

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 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, March 06, 2025 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **March 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](#)

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ITEMS**
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the February 6, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures January 2025
 - C. Acceptance of the Financials and Approval of the Check Register for January 2025
- 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 **April 3, 2025 at 2:00 p.m.**

Fourth Order of Business

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C. Expansion Engineers’ Report

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Expansion Engineers’ Report, was accepted. 5-0

D. Expansion Master Assessment Methodology Report

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Expansion Master Assessment Methodology Report, was accepted. 5-0

E. Resolution 2025-04, Declaring Assessments

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, Resolution 2025-04, Declaring Assessments, as discussed, was adopted. 5-0

F. Resolution 2025-05, Setting Public Hearing

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, Resolution 2025-05, Setting Public Hearing for Thursday, April 3, 2025 at 2:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the January 9, 2025, Regular Meeting**
- B. Consideration of Operation and Maintenance December 2024**
- C. Acceptance of the Financials and Approval of the Check Register for December 2024**

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

There being no reports, the next item followed.

C. District Manager

Under Separate Cover, Ms. Cooper presented two (2) landscape proposals.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, *Steadfast* amenity palm replacement proposal in the amount of \$2,708.00, was approved. 5-0

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On MOTION by Ms. Campagna seconded by Mr. de la Ossa, with all in favor, *Steadfast* mulch replacement proposal in the amount of \$666.00, was approved. 5-0

i. Field Inspections Report

ii. Aquatics Report

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

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 2:43 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
Monthly Contract					
CHARTER COMMUNICATION ACH	1/6/2025	2972133010625 ACH	\$74.99	\$74.99	INTERNET
CITY-WIDE CLEANING LLC	12/20/2024	19076	\$200.00	\$200.00	MONTHLY SERV
INFRAMARK LLC	12/20/2024	139891	\$0.39		DISTRICT INVOICE
INFRAMARK LLC	12/20/2024	139891	\$18.20		DISTRICT INVOICE
INFRAMARK LLC	12/20/2024	139891	\$183.27		DISTRICT INVOICE
INFRAMARK LLC	12/20/2024	139891	\$230.40	\$432.26	DISTRICT INVOICE
JNJ CLEANING SERVICES LLC	12/31/2024	0469	\$610.00	\$610.00	CLEANING SVCS
STANTEC CONSULTING SERVICES	12/12/2024	2331888	\$1,211.00	\$1,211.00	DISTRICT ENGG SVCS
Monthly Contract Subtotal			\$2,528.25	\$2,528.25	
Variable Contract					
CARLOS DE LA OSSA	1/8/2025	CO 010825	\$200.00	\$200.00	SUPERVISOR FEE
KELLY ANN EVANS	1/8/2025	KE 010825	\$200.00	\$200.00	SUPERVISOR FEE
LORI A. CAMPAGNA	1/8/2025	LC 010825	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	1/8/2025	NC 010825	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	1/8/2025	RM 010825	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
BOCC - HILLSBOROUGH COUNTY ACH	11/19/2024	111924 5140 ACH	\$18.55	\$18.55	WATER
BOCC - HILLSBOROUGH COUNTY ACH	12/18/2024	121824-5140	\$18.55	\$18.55	WATER
BOCC - HILLSBOROUGH COUNTY ACH	1/22/2025	9144108147 01222025	\$1,859.06	\$1,859.06	WATER
TECO ACH	12/19/2024	121924-6141 ACH	\$103.77	\$103.77	ELECTRIC
Utilities Subtotal			\$1,999.93	\$1,999.93	
Regular Services					
STRALEY ROBIN VERICKER	1/9/2025	25785	\$930.20	\$930.20	PROFESSIONAL SERVICES
Regular Services Subtotal			\$930.20	\$930.20	
Additional Services					
ADAM B'S TREE SERVICE	11/11/2024	SIMMONSLOOP01	\$1,500.00	\$1,500.00	LEAVE DEBRIS IN PRESERVE

<p>SOUTH CREEK CDD Summary of Operations and Maintenance Invoices</p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
ADAM B'S TREE SERVICE	11/6/2024	WIDEWATERWAY01	\$1,800.00	\$1,800.00	MOVE ALL DEBRIS BACK INTO PRESERVE
Additional Services Subtotal			\$3,300.00	\$3,300.00	
TOTAL			\$9,758.38	\$9,758.38	

January 6, 2025
 Invoice Number: 2972133010625
 Account Number: **8337 12 029 2972133**
 Security Code: **5857**
 Service At: 13851 BUTTRESS OAKS WAY
 RIVERVIEW FL 33578-6275

Auto Pay Notice

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.



