper

**CHECK REQUEST**

District Name: South Creek CDD

Date: 11/14/2024

Vendor Name: Monica Alvarez  
3415 Oak Trail Ct. Tampa 33614

Check amount: \$600.00

Check Description/Reason: Key Fob event on 11/13/24

Requester: Jayna Cooper

Manager review: Jayna Cooper



## Neptune Multi services LLC

11423 Crestlake Village Dr  
Riverview, FL, 33569  
Neptunemts@gmail.com  
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>  
813-778-9857

## Invoice

Invoice No: 0053702  
Date: 11/01/2024  
Terms: NET 0  
Due Date: 11/01/2024

Bill To: South Creek Cdd  
jayna.cooper@inframark.com

Description	Quantity	Rate	Amount
Bulletin board Purchase and install	1	\$600.00	\$600.00

### Payment Instructions

Cashapp \$neptunejku

Subtotal	\$600.00
TAX 0%	\$0.00
Total	\$600.00
Paid	\$0.00

**Balance Due \$600.00**

### Comments

a deposit of 400 will be required

Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569

Remittance Advice for Invoice # 0053702 on 11/01/2024

Balance Due \$600.00

Paid

Received From: South Creek Cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





## Neptune Multi services LLC

11423 Crestlake Village Dr  
Riverview, FL, 33569  
Neptunemts@gmail.com  
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>  
813-778-9857

## Invoice

Invoice No: 0053718  
Date: 12/12/2024  
Terms: NET 0  
Due Date: 12/12/2024

Bill To: South Creek Cdd  
jayna.cooper@inframark.com

Description	Quantity	Rate	Amount
community fence repairs and materials	1	\$3,965.00	\$3,965.00

### Payment Instructions

Cashapp \$neptunejku

Subtotal	\$3,965.00
TAX 0%	\$0.00
Total	\$3,965.00
Paid	\$0.00

**Balance Due \$3,965.00**

Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569

Remittance Advice for Invoice # 0053718 on 12/12/2024

Balance Due \$3,965.00

Paid

Received From: South Creek Cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



# SOUTH CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/6/2024

**Check Amount** \$1,143.14

**Payable To** South Creek CDD

**Check Description** Series 2021 - FY 25 Tax Dist. ID 695

**Check Amount** \$0.00

**Payable To** South Creek CDD

**Check Description** Series 2024 - FY 25 Tax Dist. ID 695

**Special Instructions** Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#		Date



# SOUTH CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/22/2024  
**Check Amount** **\$3,001.56**  
**Payable To** South Creek CDD  
**Check Description** Series 2021 - FY 25 Tax Dist. ID Dist 698  
**Special Instructions** Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

*Eric*

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#		Date

**CHECK REQUEST FORM**  
**South Creek**

**Date:**

12/3/2024

**Invoice#:**

12032024-01

**Vendor#:**

V00017

**Vendor Name:**

South Creek

**Pay From:**

Truist Acct# 5561

**Description:**

Series 2024 - FY 25 DS

**Code to:**

201.103200.1000

**Amount:**

**\$79,854.98**

**Requested By:**

Teresa Farlow

---

12/3/2024

# **SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

813-873-7300 PHONE ~ 813-873-7070 FAX

**Date:** 12/3/2024  
**Trustee:** Brett Sawyer / US Bank  
**From:** Eric Davidson  
**Re:** SOUTH CREEK

**Please deposit funds as follows:**

<u>Check #</u>	<u>Check Date</u>	<u>Amount</u>
----------------	-------------------	---------------

\$ 79,854.98

<b>Total Deposit to SOUTH CREEK CDD</b>	
<b>Series 2025 Revenue Account (238625000):</b>	<b>\$ 79,854.98</b>

**SOUTH CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT  
DISTRICT CHECK REQUEST**

<b>Today's Date</b>	<u>12/3/2024</u>
<b>Check Amount</b>	<u>\$79,854.98</u>
<b>Payable To</b>	<u>SOUTH CREEK CDD</u>
<b>Check Description</b>	<u>Series 2024 - FY25</u>
<b>Special Instructions</b>	<u>Do not mail. Please give to Eric</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

\_\_\_\_\_  
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**  
**FISCAL YEAR 2025, TAX YEAR 2024**

