

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

APRIL 03, 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, April 03, 2025 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **April 03, 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: 263 935 216 491 **Passcode:** Sd7Lo6KB

Dial-in by phone +1 646-838-1601 **Pin:** 151 133 964#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ITEMS**
- 4. PUBLIC HEARING: Special Assessment**
 - A. Consideration of Resolution 2025-06, Imposing and Levying Special Assessments
- 5. CONSENT AGENDA**
 - A. Approval of Minutes of the March 6, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures February 2025
 - C. Acceptance of the Financials and Approval of the Check Register for February 2025
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Field Inspections Report
 - ii. Aquatics Report
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

*Next regularly scheduled continued Debt Assessment meeting is **April 7, 2025 at 2:00 p.m.**

Fifth 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, March 6, 2025, and called to order at 2:18 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Jayna Cooper	District Manager
Michael Perez	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>
Arturo Gandarilla	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 Comments**

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

THIRD ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of the February 6, 2025, Regular Meeting

B. Consideration of Operation and Maintenance January 2025

C. Acceptance of the Financials and Approval of the Check Register for January 2025

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

A. District Counsel

Bond delegation resolution will be prepared for the Public Hearing on April 3, 2025.

B. District Engineer

There being no report, the next item followed.

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

Mr. Gandarilla reviewed the 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 Ms. Evans seconded by Mr. de la Ossa, with all in favor, the meeting was adjourned at 2:23 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					
CITY-WIDE CLEANING LLC	2/17/2025	19197	\$200.00	\$200.00	MONTHLY SERV - Dog Park
CITY-WIDE CLEANING LLC	1/20/2025	19132	\$212.00	\$212.00	MONTHLY SERV
INFRAMARK LLC	1/27/2025	142127	\$2.07	\$2.07	Postage
INFRAMARK LLC	2/1/2025	142791	\$850.00		DISTRICT INVOICE
INFRAMARK LLC	2/1/2025	142791	\$1,375.00		DISTRICT INVOICE
INFRAMARK LLC	2/1/2025	142791	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	2/1/2025	142791	\$125.00	\$3,350.00	DISTRICT INVOICE
INFRAMARK LLC	1/3/2025	141026	\$850.00		DISTRICT INVOICE
INFRAMARK LLC	1/3/2025	141026	\$1,375.00		DISTRICT INVOICE
INFRAMARK LLC	1/3/2025	141026	\$1,000.00	\$3,225.00	DISTRICT INVOICE
INFRAMARK LLC	2/18/2025	143834	\$3.45	\$3.45	Postage
JNJ CLEANING SERVICES LLC	1/27/2025	0485	\$610.00	\$610.00	JANITORIAL MAINTENANCE
STATE WILDLIFE TRAPPER LLC	2/12/2025	1990	\$1,725.00	\$1,725.00	Hog Trapping Jan/Feb 2025
STEADFAST CONTRACTORS ALLIANCE	1/1/2025	SE-26054	\$595.00	\$595.00	SERVICE JAN 25
STEADFAST CONTRACTORS ALLIANCE	2/1/2025	SE-26206	\$595.00	\$595.00	SERVICE FEB 2025
STEADFAST CONTRACTORS ALLIANCE	1/20/2025	SM-14408	\$120.00	\$120.00	Centralus Plan Renewal
STEADFAST CONTRACTORS ALLIANCE	1/1/2025	SM-14220	\$6,709.67	\$6,709.67	SERVICE JAN 25
STRALEY ROBIN VERICKER	2/5/2025	25947	\$2,909.36	\$2,909.36	PROFESSIONAL SERVICES Through Jan 2025
Monthly Contract Subtotal			\$20,256.55	\$20,256.55	
Variable Contract					
CARLOS DE LA OSSA	2/6/2024	CO 020624	\$200.00	\$200.00	Feb 6 Meeting
KELLY ANN EVANS	2/6/2024	KE 020624	\$200.00	\$200.00	Feb 6 Meeting
LORI A. CAMPAGNA	2/6/2024	LC 020624	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	2/6/2024	ND 020624	\$200.00	\$200.00	Feb 6 Meeting
RYAN MOTKO	2/6/2024	RM 020624	\$200.00	\$200.00	Feb 6 Meeting
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
BOCC - HILLSBOROUGH COUNTY ACH	1/17/2025	011725-5140	\$18.56	\$18.56	WATER
BOCC - HILLSBOROUGH COUNTY ACH	1/29/2025	012925-5140	\$425.00	\$425.00	WATER
TECO ACH	1/8/2025	010825-4853	\$130.62	\$130.62	ELECTRIC
TECO ACH	1/8/2025	010825-0243	\$305.78	\$305.78	ELECTRIC
TECO ACH	1/22/2025	012225-6141	\$35.94	\$35.94	ELECTRIC
TECO ACH	2/6/2025	020625-0243	\$318.43	\$318.43	Electric - 13851 Buttress Oaks Way
TECO ACH	2/6/2025	020625-4853	\$92.32	\$92.32	Electric - 10317 Alder Green Well
Utilities Subtotal			\$1,326.65	\$1,326.65	
Additional Services					
ADA SITE COMPLIANCE	2/19/2025	INV8444	\$1,500.00	\$1,500.00	ADA Website Compliance
INFRAMARK LLC	2/18/2025	143834	\$1,184.35	\$1,184.35	Fence Repair
ITZ ELECTRIC CORP	1/20/2025	F2083	\$450.00	\$450.00	Entry Lighting Repair
ITZ ELECTRIC CORP	2/11/2025	F2084	\$1,400.00	\$1,400.00	Entry Lighting Repair
STEADFAST CONTRACTORS ALLIANCE	2/17/2025	SM-14987	\$2,708.00	\$2,708.00	Amenity Palm Tree Replacement
STEADFAST CONTRACTORS ALLIANCE	2/17/2025	SM-14996	\$666.00	\$666.00	Plant Replacement
Additional Services Subtotal			\$7,908.35	\$7,908.35	
TOTAL			\$30,491.55	\$30,491.55	

City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 19197

TO:

Southern Creek CDD

2005 Pan Am Cir

Thompson, F.