Contact Us

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

Summary *Service from 01/06/25 through 02/05/25 details on following pages*

Previous Balance	74.99
Payments Received -Thank You!	-74.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
<i>YOUR AUTO PAY WILL BE PROCESSED 01/23/25</i>	
Total Due by Auto Pay	\$74.99

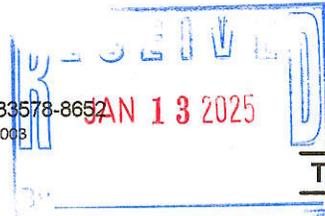
Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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 01072025 NNNNNNNN 01 000959 0008

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



January 6, 2025
SOUTH CREEK AMENITY

Invoice Number: 2972133010625
 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





Invoice Number: 2972133010625
 Account Number: 8337 12 029 2972133
 Security Code: 5857

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

8633 2390 NO RP 06 01072025 NNNNNNNN 01 000959 0003

Charge Details

Previous Balance		74.99
EFT Payment	12/23	-74.99
Remaining Balance		\$0.00

Payments received after 01/06/25 will appear on your next bill.
 Service from 01/06/25 through 02/05/25

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
		\$74.99
Spectrum Business™ Internet Total		\$74.99

Other Charges

Payment Processing		5.00
Auto Pay Discount		-5.00
Other Charges Total		\$0.00
Current Charges		\$74.99
Total Due by Auto Pay		\$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 for more information.

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

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

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

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

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

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

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

Continued on the next page...

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

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



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

01/06/25





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

139891

DATE

12/20/2024

BILL TO

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

CUSTOMER ID

C2311

NET TERMS

Net 30

PO#**DUE DATE**

1/19/2025

Services provided for the Month of: **November 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies	1	Ea	0.39		0.39
Jana M Cooper 11/01/24 - THE UPS STORE 5519 : Mailed Clubhouse Key to Vendor \$18.20	1	Ea	18.20		18.20
Postage	149	Ea	1.23		183.27
B/W Copies	1536	Ea	0.15		230.40
Subtotal					432.26

Subtotal	\$432.26
Tax	\$0.00
Total Due	\$432.26

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.: 0469
Invoice date: 12/31/2024
Due date: 01/15/2025

#	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 - December 2024

[View and pay](#)

Invoice Number	2331888
Invoice Date	December 12, 2024
Purchase Order	215615749
Customer Number	159127
Project Number	215615749

Bill To

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

Please Remit To

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

Project	South Creek CDD - District Engineering Services		
Project Manager	Sahebkar, Hamid	For Period Ending	December 9, 2024
Current Invoice Total (USD)	1,211.00		

Top Task	2025	FY 2025 District Engineering Task		
<u>Professional Services</u>				
Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	7.00	160.00	1,120.00
	Waag, R Tyson (Tyson)	0.50	182.00	91.00
	Subtotal Professional Services	<u>7.50</u>		<u>1,211.00</u>
Top Task Subtotal	FY 2025 District Engineering Task			1,211.00
	Total Fees & Disbursements			<u>1,211.00</u>
	INVOICE TOTAL (USD)			1,211.00

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. #
2024-11-11	215615749	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-11-19	215615749	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-11-20	215615749	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-11-25	215615749	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	PREPARED 2024 (AA1) SUPPLEMENTAL ER	
2024-11-25	215615749	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-11-26	215615749	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-12-02	215615749	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-12-04	215615749	2025	Direct - Regular	NURSE, VANESSA M	2.50	160.00	400.00	UPDATED OWNERSHIP MAP	
2024-12-06	215615749	2025	Direct - Regular	NURSE, VANESSA M	1.50	160.00	240.00	UPDATED OWNERSHIP MAP	
2024-11-20	215615749	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REVIEW SWFWMD COMPLIANCE FORM AND RESPOND TO DM	
Total Project 215615749					7.50		\$1,211.00		

SOUTH CREEK CDD

MEETING DATE: January 8, 2025

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: January 8, 2025

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

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Nick Dister *	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

SOUTH CREEK CDD

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Ryan Motko	✓	Salary Accepted	\$200.00

SOUTH CREEK CDD

MEETING DATE: January 8, 2025

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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



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	11/19/2024	12/10/2024

Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	10/18/2024	7206	11/19/2024	7207	1 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Water Base Charge	\$12.52

Summary of Account Charges

Previous Balance	\$17.36
Net Payments - Thank You	\$-17.36
Total Account Charges	\$18.55

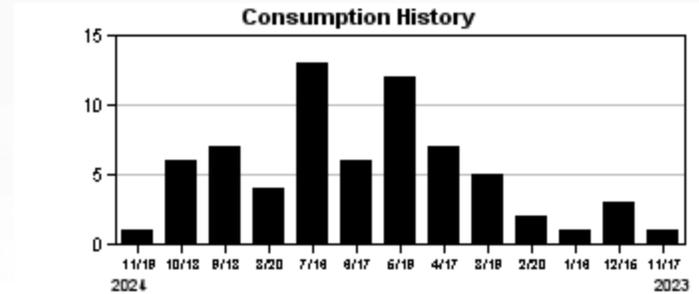
AMOUNT DUE	\$18.55
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Important Message

This account has ACH payment method

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.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6591965140



ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!