O&M  
DS 2021  
DS 2024  
Net Total

0%

Date Received	Amount Received	46.98%	46.98%	53.02%	53.02%	-	-	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	Rounded 2024 Debt Service Revenue			
11/6/2024	2,156.06	1,012.92	1,012.92	1,143.14	1,143.14	-	-	-	695	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
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		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
<b>TOTAL</b>	2,156.06	1,012.92	1,012.92	1,143.14	1,143.14	-	-			
<b>Net Total on Roll</b>	653,508.66		307,019.48		346,489.18		-			
<b>Collection Surplus / (Deficit)</b>	(651,352.60)		(306,006.56)		(345,346.04)		-			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 10-01-2024 to 10-31-2024 dated 11-06-2024 - Run 11/05/2024 03:53PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
Real Estate Current, Real Estate Installment	695	DD0156	RHODINE ROAD NORTH CDD	6,396.57	0.00	0.00	0.00	-266.84	0.00	6,129.73	122.59	6,007.14
Real Estate Installment	695	DD0157	NORTH PARK ISLE CDD	2,378.57	0.00	0.00	0.00	-127.09	0.00	2,251.48	45.03	2,206.45
Real Estate Installment	695	DD0158	BELMOND RESERVE CDD	5,773.86	0.00	0.00	0.00	-274.21	0.00	5,499.65	109.99	5,389.66
Real Estate Current	695	DD0159	HAWKSTONE CDD	3,021.25	0.00	0.00	0.00	-120.85	0.00	2,900.40	58.01	2,842.39
Real Estate Installment	695	DD0159	HAWKSTONE CDD	6,782.09	0.00	0.00	0.00	-320.55	0.00	6,461.54	129.23	6,332.31
Real Estate Current, Real Estate Installment	695	DD0159	HAWKSTONE CDD	9,803.34	0.00	0.00	0.00	-441.40	0.00	9,361.94	187.24	9,174.70
Real Estate Installment	695	DD0161	SOUTH CREEK CDD	2,321.97	0.00	0.00	0.00	-121.91	0.00	2,200.06	44.00	2,156.06
Real Estate Current	695	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	2,604.96	0.00	0.00	0.00	-104.20	0.00	2,500.76	50.02	2,450.74
Real Estate Installment	695	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	907.72	0.00	0.00	0.00	-47.65	0.00	860.07	17.20	842.87
Real Estate Current, Real Estate Installment	695	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	3,512.68	0.00	0.00	0.00	-151.85	0.00	3,360.83	67.22	3,293.61
Real Estate Current	695	DD0170	WATERSET SOUTH CDD	5,332.99	0.00	0.00	0.00	-213.32	0.00	5,119.67	102.40	5,017.27
Real Estate Installment	695	DD0170	WATERSET SOUTH CDD	409.24	0.00	0.00	0.00	0.00	0.00	409.24	8.18	401.06
Real Estate Current, Real Estate Installment	695	DD0170	WATERSET SOUTH CDD	5,742.23	0.00	0.00	0.00	-213.32	0.00	5,528.91	110.58	5,418.33
Real Estate Current	695	DF0001	FLORIDA GREEN FINANCE AUTHORITY	1,703.62	0.00	0.00	0.00	0.00	0.00	1,703.62	34.07	1,669.55
Real Estate Installment	695	DF0001	FLORIDA GREEN FINANCE AUTHORITY	16,983.52	0.00	0.00	0.00	0.00	0.00	16,983.52	339.67	16,643.85
Real Estate Current, Real Estate Installment	695	DF0001	FLORIDA GREEN FINANCE AUTHORITY	18,687.14	0.00	0.00	0.00	0.00	0.00	18,687.14	373.74	18,313.40



LENNAR CORPORATION  
LENNAR HOMES, LLC  
TAMPA DIVISION  
4301 W. BOY SCOUT BLVD SUITE 600  
TAMPA, FL 33607

F723477852347785

PAGE: 1 of 1

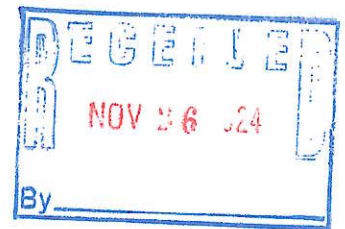
DATE: November 21, 2024  
CHECK NUMBER: 2347785  
AMOUNT PAID: \$145,225.64

00004 16596 CKS SF 24326 - 0002347785 NNNNNNNNNN 3265100004205 XIP3F7 C  
SOUTH CREEK CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607



Vendor No: 14757397

Date	CO. #	Invoice Number	Payment Advice	Gross Amount	Discount	Net Amount
11/13/24	15329	SCK111324DS-LN		\$79,854.98	\$0.00	\$79,854.98
11/13/24	15329	SCK111324OM-LN		\$65,370.66	\$0.00	\$65,370.66
TOTALS				\$145,225.64	\$0.00	\$145,225.64