C/o Southcoke

DATE:

2/17/25

[illegible]

City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 19132

TO:

South creek

2005 Pan Am ci

Tamji. JFJ

Southcreek

DATE:

1/20/25

[illegible]



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

142127

CUSTOMER ID

C2311

PO#

INVOICE

DATE

1/27/2025

NET TERMS

Net 30

DUE DATE

2/26/2025

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

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.69		2.07
Subtotal					2.07

Subtotal	\$2.07
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Tax	\$0.00
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Total Due	\$2.07
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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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

142791

DATE

2/1/2025

CUSTOMER ID

C2311

NET TERMS

Net 30

PO#**DUE DATE**

3/3/2025

BILL TO

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

Services provided for the Month of: February 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
Subtotal					3,350.00

Subtotal

\$3,350.00

Tax

\$0.00

Total Due

\$3,350.00

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

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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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

141026

DATE

1/3/2025

CUSTOMER ID

C2311

NET TERMS

Net 30

PO#**DUE DATE**

2/2/2025

BILL TO

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

Services provided for the Month of: January 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
Subtotal					3,350.00

Subtotal \$3,350.00

Tax \$0.00

Total Due \$3,350.00

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

143834

DATE

2/18/2025

CUSTOMER ID

C2311

NET TERMS

Net 30

PO#**DUE DATE**

3/20/2025

BILL TO

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

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Jana Cooper 1-31-25 I2G NEPTUNE MULTI SERV : Fence Repair: 1,184.35	1	Ea	1,184.35		1,184.35
Postage	5	Ea	0.69		3.45
Subtotal					1,187.80

Subtotal

\$1,187.80

Tax

\$0.00

Total Due

\$1,187.80

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.: 0485
Invoice date: 01/27/2025
Due date: 02/15/2025

#	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 - January 2024

View and pay

INVOICE

State Wildlife Trapper
2103 w rio vista ave
Tampa, FL 33603

trapperjerry@gmail.com
+1 (813) 390-9578



Bill to

South Creek CDD (Riverview)
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Invoice details

Invoice no.: 1990
Terms: Net 15
Invoice date: 02/12/2025
Due date: 03/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		State Wildlife Service	Service: January/February 2025	1	\$1,350.00	\$1,350.00
2.		Sales	Set up trap(s) & cameras		\$375.00	\$375.00

Total **\$1,725.00**

Please make checks payable to Jerry Richardson

Note to customer

Thank you for your business

A late fee of 15% late fee will be applied if not paid within 10 days from due date.

If you have any questions concerning this invoice, please contact:
Jerry Richardson
Phone 813-390-9578
email - trapperjerry@gmail.com

30-day notice to terminate trapping service in writing; removal fees of \$375.00 applies.

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



Invoice

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

Ship To

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

Project Total Balance	\$1,190.00	Customer Total Balance	\$26,552.50
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Steadfast Alliance

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

Invoice

Date	Invoice #
1/20/2025	SM-14408

Please make all Checks payable to:
Steadfast Alliance

Bill To
South Creek CDD Maintenance 2654 Cypress R Suite 101 Wesley Chapel, FL 33544

Ship To

P.O. No.		W.O. No.	Account #	Cost Code	Terms	Project	
					Net 30	SM1054 South Creek CDD Maintenance	
Quantity	Description			Rate	Serviced Date	Amount	
1	Annual Service Plan Renewal for Remote Devices-Centralus			120.00	1/17/2025	120.00	

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

Total	\$120.00
Payments/Credits	\$0.00
Balance Due	\$120.00



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

Invoice

Date	Invoice #
1/1/2025	SM-14220

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

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

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

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

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

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

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

February 05, 2025

Client: 001545

Matter: 000001

Invoice #: 25947

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/2/2025	KCH	PREPARE WETLAND MONITORING AGREEMENT WITH PACSCON.	1.5	\$487.50
1/3/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION.	0.2	\$35.00
1/3/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$130.00
1/8/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/9/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
1/9/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
1/13/2025	KCH	REVIEW INVOICE FOR VANDALISM DAMAGE REPAIRS OF CLUBHOUS; FINALIZE DEMAND LETTER TO RESIDENTS AT 10741 SHADY PRESERVE DRIVE AND 10335 BLUE PLUM COURT FOR PAYMENT OF SAME - REQUESTING ATTORNEYS FEES AS WELL.	3.0	\$975.00
1/17/2025	KCH	PREPARE FOR AND ATTEND OPERATIONS MEETING IN PERSON; FINAL REVISIONS TO AGREEMENT PACSCON; REVIEW/EDIT RESOLUTIONS FOR SPECIAL ASSESSMENTS ON EXPANSION PARCEL.	1.7	\$552.50
1/22/2025	JMV	REVIEW EMAIL FROM E. DAVIDSON RE: CDD ASSESSMENTS.	0.3	\$112.50
1/29/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION; EMAIL DISTRICT ASSISTANT TO CREATE CHANGES RE COUNSEL'S INFORMATION ON WEBSITE.	0.3	\$52.50

SERVICES

Date	Person	Description of Services	Hours	Amount
Total Professional Services			8.9	\$2,877.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/13/2025	Postage	\$31.86
Total Disbursements		\$31.86

Total Services	\$2,877.50
Total Disbursements	\$31.86
Total Current Charges	\$2,909.36
Previous Balance	\$10,217.65
Less Payments	(\$9,287.45)
PAY THIS AMOUNT	\$3,839.56

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25785	January 09, 2025	\$865.00	\$65.20	\$0.00	\$0.00	\$3,839.56
Total Remaining Balance Due						\$3,839.56

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,839.56	\$0.00	\$0.00	\$0.00

SOUTH CREEK CDD

MEETING DATE: February 6, 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: February 6, 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: February 6, 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: February 6, 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: February 6, 2024

DMS: Jayna Cooper

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	01/17/2025	02/07/2025

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	12/18/2024	7208	01/17/2025	7210	2 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$0.01
Water Base Charge	\$12.52

Summary of Account Charges

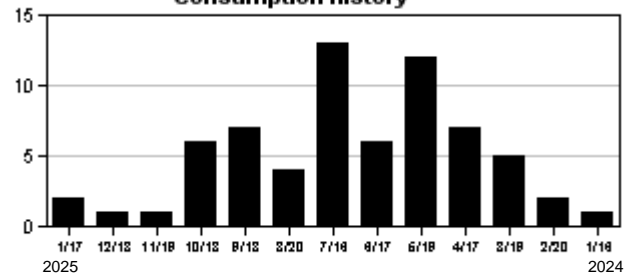
Previous Balance	\$18.55
Net Payments - Thank You	\$-18.55
Total Account Charges	\$18.56