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

5.9698

DUE DATE	12/10/2024
AMOUNT DUE	\$18.55
AMOUNT PAID	

0065919651409 00000018556



Hillsborough County Florida

CUSTOMER NAME SOUTH CREEK CDD	ACCOUNT NUMBER 6591965140	BILL DATE 12/18/2024	DUE DATE 01/08/2025
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Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	11/19/2024	7207	12/18/2024	7208	1 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Water Base Charge	\$12.52

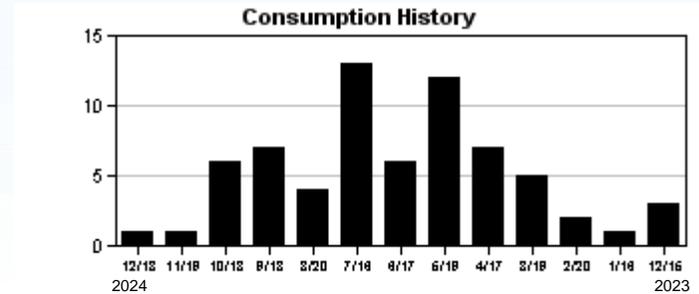
Summary of Account Charges

Previous Balance	\$18.55
Net Payments - Thank You	\$-18.55
Total Account Charges	\$18.55

AMOUNT DUE	\$18.55
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Important Message

This account has ACH payment method



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6591965140



ELECTRONIC PAYMENTS BY CHECK OR			
Automated Payment Line: (813) 276 8526			
Internet Payments: HCFLGov.net/WaterBill			
Additional Information: HCFLGov.net/Water			

THANK YOU!



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

1,262 8

DUE DATE	01/08/2025
AMOUNT DUE	\$18.55
AMOUNT PAID	

0065919651409 00000018556



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SIMMONS EAST DEVELOPMENT, LLC	9144108147	01/22/2025	02/12/2025

Service Address: 13851 BUTTRESS OAKS WAY

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SOUTH CREEK CDD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	12/30/2024	14720	01/21/2025	149611	134891 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$407.37
Water Base Charge	\$15.33
Water Usage Charge	\$829.02
Sewer Base Charge	\$37.11
Sewer Usage Charge	\$879.49

Miscellaneous Charges

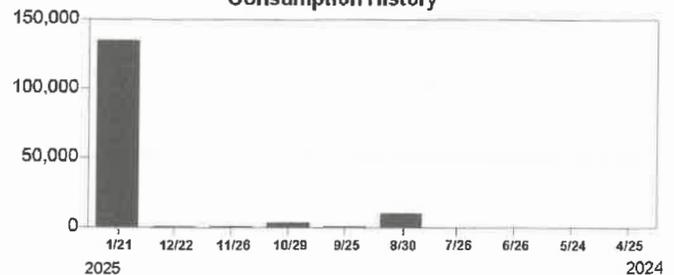
Deposit Interest	\$-1.12
Late Payment Charge	\$4.09
Total Miscellaneous Charges	\$2.97

Summary of Account Charges

Previous Balance	\$-318.26
Net Payments	\$0.00
Credit Amount	\$-318.26
Bill Adjustments	\$2.97
Total Account Charges	\$2,174.35

AMOUNT DUE	\$1,859.06
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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
Additional Information: HCFLGov.net/Water



****FINAL BILL****



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

3,689 8

DUE DATE	02/12/2025
AMOUNT DUE	\$1,859.06
AMOUNT PAID	

SOUTH CREEK CDD

0091441081477 00001859065



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

Statement Date: December 19, 2024

Amount Due: \$103.77

Due Date: January 09, 2025
Account #: 221008846141

DO NOT PAY. Your account will be drafted on January 09, 2025

Account Summary

Current Service Period: November 14, 2024 - December 14, 2024	
Previous Amount Due	\$94.24
Payment(s) Received Since Last Statement	-\$94.24
Current Month's Charges	\$103.77
Amount Due by January 09, 2025	\$103.77

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 **81.82% higher** than the same period last year.
- Your average daily kWh used was **5.26% higher** than it was in your previous period.