PLEASE DETACH BEFORE DEPOSITING CHECK

LENNAR CORPORATION  
LENNAR HOMES, LLC  
TAMPA DIVISION  
4301 W. BOY SCOUT BLVD SUITE 600  
TAMPA, FL 33607

CHECK  
NUMBER 2347785

70-2322  
719

November 21, 2024

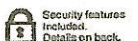
\*\*\* VOID AFTER 180 DAYS \*\*\*

PAY SOUTH CREEK CDD  
TO THE 2005 PAN AM CIR STE 300  
ORDER OF: TAMPA, FL 33607

CHECK AMOUNT

\$145,225.64

EXACTLY \*\*\*\*\*145,225 DOLLARS AND 64 CENTS



JPMorgan Chase Bank, N.A.  
Chicago, IL

*Dene B...*

Authorized Signature

⑈ 234 7785 ⑈ ⑆071923226⑆

886293331⑈

# SOUTH CREEK

## Community Development District

**FOLIO**

TBD

TBD

Lot	Phase	Unit	Address	Check Date	Total Off Roll Assessment	O&M	Series 2025 Debt Service	Long Term A Bond Payoff	O&M Check #	DS Check #
30 Lots	4	SF 50'	TBD	11/21/2024	\$ 88,552.20	\$ 39,860.10	\$ 48,692.10	-	2347785	2347785
16 Lots	4	SF 60'	TBD	11/21/2024	\$ 56,673.44	\$ 25,510.56	\$ 31,162.88	-	2347785	2347785
								-		
					\$145,225.64	\$65,370.66	\$79,854.98	\$0.00		

**SOUTH CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Date: 12/3/2024  
To: Teresa  
From: Eric  
RE: Off-Roll O&M Deposit FY 2025

- I. Please deposit to O&M account**  
**II. Please process Due to Debt Service distribution**

Builder	<u>Check</u>	Date	Amount
	2347785	11/21/2024	\$ 39,860.10
	2347785	11/21/2024	\$ 25,510.56

.....  
.....  
.....

<b>Total Deposit - Off roll: \$ 65,370.66</b>
---

**LENNAR - PHASE 2**

Allocation of Proceeds Collected Off Roll				
Date	Lot / Block #	Address	FY 2025 O&M Obligation	Deposit
11/21/2024	30 Lots	TBD	\$39,860.10	\$39,860.10
11/21/2024	16 Lots	TBD	\$25,510.56	\$25,510.56
				\$65,370.66

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**  
**FISCAL YEAR 2025, TAX YEAR 2024**

O&M  
DS 2021  
Net Total

2%

Date Received	Amount Received	46.98%	46.98%	53.02%	53.02%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue			
11/6/2024	2,156.06	1,012.92	1,012.92	1,143.14	1,143.14	-	Dist 695	
11/14/2024	5,095.10	2,393.69	2,393.69	2,701.41	2,701.41	-	Dist 697	
11/22/2024	5,661.20	2,659.64	2,659.64	3,001.56	3,001.56	-	Dist 698	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	12,912.36	6,066.25	6,066.25	6,846.11	6,846.11			
Net Total on Roll	653,508.66		307,019.48		346,489.18			
Collection Surplus / (Deficit)	(640,596.30)		(300,953.23)		(339,643.07)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-11-2024 to 11-17-2024 dated 11-22-2024. - Run 11/21/2024 07:51AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
Real Estate Current	698	DD0155	LYNWOOD CDD	2,793.11	0.00	0.00	0.00	-111.72	0.00	2,681.39	53.63	2,627.76
Real Estate Current	698	DD0156	RHODINE ROAD NORTH CDD	98,662.16	0.00	0.00	0.00	-3,946.46	0.00	94,715.70	1,894.31	92,821.39
Real Estate Current	698	DD0157	NORTH PARK ISLE CDD	10,176.32	0.00	0.00	0.00	-407.04	0.00	9,769.28	195.38	9,573.90
Real Estate Current	698	DD0158	BELMOND RESERVE CDD	9,972.44	0.00	0.00	0.00	-398.89	0.00	9,573.55	191.47	9,382.08
Real Estate Current	698	DD0159	HAWKSTONE CDD	100,777.44	0.00	0.00	0.00	-4,031.03	0.00	96,746.41	1,934.93	94,811.48
Real Estate Current	698	DD0160	BERRY BAY CDD	42,971.13	0.00	0.00	0.00	-1,718.84	0.00	41,252.29	825.04	40,427.25
Real Estate Current	698	DD0161	SOUTH CREEK CDD	6,017.44	0.00	0.00	0.00	-240.70	0.00	5,776.74	115.54	5,661.20
Real Estate Current	698	DD0163	VARREA SOUTH CDD	38,476.37	0.00	0.00	0.00	-1,539.05	0.00	36,937.32	738.75	36,198.57
Real Estate Current	698	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	7,163.64	0.00	0.00	0.00	-286.54	0.00	6,877.10	137.54	6,739.56
Real Estate Current	698	DD0167	PARK EAST CDD	2,044.29	0.00	0.00	0.00	-81.77	0.00	1,962.52	39.25	1,923.27
Real Estate Current	698	DD0170	WATERSET SOUTH CDD	56,295.26	0.00	0.00	0.00	-2,251.80	0.00	54,043.46	1,080.87	52,962.59
Real Estate Current	698	DF0001	FLORIDA GREEN FINANCE AUTHORITY	12,665.46	0.00	0.00	0.00	0.00	0.00	12,665.46	253.30	12,412.16
Real Estate Current	698	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Real Estate Current	698	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	5,004.88	0.00	0.00	0.00	0.00	0.00	5,004.88	100.10	4,904.78
Real Estate Current, Real Estate Installment, Tangible Property Current	698			77,850,557.58	200.00	0.00	0.00	-3,111,459.21	0.00	74,739,298.37	1,299,414.12	73,439,884.25