AMOUNT DUE	\$18.56
-------------------	----------------

Important Message

This account has ACH payment method

Consumption History



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

1,239 8

DUE DATE	02/07/2025
AMOUNT DUE	\$18.56
AMOUNT PAID	

0065919651409 00000018564



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	01/29/2025	02/19/2025

Service Address: 13851 BUTTRESS OAKS WAY

S-Page 1 of 1



Service Address Charges

Miscellaneous Charges

Service Setup Fee

\$25.00

Total Miscellaneous Charges

\$25.00

Summary of Account Charges

Previous Balance \$18.56

Net Payments - Thank You \$-18.56

Bill Adjustments \$25.00

Total Account Charges **\$400.00**

AMOUNT DUE	\$425.00
-------------------	-----------------

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

338 8

DUE DATE	02/19/2025
AMOUNT DUE	\$425.00
AMOUNT PAID	

0065919651409 00000425009



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

Statement Date: January 08, 2025

Amount Due: \$130.62

Due Date: January 29, 2025

Account #: 211024964853

DO NOT PAY. Your account will be drafted on January 29, 2025

Account Summary

Current Service Period: December 03, 2024 - January 02, 2025

Previous Amount Due	\$69.56
Payment(s) Received Since Last Statement	-\$69.56
Miscellaneous Credits	-\$1.47
Credit balance after payments and credits	-\$1.47
Current Month's Charges	\$132.09

Amount Due by January 29, 2025 **\$130.62**

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 **33.33% higher** than the same period last year.



Your average daily kWh used was **154.55% higher** than it was in your previous period.



Scan here to view your account online.



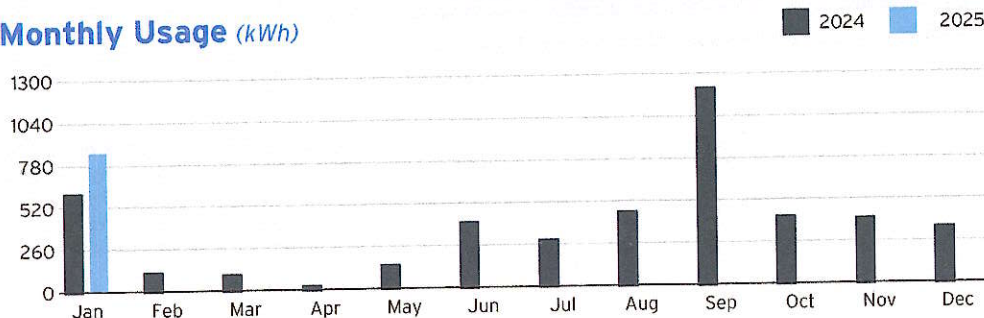
DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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

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



Pay your bill online at TampaElectric.com

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

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



Account #: 211024964853

Due Date: January 29, 2025

Amount Due: \$130.62

Payment Amount: \$ _____

650149718418

Your account will be drafted on January 29, 2025

00004029 FTECO101092503083810 00000 03 00000000 18723 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:
10317 ALDER GREEN DR
WELL, RIVERVIEW, FL 33578-6275

Account #: 211024964853
Statement Date: January 08, 2025
Charges Due: January 29, 2025

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Dec 03, 2024 - Jan 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	01/02/2025	9,297	8,438		859 kWh	1	31 Days

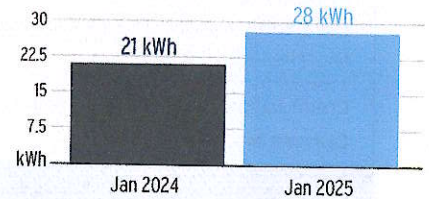
Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	859 kWh @ \$0.08641/kWh	\$74.23
Fuel Charge	859 kWh @ \$0.03083/kWh	\$26.48
Storm Protection Charge	859 kWh @ \$0.00577/kWh	\$4.96
Clean Energy Transition Mechanism	859 kWh @ \$0.00418/kWh	\$3.59
Florida Gross Receipt Tax		\$3.30
Electric Service Cost		\$132.09

Avg kWh Used Per Day



Total Current Month's Charges

\$132.09



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$1.47
Total Current Month's Credits	-\$1.47

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.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: January 08, 2025

Amount Due: \$305.78

Due Date: January 29, 2025

Account #: 211032690243

DO NOT PAY. Your account will be drafted on January 29, 2025

Account Summary

Current Service Period: December 03, 2024 - January 02, 2025

Previous Amount Due	\$352.14
Payment(s) Received Since Last Statement	-\$352.14

Current Month's Charges	\$305.78
--------------------------------	-----------------

Amount Due by January 29, 2025	\$305.78
---------------------------------------	-----------------

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 **9.72% lower** than it was in your previous period.



Scan here to view your account online.



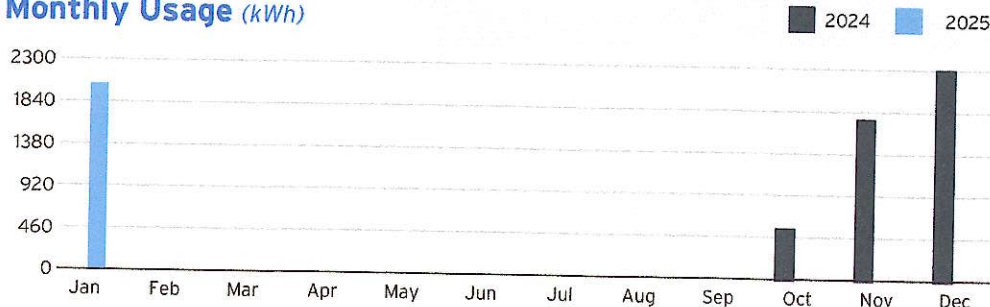
DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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



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

Account #: 211032690243

Due Date: January 29, 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: \$305.78

Payment Amount: \$ _____

631631261344

Your account will be drafted on January 29, 2025

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: January 08, 2025
Charges Due: January 29, 2025