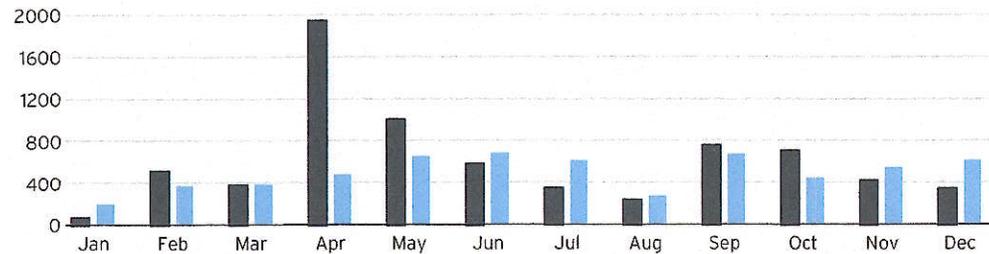


Scan here to view your account online.

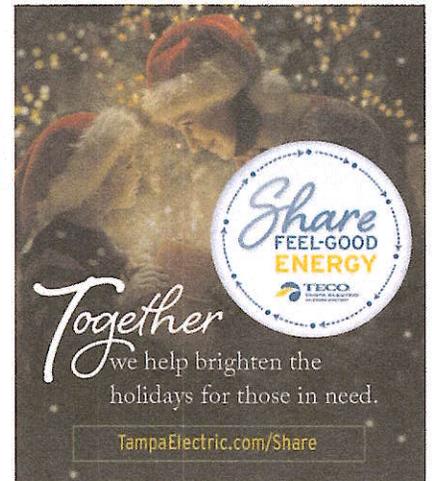
00000094-0000251-Page 1 of 4



Monthly Usage (kWh)



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



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



Account #: 221008846141
Due Date: January 09, 2025

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$103.77

Payment Amount: \$ _____

626692998682

Your account will be drafted on January 09, 2025

00000094 FTECO112202400541210 00000 03 00000000 12985 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

Account #: 221008846141
 Statement Date: December 19, 2024
 Charges Due: January 09, 2025

Meter Read

Service Period: Nov 14, 2024 - Dec 14, 2024

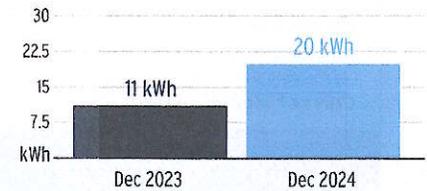
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	12/14/2024	13,213	12,603	610 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	610 kWh @ \$0.08192/kWh	\$49.97
Fuel Charge	610 kWh @ \$0.03157/kWh	\$19.26
Storm Protection Charge	610 kWh @ \$0.00775/kWh	\$4.73
Clean Energy Transition Mechanism	610 kWh @ \$0.00427/kWh	\$2.60
Storm Surcharge	610 kWh @ \$0.00225/kWh	\$1.37
Florida Gross Receipt Tax		\$2.59
Electric Service Cost		\$103.77

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.

Important Rate Information

The Florida Public Service Commission (PSC) recently approved an adjustment to Tampa Electric's 2025 base rates and service charges 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 for more details.

Total Current Month's Charges

\$103.77

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

Ways To Pay Your Bill

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

Contact Us

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

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

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

January 09, 2025

Client: 001545

Matter: 000001

Invoice #: 25785

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2024	CAW	REVIEW EXECUTED DEED AND SUBMIT FOR RECORDING.	0.2	\$65.00
12/3/2024	CAW	SAVE RECORDED DEED AND DISTRIBUTE TO K. SMITH AND J. COOPER.	0.2	\$65.00
12/3/2024	KCH	REVIEW AGENDA PACKAGE.	0.4	\$130.00
12/4/2024	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
12/5/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
12/13/2024	LC	PREPARE DRAFT SECOND AMENDED NOTICE OF ESTABLISHMENT.	1.1	\$192.50
12/16/2024	LC	E-RECORD SECOND AMENDED NOTICE OF ESTABLISHMENT REFLECTING BOUNDARY AMENDMENT.	0.3	\$52.50
12/17/2024	LC	PREPARE CORRESPONDENCE TO J. GASKINS, FLORIDA DEPARTMENT OF COMMERCE RE BOUNDARY AMENDMENT ORDINANCE AND CURRENT LOCATION MAP; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE RECORDED COPY OF SECOND AMENDED NOTICE OF ESTABLISHMENT.	0.3	\$52.50
Total Professional Services			3.4	\$865.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/4/2024	Simplefile E-Recording- Filing Fee- Filing fees	\$24.45
12/17/2024	Simplefile E-Recording- Filing Fee- Filing fees	\$40.75
	Total Disbursements	<u>\$65.20</u>
	Total Services	\$865.00
	Total Disbursements	\$65.20
	Total Current Charges	\$930.20
	Previous Balance	\$9,287.45
	PAY THIS AMOUNT	\$10,217.65