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

## Invoice

Date	Invoice #
12/12/2024	SM-14093

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
			Floyd Wyatt	Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Installation of Bahia sod on both the entrance and exit sides of Shady Preserve at South Creek 2. Extended the existing grass at both tips evenly approximately 50 feet. Removed the struggling Blue Daze and removed proportionately the Indian Hawthorne until both beds are evenly created for sod and balance the look.		610.00	12/12/2024	610.00
3	Bahia Sod - includes install labor Rip out Blue Daze and some Indian Hawthorne to prepare area for sod install.		50.00	12/12/2024	150.00
1	Dump Fee		75.00	12/12/2024	75.00

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.

<b>Total</b>	<b>\$835.00</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$835.00</b>

# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 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 December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 436,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436,970
Cash in Transit	-	5,558	79,855	-	-	-	-	85,413
Accounts Receivable - HOA	37	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	37,149
Due From Other Funds	-	296,249	-	-	2,329	-	-	298,578
Investments:								
Acq. & Construction - Amenity	-	-	-	89	-	-	-	89
Acq. & Construction - Other	-	-	-	-	3,118	-	-	3,118
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,032	-	-	10,032
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	39,928
Revenue Fund	-	45,762	68,015	-	-	-	-	113,777
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,733,088	6,733,088
<b>TOTAL ASSETS</b>	<b>\$ 474,156</b>	<b>\$ 510,419</b>	<b>\$ 187,798</b>	<b>\$ 101</b>	<b>\$ 15,479</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 10,217,323</b>

# SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>LIABILITIES</b>								
Accounts Payable	\$ 55,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	55,103
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	214,831	-	82,184	-	-	-	-	297,015
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	24,843
<b>TOTAL LIABILITIES</b>	<b>297,417</b>	<b>-</b>	<b>82,184</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,733,088</b>	<b>7,112,689</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	510,419	105,614	-	-	-	-	616,033
Capital Projects	-	-	-	101	15,479	-	-	15,580
Unassigned:	176,739	-	-	-	-	2,296,282	-	2,473,021
<b>TOTAL FUND BALANCES</b>	<b>176,739</b>	<b>510,419</b>	<b>105,614</b>	<b>101</b>	<b>15,479</b>	<b>2,296,282</b>	<b>-</b>	<b>3,104,634</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 474,156</b>	<b>\$ 510,419</b>	<b>\$ 187,798</b>	<b>\$ 101</b>	<b>\$ 15,479</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 10,217,323</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Special Assmnts- Tax Collector	\$ 288,598	\$ 193,373	\$ (95,225)	67.00%
Special Assmnts- CDD Collected	65,371	65,371	-	100.00%
Other Miscellaneous Revenues	-	25	25	0.00%
<b>TOTAL REVENUES</b>	<b>353,969</b>	<b>258,769</b>	<b>(95,200)</b>	<b>73.10%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	10,000	3,000	7,000	30.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	2,550	7,650	25.00%
ProfServ-Trustee Fees	6,400	-	6,400	0.00%
District Counsel	4,000	12,832	(8,832)	320.80%
District Engineer	2,500	4,382	(1,882)	175.28%
District Manager	25,000	26,625	(1,625)	106.50%
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	302	898	25.17%
Public Officials Insurance	2,754	2,754	-	100.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	5,720	(4,720)	572.00%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	375	1,125	25.00%
Dues, Licenses, Subscriptions	600	175	425	29.17%
<b>Total Administration</b>	<b>80,854</b>	<b>58,715</b>	<b>22,139</b>	<b>72.62%</b>

**Electric Utility Services**

Utility - Electric	5,000	2,130	2,870	42.60%
Utility - StreetLights	50,000	7,789	42,211	15.58%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>9,919</b>	<b>45,081</b>	<b>18.03%</b>