Meter Read

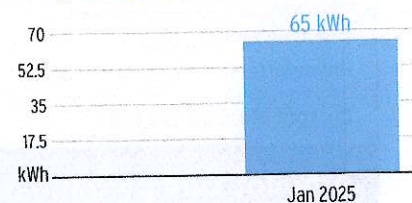
Service Period: Dec 03, 2024 - Jan 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000342031	01/02/2025	10,086	8,058	2,028 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	2,028 kWh @ \$0.08641/kWh	\$175.24
Fuel Charge	2,028 kWh @ \$0.03083/kWh	\$62.52
Storm Protection Charge	2,028 kWh @ \$0.00577/kWh	\$11.70
Clean Energy Transition Mechanism	2,028 kWh @ \$0.00418/kWh	\$8.48
Florida Gross Receipt Tax		\$7.11
Electric Service Cost		\$284.58
State Tax		\$21.20
Total Electric Cost, Local Fees and Taxes		\$305.78

Total Current Month's Charges

\$305.78

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Ways To Pay Your Bill



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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

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TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: January 22, 2025

Amount Due: \$35.94

Due Date: February 12, 2025

Account #: 221008846141

DO NOT PAY. Your account will be drafted on February 12, 2025

Account Summary

Current Service Period: December 15, 2024 - January 15, 2025

Previous Amount Due	\$103.77
Payment(s) Received Since Last Statement	-\$99.35
Miscellaneous Credits	-\$71.46
Credit balance after payments and credits	-\$67.04
Current Month's Charges	\$102.98

Amount Due by February 12, 2025 \$35.94

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 **233.33% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

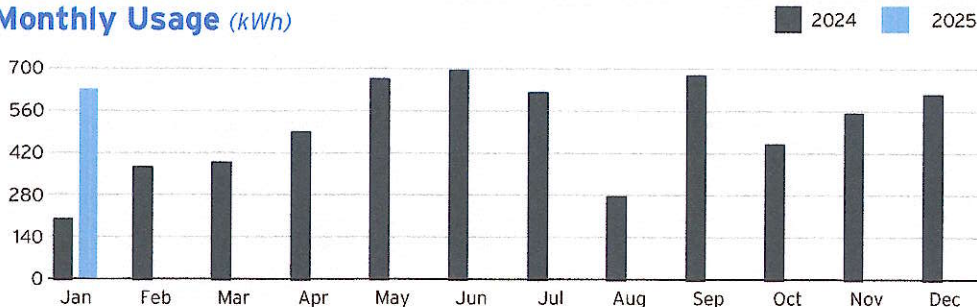


DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit TampaElectric.com/PowerLineSafety

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

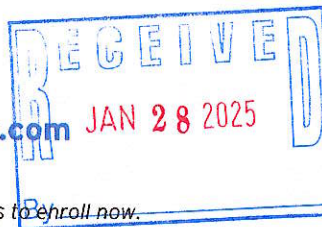
Due Date: February 12, 2025



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: \$35.94

Payment Amount: \$ _____

634100398783

Your account will be drafted on February 12, 2025

00006056 FTECO101232500110310 00000 02 00000000 13162 001

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: January 22, 2025
Charges Due: February 12, 2025

Meter Read

Service Period: Dec 15, 2024 - Jan 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	01/15/2025	13,844	13,213	631 kWh	1	32 Days

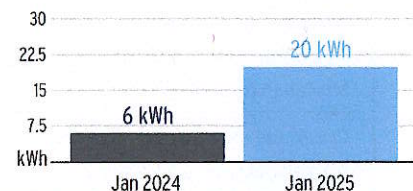
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	631 kWh @ \$0.08641/kWh	\$54.52
Fuel Charge	631 kWh @ \$0.03083/kWh	\$19.45
Storm Protection Charge	631 kWh @ \$0.00577/kWh	\$3.64
Clean Energy Transition Mechanism	631 kWh @ \$0.00418/kWh	\$2.64
Florida Gross Receipt Tax		\$2.57
Electric Service Cost		\$102.98

Avg kWh Used Per Day



Total Current Month's Charges

\$102.98



Miscellaneous Credits

Deposit Refund	-\$67.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$4.46
Total Current Month's Credits	-\$71.46

Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: February 06, 2025

Amount Due: \$318.43

Due Date: February 27, 2025

Account #: 211032690243

DO NOT PAY. Your account will be drafted on February 27, 2025

Account Summary

Current Service Period: January 03, 2025 - January 31, 2025

Previous Amount Due \$305.78

Payment(s) Received Since Last Statement -\$305.78

Current Month's Charges **\$318.43**

Amount Due by February 27, 2025 **\$318.43**

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

Your Energy Insight

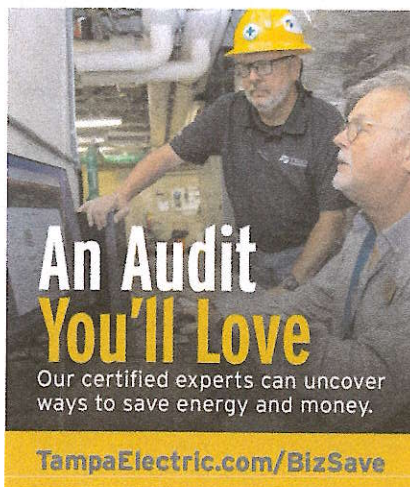
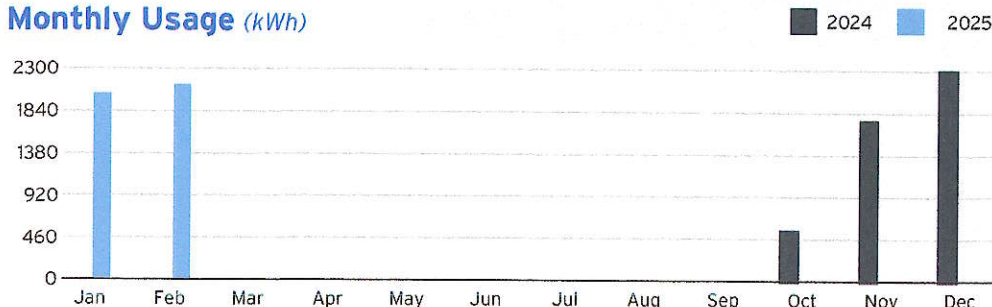


Your average daily kWh used was **12.31% higher** than it was in your previous period.