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24402	April 10, 2024	\$3,212.50	\$49.95	\$0.00	\$0.00	\$4,192.65
25533	November 15, 2024	\$2,517.50	\$0.00	\$0.00	\$0.00	\$3,447.70
25705	December 11, 2024	\$3,507.50	\$0.00	\$0.00	\$0.00	\$4,437.70
Total Remaining Balance Due						\$10,217.65

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,437.70	\$2,517.50	\$0.00	\$3,262.45



Adam B's Tree Service

Adam Bean
17349 Shirla Rae Drive
Shady Hills, FL 34610
7277686202
adamtbean@gmail.com

INVOICE
SIMMONSLOOP01

DATE
11/11/2024

DUE
On Receipt

BALANCE DUE
USD \$1,500.00

BILL TO

Gary Schwartz

Garden Wall Way Entrance
Gary.schwartz@inframark.com

DESCRIPTION	RATE	QTY	AMOUNT
Cut up fallen pine tree Leave debris in preserve	\$1,500.00	1	\$1,500.00

TOTAL \$1,500.00

Payment Info

BALANCE DUE USD \$1,500.00

PAYMENT INSTRUCTIONS

Venmo @Adam-Bean-26
Zelle 7277686202

BY CHECK

Adam Bean

Please leave a rating/review on
https://g.page/r/CY2_iXKPgGvOEBM/review



Adam B's Tree Service

Adam Bean
17349 Shirla Rae Drive
Shady Hills, FL 34610
7277686202
adamtbean@gmail.com

INVOICE
WIDEWATERWAY01

DATE
11/06/2024

DUE
On Receipt

BALANCE DUE
USD \$1,800.00

BILL TO

Gary Schwartz

Garden Wall Way Entrance
Gary.schwartz@inframark.com

DESCRIPTION	RATE	QTY	AMOUNT
Cut up 1 downed tree	\$1,800.00	1	\$1,800.00
Move all debris back into preserve			

TOTAL \$1,800.00

Payment Info

BALANCE DUE USD \$1,800.00

PAYMENT INSTRUCTIONS

Venmo @Adam-Bean-26
Zelle 7277686202

BY CHECK

Adam Bean

Please leave a rating/review on
https://g.page/r/CY2_iXKPgGvOEBM/review

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

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 January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2021		SERIES 2024		SERIES 2021	SERIES 2024	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS									
Cash - Operating Account	\$ 251,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251,328
Cash in Transit	-	215,151	79,855	-	-	-	-	-	295,006
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	-	37,149
Due From Other Funds	-	86,657	-	-	-	2,329	-	-	88,986
Investments:									
Acq. & Construction - Amenity	-	-	-	90	-	-	-	-	90
Acq. & Construction - Other	-	-	-	-	3,129	-	-	-	3,129
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,069	-	-	-	10,069
Reserve Fund	-	162,244	-	-	-	-	-	-	162,244
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	-	39,928
Revenue Fund	-	355,952	68,402	-	-	-	-	-	424,354
Fixed Assets									
Construction Work In Process	-	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	-	6,733,088	6,733,088
TOTAL ASSETS	\$ 288,514	\$ 820,004	\$ 188,185	\$ 102	\$ 15,527	\$ 2,296,282	\$ 6,733,088	\$ 10,341,702	
LIABILITIES									
Accounts Payable	\$ 16,014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,014
Accounts Payable - Other	2,640	-	-	-	-	-	-	-	2,640
Bonds Payable	-	-	-	-	-	-	-	5,562,088	5,562,088
Bonds Payable - Series 2024	-	-	-	-	-	-	-	1,171,000	1,171,000
Due To Other Funds	5,239	-	82,184	-	-	-	-	-	87,423
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	-	24,843
TOTAL LIABILITIES	48,736	-	82,184	-	-	-	-	6,733,088	6,864,008

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES								
Restricted for:								
Debt Service	-	820,004	106,001	-	-	-	-	926,005
Capital Projects	-	-	-	102	15,527	-	-	15,629
Unassigned:	239,778	-	-	-	-	2,296,282	-	2,536,060
TOTAL FUND BALANCES	239,778	820,004	106,001	102	15,527	2,296,282	-	3,477,694
TOTAL LIABILITIES & FUND BALANCES	\$ 288,514	\$ 820,004	\$ 188,185	\$ 102	\$ 15,527	\$ 2,296,282	\$ 6,733,088	\$ 10,341,702