**Water Utility Services**

Utility - Water	1,000	1,011	(11)	101.10%
<b>Total Water Utility Services</b>	<b>1,000</b>	<b>1,011</b>	<b>(11)</b>	<b>101.10%</b>

**Other Physical Environment**

Waterway Management	9,000	1,785	7,215	19.83%
ProfServ - Field Management Onsite Staff	12,000	3,000	9,000	25.00%
Amenity Center Cleaning & Supplies	1,000	1,010	(10)	101.00%
Contracts-Janitorial Services	7,000	-	7,000	0.00%



**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	75,000	20,964	54,036	27.95%
Amenity Center Pest Control	1,200	1,010	190	84.17%
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	6,460	(3,460)	215.33%
R&M-Pools	500	-	500	0.00%
R&M-Sidewalks	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	5,000	554	4,446	11.08%
R&M-Monument, Entrance & Wall	1,000	3,965	(2,965)	396.50%
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	2,600	(1,100)	173.33%
Landscape Miscellaneous	2,000	-	2,000	0.00%
Irrigation Maintenance	5,000	3,961	1,039	79.22%
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%
<b>Total Other Physical Environment</b>	<b>205,115</b>	<b>56,880</b>	<b>148,235</b>	<b>27.73%</b>
<b>TOTAL EXPENDITURES</b>	<b>341,969</b>	<b>126,525</b>	<b>215,444</b>	<b>37.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	132,244	120,244	1102.03%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>12,000</b>	<b>-</b>	<b>(12,000)</b>	<b>0.00%</b>
Net change in fund balance	\$ 12,000	\$ 132,244	\$ 96,244	1102.03%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>44,495</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 176,739</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,524	\$ 3,524	0.00%
Special Assmnts- Tax Collector	325,700	219,180	(106,520)	67.30%
Special Assmnts- CDD Collected	-	6,846	6,846	0.00%
Developer Contribution	-	79,855	79,855	0.00%
<b>TOTAL REVENUES</b>	<b>325,700</b>	<b>309,405</b>	<b>(16,295)</b>	<b>95.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	192,463	97,003	95,460	50.40%
<b>Total Debt Service</b>	<b>322,463</b>	<b>97,003</b>	<b>225,460</b>	<b>30.08%</b>
<b>TOTAL EXPENDITURES</b>	<b>322,463</b>	<b>97,003</b>	<b>225,460</b>	<b>30.08%</b>
Excess (deficiency) of revenues Over (under) expenditures	3,237	212,402	209,165	6561.69%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,237</b>	<b>-</b>	<b>(3,237)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 3,237</u>	<u>\$ 212,402</u>	<u>\$ 202,691</u>	<u>6561.69%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>298,017</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 510,419</b></u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 985	\$ 985	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
<b>TOTAL REVENUES</b>	<b>79,855</b>	<b>80,840</b>	<b>985</b>	<b>101.23%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	25,000	25,000	-	100.00%
Interest Expense	61,680	31,121	30,559	50.46%
<b>Total Debt Service</b>	<b>86,680</b>	<b>56,121</b>	<b>30,559</b>	<b>64.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>86,680</b>	<b>56,121</b>	<b>30,559</b>	<b>64.75%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(6,825)	24,719	31,544	-362.18%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(6,825)	-	6,825	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(6,825)</b>	<b>-</b>	<b>6,825</b>	<b>0.00%</b>
Net change in fund balance	\$ (6,825)	\$ 24,719	\$ 45,194	-362.18%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>80,895</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 105,614</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 331	\$ 331	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>331</b>	<b>331</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	37,756	(37,756)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>37,756</b>	<b>(37,756)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>37,756</b>	<b>(37,756)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(37,425)	(37,425)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>37,526</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 101</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11,479	\$ 11,479	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>11,479</b>	<b>11,479</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,011,989	(1,011,989)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,011,989</b>	<b>(1,011,989)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,011,989</b>	<b>(1,011,989)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,000,510)	(1,000,510)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,015,989</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 15,479</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>2,296,282</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,296,282</u></b>		



# Bank Account Statement

South Creek CDD

Friday, January 17, 2025

Page 1

Bank Account No. 5561

Statement No. 12\_24

Statement Date

12/31/2024

<b>G/L Account No. 101001 Balance</b>	436,970.16	<b>Statement Balance</b>	441,892.66
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	436,970.16	<b>Subtotal</b>	441,892.66
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-4,922.50
<b>Ending G/L Balance</b>	436,970.16	<b>Ending Balance</b>	436,970.16