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



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

Account #: 211032690243

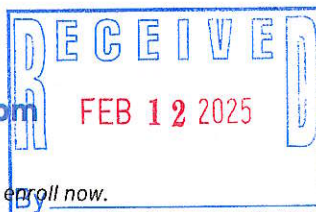
Due Date: February 27, 2025



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: \$318.43

Payment Amount: \$ _____

653853398148

Your account will be
drafted on February 27, 2025

00003910 FTECO102072501091910 000000 03 01000000 18494 004
SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211032690243
Statement Date: February 06, 2025
Charges Due: February 27, 2025

Meter Read

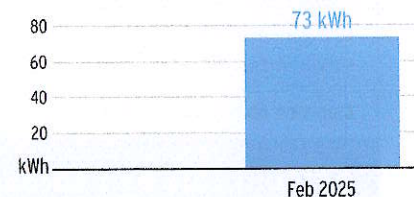
Service Period: Jan 03, 2025 - Jan 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000342031	01/31/2025	12,214	10,086	2,128 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,128 kWh @ \$0.08641/kWh	\$183.88
Fuel Charge	2,128 kWh @ \$0.03083/kWh	\$65.61
Storm Protection Charge	2,128 kWh @ \$0.00577/kWh	\$12.28
Clean Energy Transition Mechanism	2,128 kWh @ \$0.00418/kWh	\$8.90
Florida Gross Receipt Tax		\$7.41
Electric Service Cost		\$296.35
State Tax		\$22.08
Total Electric Cost, Local Fees and Taxes		\$318.43

Total Current Month's Charges

\$318.43

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

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Bank Draft

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In-Person

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

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Phone:

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: February 06, 2025

Amount Due: \$92.32

Due Date: February 27, 2025

Account #: 211024964853

DO NOT PAY. Your account will be drafted on February 27, 2025

Account Summary

Current Service Period: January 03, 2025 - January 31, 2025

Previous Amount Due	\$130.62
Payment(s) Received Since Last Statement	-\$130.62
Current Month's Charges	\$92.32

Amount Due by February 27, 2025 **\$92.32**

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 **375% higher** than the same period last year.

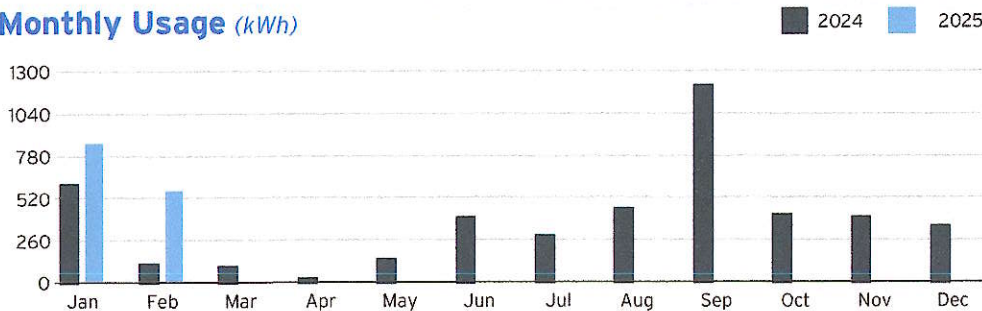


Your average daily kWh used was **32.14% lower** than it was in your previous period.

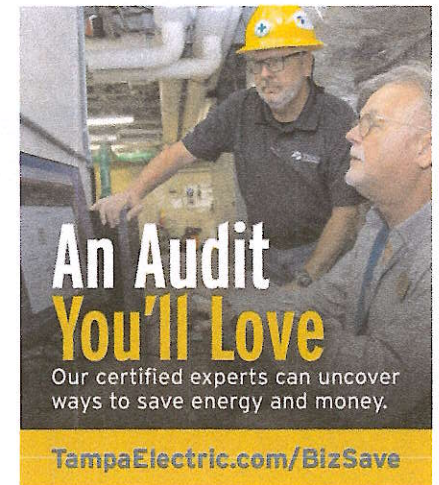


Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 211024964853

Due Date: February 27, 2025



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

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

Amount Due: \$92.32

Payment Amount: \$ _____

694592883651

Your account will be
drafted on February 27, 2025

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: February 06, 2025
Charges Due: February 27, 2025

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Jan 03, 2025 - Jan 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	01/31/2025	9,861	9,297	564 kWh	1	29 Days

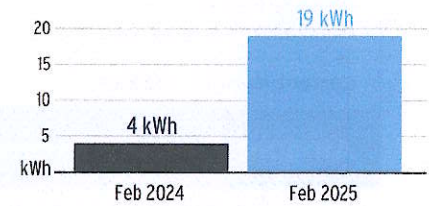
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	564 kWh @ \$0.08641/kWh	\$48.74
Fuel Charge	564 kWh @ \$0.03083/kWh	\$17.39
Storm Protection Charge	564 kWh @ \$0.00577/kWh	\$3.25
Clean Energy Transition Mechanism	564 kWh @ \$0.00418/kWh	\$2.36
Florida Gross Receipt Tax		\$2.31
Electric Service Cost		\$92.32

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges

\$92.32

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



an
AudioEye®
company

Invoice

5210 E Williams Circle
Suite 750
Tucson AZ 85711
United States

Date	Invoice #
02/19/2025	INV8444

Bill To
South Creek CDD 2005 Pan Am Circle, Suite 300 Tampa FL 33607 United States

Terms	Due Date	PO #
Net 15	03/06/2025	

Memo:					
Item	Quantity	Service Start	Service End	Rate	Amount
SaaS Support Services - ADA SC	1	01/31/2025	01/30/2026		\$1,500.00
Sales Tax				0%	\$0.00
				Tax Total	\$0.00
				Total	\$1,500.00

PLEASE NOTE OUR BANK DETAILS HAVE CHANGED

If you have any billing questions, contact: ar@audioeye.com

ACH / Wire Payments

Bank Account Name:	Audio Eye, Inc.
Bank Name:	JP Morgan
Bank City and State:	New York, NY
Wire Routing Number:	021000021
ACH Routing Number:	122100024
Account Number:	729516705
SWIFT CODE:	CHASUS33

Check Payments

USPS Delivery
AudioEye Inc
Dept # 880461
PO Box 29650
Phoenix, AZ 85038

Overnight Courier Service

AudioEye Inc
JP Morgan Chase (AZ1-2170)
Attn: AudioEye Inc & Dept # 880461
2108 E Elliot Rd
Tempe, AZ 85284

By paying the amount referenced in the invoice, client agrees to the renewal of the term referenced in the invoice.