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 798	\$ 798	0.00%
Special Assmnts- Tax Collector	288,598	281,673	(6,925)	97.60%
Special Assmnts- CDD Collected	65,371	65,371	-	100.00%
Developer Contribution	-	1,904	1,904	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	353,969	349,771	(4,198)	98.81%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	4,000	6,000	40.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	4,250	5,950	41.67%
ProfServ-Trustee Fees	6,400	-	6,400	0.00%
District Counsel	4,000	13,763	(9,763)	344.08%
District Engineer	2,500	5,593	(3,093)	223.72%
District Manager	25,000	29,375	(4,375)	117.50%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	434	(184)	173.60%
Clubhouse Internet, TV, Phone	1,200	377	823	31.42%
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	625	875	41.67%
Dues, Licenses, Subscriptions	600	175	425	29.17%
Total Administration	80,854	67,066	13,788	82.95%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	2,706	2,294	54.12%
Utility - StreetLights	50,000	16,785	33,215	33.57%
Total Electric Utility Services	55,000	19,491	35,509	35.44%
<u>Water Utility Services</u>				
Utility - Water	1,000	2,925	(1,925)	292.50%
Total Water Utility Services	1,000	2,925	(1,925)	292.50%
<u>Other Physical Environment</u>				
Waterway Management	9,000	2,380	6,620	26.44%
ProfServ - Field Management Onsite Staff	12,000	5,000	7,000	41.67%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
Amenity Center Cleaning & Supplies	1,000	2,510	(1,510)	251.00%
Contracts-Janitorial Services	7,000	-	7,000	0.00%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	75,000	27,574	47,426	36.77%
Amenity Center Pest Control	1,200	1,010	190	84.17%
Janitorial Services & Supplies	1,500	610	890	40.67%
Insurance - General Liability	3,365	2,500	865	74.29%
Insurance -Property & Casualty	30,000	23,396	6,604	77.99%
R&M-Other Landscape	3,000	1,770	1,230	59.00%
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	5,461	(461)	109.22%
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%
Total Other Physical Environment	205,115	79,330	125,785	38.68%
TOTAL EXPENDITURES	341,969	168,812	173,157	49.36%
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	180,959	168,959	1507.99%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
TOTAL FINANCING SOURCES (USES)	12,000	-	(12,000)	0.00%
Net change in fund balance	<u>\$ 12,000</u>	<u>\$ 180,959</u>	<u>\$ 144,959</u>	<u>1507.99%</u>

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,819		
FUND BALANCE, ENDING		<u>\$ 239,778</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,863	\$ 3,863	0.00%
Special Assmnts- Tax Collector	325,700	318,833	(6,867)	97.89%
Special Assmnts- CDD Collected	-	216,439	216,439	0.00%
Developer Contribution	-	79,855	79,855	0.00%
TOTAL REVENUES	325,700	618,990	293,290	190.05%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	192,463	97,003	95,460	50.40%
Total Debt Service	322,463	97,003	225,460	30.08%
TOTAL EXPENDITURES	322,463	97,003	225,460	30.08%
Excess (deficiency) of revenues Over (under) expenditures	3,237	521,987	518,750	16125.64%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
TOTAL FINANCING SOURCES (USES)	3,237	-	(3,237)	0.00%
Net change in fund balance	<u>\$ 3,237</u>	<u>\$ 521,987</u>	<u>\$ 512,276</u>	<u>16125.64%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		298,017		
FUND BALANCE, ENDING		<u>\$ 820,004</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
Series 2024 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,372	\$ 1,372	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
TOTAL REVENUES	79,855	81,227	1,372	101.72%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	25,000	25,000	-	100.00%
Interest Expense	61,680	31,121	30,559	50.46%
Total Debt Service	86,680	56,121	30,559	64.75%
TOTAL EXPENDITURES	86,680	56,121	30,559	64.75%
Excess (deficiency) of revenues Over (under) expenditures	(6,825)	25,106	31,931	-367.85%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(6,825)	-	6,825	0.00%
TOTAL FINANCING SOURCES (USES)	(6,825)	-	6,825	0.00%
Net change in fund balance	\$ (6,825)	\$ 25,106	\$ 45,581	-367.85%
FUND BALANCE, BEGINNING (OCT 1, 2024)		80,895		
FUND BALANCE, ENDING		\$ 106,001		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 332	\$ 332	0.00%
TOTAL REVENUES	-	332	332	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	37,756	(37,756)	0.00%
Total Construction In Progress	-	37,756	(37,756)	0.00%
TOTAL EXPENDITURES	-	37,756	(37,756)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(37,424)	(37,424)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		37,526		
FUND BALANCE, ENDING		\$ 102		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
Series 2024 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,527	\$ 11,527	0.00%
TOTAL REVENUES	-	11,527	11,527	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,011,989	(1,011,989)	0.00%
Total Construction In Progress	-	1,011,989	(1,011,989)	0.00%
TOTAL EXPENDITURES	-	1,011,989	(1,011,989)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,000,462)	(1,000,462)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,015,989		
FUND BALANCE, ENDING		\$ 15,527		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Fixed Assets Fund (900)
(In Whole Numbers)