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
12/02/2024	Payment	BD00003		Deposit No. BD00003	145,225.64	145,225.64	0.00
12/03/2024		JE000477	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	5,661.21	5,661.21	0.00
12/06/2024		JE000478	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	334,209.02	334,209.02	0.00
12/17/2024		JE000479	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	55,440.33	55,440.33	0.00
<b>Total Deposits</b>					540,536.20	540,536.20	0.00
<b>Checks</b>							
							0.00
11/11/2024	Payment	1346	CITY-WIDE CLEANING LLC	Check for Vendor V00038	-200.00	-200.00	0.00
11/13/2024	Payment	1353	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
11/27/2024	Payment	DD176	TECO	Payment of Invoice 000749	-74.96	-74.96	0.00
11/27/2024	Payment	DD177	TECO	Payment of Invoice 000753	-3,894.48	-3,894.48	0.00
12/09/2024	Payment	1355	MONICA ALVEREZ	Check for Vendor V00050	-600.00	-600.00	0.00
12/09/2024	Payment	1356	SOUTH CREEK CDD	Check for Vendor V00017	-83,999.68	-83,999.68	0.00
12/09/2024	Payment	100000	CONSULTING GROUP, LLC	Inv: 3430, Inv: 3441	-300.00	-300.00	0.00
12/09/2024	Payment	100001	STEADFAST CONTRACTORS ALLIANCE	Inv: SM-13628, Inv: SE-25293, Inv: SM-13748, Inv: SM-13791	-12,437.67	-12,437.67	0.00
12/09/2024	Payment	100002	TECHNOLOGIES SERVIES, LLC	Inv: 1295	-500.00	-500.00	0.00
12/09/2024	Payment	1357	AYSHA TORRES	Check for Vendor V00052	-600.00	-600.00	0.00
12/09/2024	Payment	1358	SOUTH CREEK CDD	Check for Vendor V00017	-2,701.41	-2,701.41	0.00
12/11/2024	Payment	1359	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
12/11/2024	Payment	1360	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
12/11/2024	Payment	1361	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
12/11/2024	Payment	1362	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00

# Bank Account Statement

South Creek CDD

Friday, January 17, 2025

Page 2

**Bank Account No.** 5561

**Statement No.** 12\_24

**Statement Date**

12/31/2024

12/17/2024	Payment	1364	BOCC - HILLSBOROUGH COUNTY	Check for Vendor V00028	-974.73	-974.73	0.00
12/17/2024	Payment	1365	NEPTUNE MULTI SERVICES LLC	Check for Vendor V00053	-4,565.00	-4,565.00	0.00
12/23/2024	Payment	300000	TECO	Inv: 6141-111924 ACH	-94.24	-94.24	0.00
12/23/2024	Payment	300002	TECO	Inv: 4853-120624 ACH	-69.56	-69.56	0.00
12/23/2024	Payment	300003	TECO	Inv: 0243-120624 ACH	-352.14	-352.14	0.00
12/23/2024	Payment	300004	CHARTER COMMUNICATION	Inv: 2972133120624 ACH	-74.99	-74.99	0.00
12/27/2024	Payment	100006	CITY-WIDE CLEANING LLC	Inv: 19023	-200.00	-200.00	0.00
12/27/2024	Payment	100007	JNJ CLEANING SERVICES LLC	Inv: 0436, Inv: 0468	-1,620.00	-1,620.00	0.00
12/31/2024	Payment	300005	TECO	Inv: 211032690243 110624	-277.73	-277.73	0.00
12/10/2024	Payment	DD179	BOCC - HILLSBOROUGH COUNTY	Payment of Invoice 000807	-18.55	-18.55	0.00
<b>Total Checks</b>					-114,555.14	-114,555.14	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

10/01/2022		JE000018		Outstanding Check# 1063;			-200.00
08/27/2024	Payment	1312	NANCY C MILLAN	Check for Vendor V00024			-757.08
11/13/2024	Payment	1351	LORI A. CAMPAGNA	Check for Vendor V00029			-200.00
12/11/2024	Payment	1363	RYAN MOTKO	Check for Vendor V00021			-200.00
12/23/2024	Payment	300001	TECO	Inv: 0243 100724 ACH			-494.27
12/27/2024	Payment	100003	STEADFAST CONTRACTORS ALLIANCE	Inv: SM-14055, Inv: SM- 14132			-1,958.15
12/27/2024	Payment	100004	TIMES PUBLISHING COM	Inv: TB311198 121824			-308.00
12/27/2024	Payment	100005	STANTEC CONSULTING SERVICES	Inv: 2315206			-805.00
<b>Total Outstanding Checks</b>							-4,922.50

### Outstanding Deposits

### Total Outstanding Deposits

# **Fifth Order of Business**

# **SOUTH CREEK JANUARY INSPECTION REPORT. 1/14/25, 2:53 PM**

**South Creek CDD. Steadfast.**

**Tuesday, January 14, 2025**

**Prepared For Board of supervisors.**

**35 Photos Identified**

Gary Schwartz





### Alder Green

Assigned To Steadfast.