ITZ Electric Corp
13205 Shadberry Lane
Hudson, FL 34667

(516)967-0093 itzelectric@earthlink.net

Invoice

Date	Invoice #
1/20/2025	F2083

Bill To
Inframark Jayna Cooper 2654 Cypress Ridge Blvd. Wesely Chapel, FL 33544

Service For
South Creek Phase 2

Project
South Creek Phase 2

Description	Quantity	Rate	Serviced	Amount
Service Call		150.00		150.00
Supply and replace Photocell and Maintenance switch on Sign		300.00		300.00
			Total	
			\$450.00	

13205 Shadberry Lane
Hudson, FL 34667

Date	Invoice #
2/11/2025	F2084

Bill To
Inframark Jayna Cooper 2654 Cypress Ridge Blvd. Wesely Chapel, FL 33544

P.O. No.	Terms	Project
		South Creek Phase 2

Quantity	Description	Rate	Amount
4	Supply and Install New Carriage Lights at entrance.	350.00	1,400.00

Phone #		E-mail		Total	\$1,400.00
(516)967-0093		itzelectric@earthlink.net			



Steadfast Alliance

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

Invoice

Date	Invoice #
2/17/2025	SM-14987

Please make all Checks payable to:
Steadfast Alliance

Bill To
South Creek CDD Maintenance 2654 Cypress R Suite 101 Wesley Chapel, FL 33544

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	SM-E-3029			Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Service @ South Creek CDD				
	- Replace the dead palm tree at the pool entrance.				
	Montgomery Palm - Triple Trunk (Veitchia montgomeryana)		1,563.00		1,563.00
	Cal: Multi-trunk				
	Size: 8-10'				
	Labor to remove dead palm and install a triple trunk montgomery palm with support straps.		1,145.00		1,145.00

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

Total	\$2,708.00
Payments/Credits	\$0.00
Balance Due	\$2,708.00

Total	\$666.00
Payments/Credits	\$0.00
Balance Due	\$666.00

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 230,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,686
Cash in Transit	-	217,602	79,855	-	-	-	-	297,457
Accounts Receivable - HOA	37	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	37,149
Due From Other Funds	-	89,108	-	-	2,329	-	-	91,437
Investments:								
Acq. & Construction - Amenity	-	-	-	90	-	-	-	90
Acq. & Construction - Other	-	-	-	-	3,140	-	-	3,140
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,106	-	-	10,106
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	39,928
Revenue Fund	-	357,226	68,792	-	-	-	-	426,018
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,733,088	6,733,088
TOTAL ASSETS	\$ 267,872	\$ 826,786	\$ 188,575	\$ 102	\$ 15,575	\$ 2,296,282	\$ 6,733,088	\$ 10,328,280
LIABILITIES								
Accounts Payable	\$ 27,409	\$ 2,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,860
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	7,690	-	82,184	-	-	-	-	89,874
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	24,843
TOTAL LIABILITIES	62,582	2,451	82,184	-	-	-	6,733,088	6,880,305

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of February 28, 2025
(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
FUND BALANCES								
Restricted for:								
Debt Service	-	824,335	106,391	-	-	-	-	930,726
Capital Projects	-	-	-	102	15,575	-	-	15,677
Unassigned:	205,290	-	-	-	-	2,296,282	-	2,501,572
TOTAL FUND BALANCES	205,290	824,335	106,391	102	15,575	2,296,282	-	3,447,975
TOTAL LIABILITIES & FUND BALANCES	\$ 267,872	\$ 826,786	\$ 188,575	\$ 102	\$ 15,575	\$ 2,296,282	\$ 6,733,088	\$ 10,328,280

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 1,595	\$ 1,595	0.00%
Special Assmnts- Tax Collector	288,598	283,845	(4,753)	98.35%
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	352,740	(1,229)	99.65%

EXPENDITURES

Administration

Supervisor Fees	10,000	5,000	5,000	50.00%
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	16,672	(12,672)	416.80%
District Engineer	2,500	5,593	(3,093)	223.72%
District Manager	25,000	30,559	(5,559)	122.24%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	438	(188)	175.20%
Clubhouse Internet, TV, Phone	1,200	452	748	37.67%
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	73,738	7,116	91.20%

Electric Utility Services

Utility - Electric	5,000	3,216	1,784	64.32%
Utility - StreetLights	50,000	21,335	28,665	42.67%
Total Electric Utility Services	55,000	24,551	30,449	44.64%

Water Utility Services

Utility - Water	1,000	2,907	(1,907)	290.70%
Total Water Utility Services	1,000	2,907	(1,907)	290.70%

Other Physical Environment

Waterway Management	9,000	5,200	3,800	57.78%
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 February 28, 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	1,210	(210)	121.00%
Contracts-Janitorial Services	7,000	1,632	5,368	23.31%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	75,000	40,993	34,007	54.66%
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	9,071	20,929	30.24%
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	4,562	438	91.24%
R&M-Monument, Entrance & Wall	1,000	5,815	(4,815)	581.50%
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	666	3,334	16.65%
Security System Monitoring & Maint.	5,050	1,725	3,325	34.16%
Shared Maintenance Costs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	1,500	2,600	(1,100)	173.33%
Landscape Miscellaneous	2,000	924	1,076	46.20%
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	90,749	114,366	44.24%
TOTAL EXPENDITURES	341,969	191,945	150,024	56.13%
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	160,795	148,795	1339.96%
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	\$ 12,000	\$ 160,795	\$ 124,795	1339.96%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
General Fund (001)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		44,495		
FUND BALANCE, ENDING		<u>\$ 205,290</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 5,743	\$ 5,743	0.00%
Special Assmnts- Tax Collector	325,700	321,284	(4,416)	98.64%
Special Assmnts- CDD Collected	-	216,439	216,439	0.00%
Developer Contribution	-	79,855	79,855	0.00%
TOTAL REVENUES	325,700	623,321	297,621	191.38%
<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	526,318	523,081	16259.44%
<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>\$ 526,318</u>	<u>\$ 516,607</u>	<u>16259.44%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		298,017		
FUND BALANCE, ENDING		<u>\$ 824,335</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 1,762	\$ 1,762	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
TOTAL REVENUES	79,855	81,617	1,762	102.21%
<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)	25,496	32,321	-373.57%
<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)	\$ 25,496	\$ 45,971	-373.57%
FUND BALANCE, BEGINNING (OCT 1, 2024)		80,895		
FUND BALANCE, ENDING		\$ 106,391		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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		<u>\$ 102</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 11,575	\$ 11,575	0.00%
TOTAL REVENUES	-	11,575	11,575	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	-	(1,000,414)	(1,000,414)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,015,989		
FUND BALANCE, ENDING		<u>\$ 15,575</u>		