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

Bank Account Statement

South Creek CDD

Monday, February 24, 2025

Page 1

Bank Account No. 5561

Statement No. 01_25

Statement Date 01/31/2025

G/L Account No. 101001 Balance	251,327.94	Statement Balance	253,483.06
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	253,483.06
Subtotal	251,327.94	Outstanding Checks	-2,155.12
Negative Adjustments	0.00	Ending Balance	251,327.94
Ending G/L Balance	251,327.94		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
01/07/2025		JE000480	Special Assmnts- Tax Collector	Truist Bank	187,952.74	187,952.74	0.00
01/10/2025	Payment	BD00004	Developer Contribution	Deposit No. BD00004	1,903.59	1,903.59	0.00
01/31/2025	Payment	BD00008	Interest - Tax Collector	Deposit No. BD00008	797.60	797.60	0.00
Total Deposits					190,653.93	190,653.93	0.00
Checks							0.00
12/27/2024	Payment	100003	STEADFAST CONTRACTORS ALLIANCE	Inv: SM-14055, Inv: SM- 14132	-1,958.15	-1,958.15	0.00
12/27/2024	Payment	100004	TIMES PUBLISHING COM	Inv: TB311198 121824	-308.00	-308.00	0.00
12/27/2024	Payment	100005	STANTEC CONSULTING SERVICES	Inv: 2315206	-805.00	-805.00	0.00
01/06/2025	Payment	1367	SOUTH CREEK CDD	Check for Vendor V00017	-209,592.98	-209,592.98	0.00
01/08/2025	Payment	1368	SOUTH CREEK CDD	Check for Vendor V00017	-99,652.22	-99,652.22	0.00
01/10/2025	Payment	1369	NEPTUNE MULTI SERVICES LLC	Check for Vendor V00053	-1,300.00	-1,300.00	0.00
01/14/2025	Payment	1370	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
01/14/2025	Payment	1371	INFRAMARK LLC	Check for Vendor V00019	-29,754.02	-29,754.02	0.00
01/14/2025	Payment	1372	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
01/14/2025	Payment	1373	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
01/14/2025	Payment	1374	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
01/14/2025	Payment	1376	STEADFAST CONTRACTORS ALLIANCE	Check for Vendor V00004	-11,469.67	-11,469.67	0.00
01/14/2025	Payment	1377	STRALEY ROBIN VERICKER	Check for Vendor V00009	-9,287.45	-9,287.45	0.00
01/14/2025	Payment	1378	TIMES PUBLISHING COM	Check for Vendor V00007	-4,592.00	-4,592.00	0.00

Bank Account Statement

Monday, February 24, 2025

South Creek CDD

Page 2

Bank Account No. 5561

Statement No. 01_25

Statement Date

01/31/2025

01/29/2025	Payment	DD181	TECO ACH	Payment of Invoice 000820	-130.62	-130.62	0.00
01/29/2025	Payment	DD182	TECO ACH	Payment of Invoice 000821	-305.78	-305.78	0.00
01/23/2025	Payment	DD183	COMMUNICATION ACH	Payment of Invoice 000809	-74.99	-74.99	0.00
01/02/2025		JE000527	Utility - Water	Bank recon adj Hc-water	-18.55	-18.55	0.00
01/10/2025		JE000529	Utility - Electric	Bank recon adj Teco	-99.35	-99.35	0.00
01/17/2025		JE000531	Utility - Electric	Bank recon adj Teco	-4,246.78	-4,246.78	0.00
01/31/2025		JE000533	Utility - Electric	Bank recon adj Teco	-4,649.41	-4,649.41	0.00
01/31/2025		JE000535	Utility - Water	Bank recon adj Hc-water	-18.56	-18.56	0.00
Total Checks					-379,063.53	-379,063.53	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 ACH	Inv: 0243 100724 ACH			-494.27
01/14/2025	Payment	1375	RYAN MOTKO	Check for Vendor V00021			-200.00
01/09/2025	Payment	DD180	TECO ACH	Payment of Invoice 000813			-103.77
Total Outstanding Checks							-2,155.12

Outstanding Deposits

Total Outstanding Deposits

Fifth Order of Business



A handwritten signature in black ink, appearing to read "Arturo Gandarilla".

Arturo Gandarilla
INFRAMARK

SOUTH CREEK MARCH INSPECTION REPORT 2/26/25, 1:43 PM

SOUTH CREEK. CDD. STEADFAST

Wednesday, February 26, 2025

Prepared For Board Of Supervisors.

33 Issues Identified



ALDER GREEN.

Assigned To Steadfast
Heading West.



ALDER GREEN.

Assigned To STEADFAST
The community entrance facade is well-maintained.



ALDER GREEN.

Assigned To STEADFAST
The center island is well-maintained.



W. ALDER GREEN.

Assigned To STEADFAST
Heading w. Sidewalk is clear & well-maintained.



SCARLET SKIMMER.

Assigned To STEADFAST
Rock island has been sprayed for weeds.



POND # 1.

Assigned To STEADFAST
The pond is well-maintained



POND # 2.

Assigned To STEADFAST.
The pond is well-maintained.



ALDER GREEN DR.

Assigned To STEADFAST
Lift station is well-maintained.



ALDER GREEN.

Assigned To District Manager.
The mailboxes are well-maintained.



BUTTRESS OAK WY.

Assigned To STEADFAST
The playground is well-maintained.



ALDER GREEN & BUTTRESS OAK WY.

Assigned To STEADFAST.

The pocket park is well-maintained.



BUTTRESS OAK WY.

Assigned To STEADFAST

Heading south on the street.



BUTTRESS OAK WY.

Assigned To STEADFAST.

The community entrance wall is well- maintained.



BUTTRESS OAK WY.

Assigned To DISTRICT MANAGER.

The amenity center is well-maintained. all bathrooms are functional.



BUTTRESS OAK WY.

Assigned To DISTRICT MANAGER.

The chaise lounges and umbrellas are well-maintained.



BUTTRESS OAK WY.

Assigned To SPENCER AQUATIC.

The pool is clear, blue, and well-maintained.



BUTTRESS OAK WY.

Assigned To STEADFAST.

The plant material looks healthy and well-maintained.



BUTTRESS OAK WY.

Assigned To DISTRICT MANAGER.

The amenity center clubhouse is well-maintained.



BUTTRESS OAK WY.

Assigned To SPENCER AQUATIC.

The pool equipment is well-maintained.



SHADY PRESERVE DR.

Assigned To STEADFAST.

The community entrance facade is well-maintained.



SHADY PRESERVE DR.

Assigned To STEADFAST.

The entrance community facade is well-maintained.



SHADY PRESERVE DR.

Assigned To STEADFAST.

Steadfast was there trimming the ornamental grasses.



SHADY PRESERVE DR.

Assigned To STEADFAST.

Heading west on street.



SHADY PRESERVE DR.

Assigned To STEADFAST.

The plants look healthy and are well-maintained.



SHADY PRESERVE DR.

Assigned To STEADFAST.

The community dog park is well-maintained.



SHADY PRESERVE DR.

Assigned To STEADFAST.

The side parking is well-maintained.



SHADY PRESERVE DR.

Assigned To DISTRICT MANAGER.

The mailboxes are well-maintained.



POND # 3.

Assigned To STEADFAST.

The pond is well-maintained.



BLUE PLUME CT.

Assigned To STEADFAST.

The pocket part is well-maintained.



POND # 4.

Assigned To STEADFAST.

The pond is well-maintained.



POND # 5.

Assigned To STEADFAST.

The pond is well-maintained.



POSEIDON WY.

Assigned To STEADFAST.

The pocket park is well-maintained.



POSEIDON WY.

Assigned To STEADFAST.

The lift station is well-maintained.



Printed: Feb 26, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Feb 5, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Nathan Castleman

Log Notes:

Treated ponds 1,2,3,4,6 for algae and grasses

Weather Conditions:

Partly cloudy with fog

Wed, Feb 5, 2025, 11:41 AM



82° F

56° F

Wind: 4 mph

Humidity: 94%

Total Precip: 0"

Attachments: 5





Daily Logs List

Feb 19, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Nathan Castleman

Log Notes:

Treated ponds 1,2,3,4,6 for algae and grasses. Pond 7 has locked gates and will need to obtain the combination

Weather Conditions:

Mostly cloudy with isolated storms

Wed, Feb 19, 2025, 9:24 AM



78° F

62° F

Wind: 10 mph

Humidity: 99%

Total Precip: 0.27"

Attachments: 6