The community entrance is well maintained.



### Alder Green.

Assigned To Steadfast.

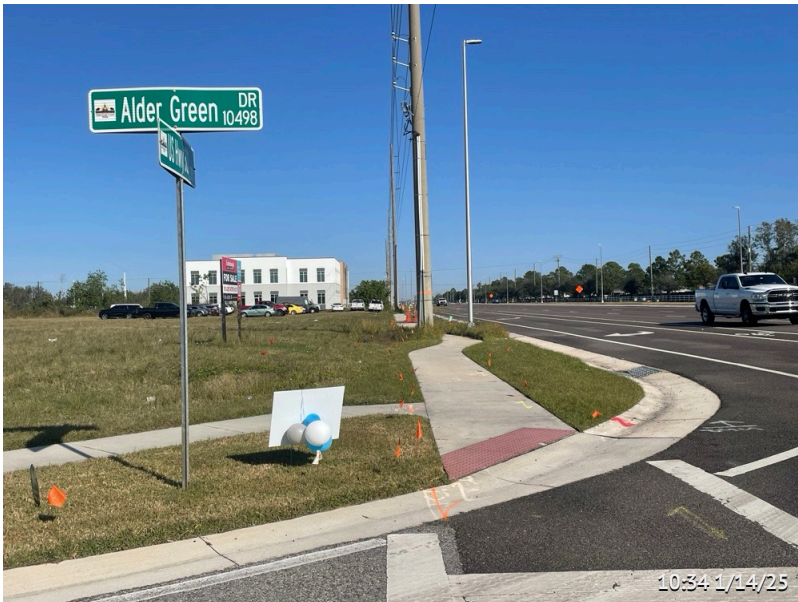
The community entrance sign is well maintained.



### Alder Green.

Assigned To Steadfast.

Heading West on the South sidewalk  
is well maintained.



### 301.

Assigned To Steadfast.

Heading North on the sidewalk.





### **Alder Green.**

Assigned To Steadfast.

Heading West on the North sidewalk is well maintained.



### **Pond # 1.**

Assigned To Steadfast.

The pond is well maintained.



### **Alder Green.**

Assigned To District manager.  
The utility station is well maintained.



### **Pond # 2.**

Assigned To Steadfast.  
The pond is well maintained.





### **Alder Green.**

Assigned To District manager.

The mailboxes are well maintained.



### **Buttress Oaks.**

Assigned To Steadfast.

Heading South on the street.



### **Simmons Loop.**

Assigned To Steadfast.

Heading East on the sidewalk.



### **Buttress Oaks.**

Assigned To Steadfast.

The West perimeter fence is well maintained.





### **Alder Green.**

Assigned To District manager

Heading West from Buttress Oaks..



### **Buttress Oaks.**

Assigned To Steadfast.

The playground is well-maintained.



### **Buttress Oaks.**

Assigned To Steadfast.

The amenity center parking lot is well maintained.



### **Purple Leaf.**

Assigned To District manager.

Ongoing construction development.





### **Buttress Oaks.**

Assigned To District manager.

The amenity center is well maintained. All bathrooms are functional. All dead trees will be replaced under warranty.



### **Buttress Oaks.**

Assigned To District manager.

The pool furniture is well maintained.



### **Buttress Oaks.**

Assigned To District manager.

The pool is clear, blue, and well maintained.



### **Buttress Oaks.**

Assigned To Steadfast.

The plants, trees, and ornamental grass are healthy and well maintained





### Shady Preserve.

Assigned To Steadfast.

Heading West on the street.



### Shady Preserve.

Assigned To Steadfast.