Bank Account Statement

South Creek CDD

Tuesday, March 25, 2025

Page 1

Bank Account No. 5561

Statement No. 02_25

Statement Date

02/28/2025

G/L Account No. 101001 Balance	230,686.13	Statement Balance	235,546.41
		Outstanding Deposits	896.95
Positive Adjustments	0.00		
Subtotal	230,686.13	Subtotal	236,443.36
Negative Adjustments	0.00	Outstanding Checks	-5,757.23
Ending G/L Balance	230,686.13	Ending Balance	230,686.13

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
11/14/2024	Payment	BD00002		Deposit No. BD00002	25.00	25.00	0.00
02/07/2025	Payment	BD00006	Special Assmnts-Tax Collector	Deposit No. BD00006	4,623.33	4,623.33	0.00
02/01/2025	Payment	BD00007	Interest - Tax Collector	Deposit No. BD00007	797.60	797.60	0.00
02/01/2025		JE000528	Utility - Water	Rev Bank recon adj Hc-	18.55	18.55	0.00
02/01/2025		JE000532	Utility - Electric	Rev Bank recon adj Teco	4,246.78	4,246.78	0.00
02/01/2025		JE000534	Utility - Electric	Rev Bank recon adj Teco	4,649.41	4,649.41	0.00
02/01/2025		JE000536	Utility - Water	Rev Bank recon adj Hc-	18.56	18.56	0.00
02/28/2025		JE000562	Utility - Electric	Adj Ach Teco	0.06	0.06	0.00
Total Deposits					14,379.29	14,379.29	0.00
Checks							
11/14/2024	Payment	BD00002		Deposit No. BD00002	-25.00	-25.00	0.00
02/13/2025	Payment	1379	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
02/13/2025	Payment	1380	INFRAMARK LLC	Check for Vendor V00019	-7,134.33	-7,134.33	0.00
02/13/2025	Payment	1381	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
02/13/2025	Payment	1382	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
02/13/2025	Payment	1383	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
02/20/2025	Payment	100008	STRALEY ROBIN VERICKER	Inv: 25785, Inv: 25947	-3,839.56	-3,839.56	0.00
02/20/2025	Payment	100009	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 9144108147 01222025	-1,859.06	-1,859.06	0.00
02/20/2025	Payment	100011	JNJ CLEANING SERVICES LLC	Inv: 0469	-610.00	-610.00	0.00
02/20/2025	Payment	100012	STANTEC CONSULTING SERVICES	Inv: 2331888	-1,211.00	-1,211.00	0.00
02/20/2025	Payment	100013	CITY-WIDE CLEANING LLC	Inv: 19076	-200.00	-200.00	0.00

Bank Account Statement

South Creek CDD

Tuesday, March 25, 2025
Page 2

Bank Account No. 5561
Statement No. 02_25

Statement Date 02/28/2025

02/20/2025	Payment	100014	STEADFAST CONTRACTORS ALLIANCE	Inv: SE-26054, Inv: SM-14408, Inv: SE-26206	-1,310.00	-1,310.00	0.00
02/20/2025	Payment	300008	TECO ACH	Inv: 012225-6141	-35.94	-35.94	0.00
02/20/2025	Payment	300012	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 011725-5140	-18.56	-18.56	0.00
02/20/2025	Payment	300013	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 012925-5140	-425.00	-425.00	0.00
02/01/2025		JE000537	Interest - Tax Collector	Truist Bank	-797.60	-797.60	0.00
01/08/2025	Payment	DD184	BOCC - HILLSBOROUGH COUNTY ACH	Payment of Invoice 000808	-18.55	-18.55	0.00
02/25/2025	Payment	300014	TECO ACH	Inv: 020625-0243	-318.43	-318.43	0.00
02/25/2025	Payment	300015	TECO ACH	Inv: 020625-4853	-92.32	-92.32	0.00
02/21/2025	Payment	300016	CHARTER COMMUNICATION ACH	Inv: 2972133020625	-74.99	-74.99	0.00
01/16/2025	Payment	DD185	TECO ACH	Payment of Invoice 000853	-4,246.78	-4,246.78	0.00
01/16/2025	Payment	DD186	TECO ACH	Payment of Invoice 000854	-4,649.41	-4,649.41	0.00
02/28/2025		JE000563	Utility - Electric	Bank recon adj teco	-4,649.41	-4,649.41	0.00
Total Checks					-32,315.94	-32,315.94	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
02/13/2025	Payment	1384	RYAN MOTKO	Check for Vendor V00021		-200.00
02/20/2025	Payment	100010	ADAM B'S TREE SERVICE	Inv: SIMMONSLOOP01, Inv: WIDEWATERWAY01		-3,300.00
01/09/2025	Payment	DD180	TECO ACH	Payment of Invoice 000813		-103.77
02/07/2025	Payment	300018	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 030525-5140		-102.11

Total Outstanding Checks -5,757.23

Outstanding Deposits

02/05/2025	Payment	BD00005		Deposit No. BD00005		797.60
02/01/2025		JE000530		Rev Bank recon adj Teco		99.35
Total Outstanding Deposits						896.95

Sixth Order of Business



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

Arturo Gandarilla
INFRAMARK

SOUTH CREEK MARCH INSPECTION REPORT, 3/17/25, 12:04 PM

SOUTH CREEK CDD, STEADFAST

Monday, March 17, 2025

Prepared For Board Of Supervisors

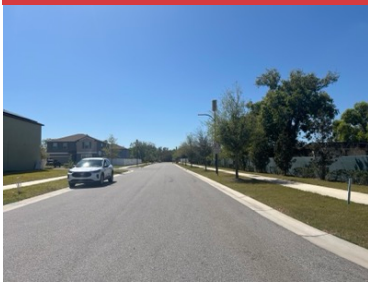
35 Issues Identified



SIMMONS LOOP.

Assigned To STEADFAST.

The sidewalk is well-maintained.



BUTTRESS OAKS WAY.

Assigned To STEADFAST.

Entering the community is well-maintained.



BUTTRESS OAKS WAY & ALDER GREEN DR.

Assigned To STEADFAST.

The pocket park is well-maintained.



BUTTRESS OAKS WAY & ALDER GREEN DR.

Assigned To STEADFAST.

During my inspection, the irrigation pump was not operational, resulting in the grass appearing yellow. However, by today's meeting it should be operating.



BUTTRESS OAKS WAY.

Assigned To STEADFAST.

The community playground is well-maintained.



BUTTRESS OAK WAY.

Assigned To STEADFAST.

We will continue to monitor the Bismarck palm trees, which were damaged by the hurricane. The trees have brown areas in the middle, and we will assess their condition over time I have talked to steadfast about this as well.



BUTTRESS OAK WAY.

Assigned To DISTRICT MANAGER.

The chaise lounges and umbrellas are well-maintained. (The chaise lounges are scheduled to be pressure-washed. 3-19-25



BUTTRESS OAK WAY.

Assigned To BLUE LIFE.

The pool is clear, blue and well-maintained.



BUTTRESS OAKS WAY.

Assigned To STEADFAST.

The C. Palm is green, healthy and well-maintained.



BUTTRESS OAKS WAY.

Assigned To STEADFAST.

The cypress trees are sprouting new growth at the clubhouse parking lot.



BUTTRESS OAKS WAY.

Assigned To STEADFAST.

The trees and hedges along the fence are well-maintained.”



BUTTRESS OAKS WAY.

Assigned To DISTRICT MANAGER.

The amenity center clubhouse is well-maintained. All bathrooms are functional.



ALDER GREEN DR.

Assigned To DISTRICT MANAGER.

The mailboxes are well-maintained.



ALDER GREEN DR.

Assigned To STEADFAST.

The lift station is well-maintained.



ALDER GREEN DR.

Assigned To STEADFAST.

Steadfast will provide a proposal to remove mulch, cap off irrigation and install new Bahia sod.



POND # 1.

Assigned To STEADFAST.

The pond has filamentous algae.



POND # 2.

Assigned To STEADFAST.

The pond is well-maintained.



ALDER GREEN DR.

Assigned To STEADFAST.

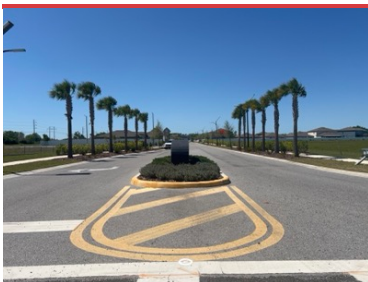
The sabal palm trees are well-maintained.



ALDER GREEN DR.

Assigned To STEADFAST.

The community entrance monument is well-maintained.



ALDER GREEN DR.

Assigned To STEADFAST.

Heading in the community is well-maintained.



ALDER GREEN DR.

Assigned To STEADFAST.

Steadfast will be providing a proposal to install missing coontie palms on both sides of the entrance way of U.S 301



SCARLET SKIMMER DR.

Assigned To STEADFAST.

The rock island is still well-maintained.



SHADY PRESERVE DR.

Assigned To STEADFAST.

The community entrance facade is well-maintained.



SHADY PRESERVE DR.

Assigned To STEADFAST.

The trees and plants are green, healthy and well-maintained.



SHADY PRESERVE DR.

Assigned To STEADFAST.

The community entrance facade is well-maintained.



SHADY PRESERVE DR.

Assigned To STEADFAST.

The tree needs to be straightened and properly secured.



SHADY PRESERVE DR.

Assigned To STEADFAST.

The dog parks are 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 common area is well-maintained.



POND # 4.

Assigned To STEADFAST.

The pond is well-maintained.



POND # 5.

Assigned To STEADFAST.

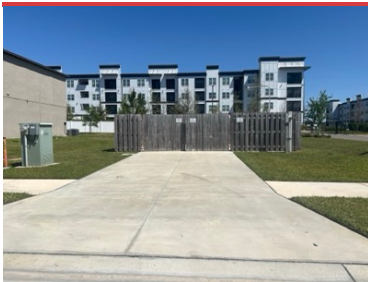
The pond is well-maintained.



POSEIDON WAY.

Assigned To STEADFAST.

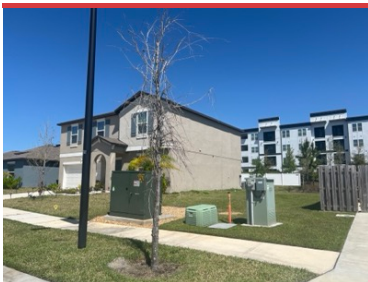
The pocket park is well-maintained.



CARRARA MANOR PL.

Assigned To STEADFAST.

The lift station is well-maintained.



CARRARA MANOR PL.

Assigned To STEADFAST.

Steadfast will be providing a proposal to remove dead, Elm tree in front of lift station. And install new tree.



Printed: Mar 21, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Mar 5, 2025

Job: SE1214 South Creek CDD RAM
Title:
Added By: Nathan Castleman

Log Notes:
Treated ponds 1 thru 4 and 6 for grasses, penny wort, algae and slender spike rush.

Weather Conditions:

Partly cloudy with showers

Wed, Mar 5, 2025, 11:05 AM



77° F
61° F

Wind: 18 mph
Humidity: 89%
Total Precip: 0.11"

Attachments: 6





Printed: Mar 21, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List


Mar 19, 2025

Job: SE1214 South Creek CDD RAM
Title:
Added By: Nathan Castleman

Log Notes:
Treated all ponds for algae and grasses. Pond 6 had a bicycle in the pond. Pond 4 is better than last treatment.

Weather Conditions:

Sunny



83° F

49° F

Wind: 6 mph

Humidity: 90%

Total Precip: 0"

Wed, Mar 19, 2025, 11:55 AM

Attachments: 7





SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