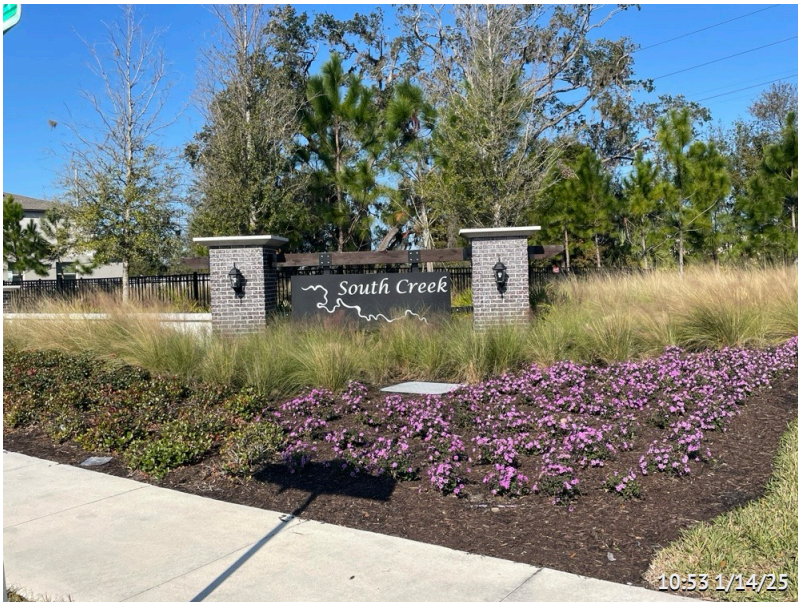
The South side entrance sign is well maintained.



### Shady Preserve.

Assigned To Steadfast.

Heading West on the South sidewalk.



### Shady Preserve.

Assigned To Steadfast.

The North side entrance sign is well maintained.





**301.**

Assigned To Steadfast.

Heading North on the sidewalk.



**Shady Preserve.**

Assigned To Steadfast.

The plants were damaged from a car accident. Steadfast cleaned up the area and will submit a mulch estimate to cover the drip lines. The plants will be replaced when the winter season ends.



### **Shady Preserve.**

Assigned To Steadfast.

The dog park is well maintained.



### **Pond # 3.**

Assigned To Steadfast.

The pond is well maintained.





### **Blue Plume.**

Assigned To Steadfast.

Pocket park.



### **Pond # 6.**

Assigned To Steadfast.

The pond is well maintained.



### **Poseidon Way.**

Assigned To Steadfast.

Heading East on the sidewalk.



### **Pond # 4.**

Assigned To Steadfast.

The pond is well maintained.





### **Pond # 5.**

Assigned To Steadfast.

The pond is well-maintained.



### **Poseidon Way.**

Assigned To Steadfast.

Pocket park.



### **Carrara Manor.**

Assigned To District manager.

The utility station is well maintained.



## South Creek CDD Aquatics

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**Inspection Date:**

1/29/2025 1:44 PM

**Prepared by:**

Lee Smith

Account Manager

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



# Inspection Report

## SITE: 1

Condition:      Excellent      Great      ✓Good      Poor      Mixed Condition      Improving



### Comments:

Moderate amount of surface algae present in some parts of this pond. Will be addressed.

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

## SITE: 2

Condition:      Excellent      ✓Great      Good      Poor      Mixed Condition      Improving



### Comments:

Only thing to note here was some torpedo grass growing within the beneficals. Great condition otherwise.

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



# Inspection Report

## SITE: 3

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



### Comments:

Some surface algae has formed around the perimeter of this pond. Technician will target during the next visit.

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

## SITE: 4

Condition:    Excellent    Great    ✓Good    Poor    Mixed Condition    Improving



### Comments:

Decaying slender spikerush and subsurface algae was observed around the perimeter. These areas will be treated accordingly.

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



# Inspection Report

## SITE: 5

Condition:      Excellent      Great      ✓Good      Poor      ✓Mixed Condition      Improving



### Comments:

Water is clear of algae. Still some nuisance grass growth along the shoreline that will be addressed.

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

Excellent condition here.

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

# Inspection Report

**SITE: 7**

Condition:    ☒Excellent    Great    Good    Poor    Mixed Condition    Improving



Comments:  
Excellent condition here as well.

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

**SITE:**

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:	

# Inspection Report

**SITE:**

Condition:      Excellent      Great      Good      Poor      Mixed Condition      Improving

Comments:

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

**SITE:**

Condition:      Excellent      Great      Good      Poor      Mixed Condition      Improving

Comments:

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



## MANAGEMENT SUMMARY



With February here, temperatures continue to fluctuate between warm and cold. Mornings and night temperatures are still relatively cool (50-60), and daytime temperatures range from being a normal warm Florida day to a chilly, cloudy day. The growth rate for both algae and nuisance plants are still slower than usual as a result of the weather, giving technicians the ability to make headway in more overgrown areas. Rainfall events are less frequent and have been few and far between, and with only the occasional isolated event; the water levels of most ponds has decreased as a result of the recent weather. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period).

On this visit, nearly all ponds noted were in great condition. Algae was present in minor amounts throughout a couple ponds. Nuisance grasses were also present in minor amounts along the shorelines. Our technicians will work to diminish as much of this grass and algal growth as possible while water levels are low and growth rates are slow. Some forms of vegetation that are present in the ponds are dormant due to the recent decreased temperatures. Our technicians will continue to treat any new growth that pops up.

## 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:

