

**SOUTH CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MAY 01, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# South Creek Community Development District

Agenda Page 2

## Board of Supervisors

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

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

## Regular Meeting Agenda

Thursday, May 01, 2025 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **May 01, 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. CONSENT AGENDA**
  - A. Approval of Minutes of the April 3, 2025 Meeting
  - B. Approval of Minutes of the April 7, 2025 Continued Meeting
  - C. Consideration of Operation and Maintenance Expenditures March 2025
  - D. Acceptance of the Financials and Approval of the Check Register for March 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 **June 5, 2025 at 2:00 p.m.**

# **Fourth Order of Business**

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

Agenda Page 4

The regular meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, April 3, 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** **Public Hearing: Special Assessment**

**A. Consideration of Resolution 2025-06, Imposing and Levying Special Assessments**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, to continue Public Hearing to Monday, April 7, 2025 at 1:00 pm at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, was approved. 5-0
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**FIFTH ORDER OF BUSINESS** **Consent Agenda**

**A. Approval of Minutes of the March 6, 2025, Meeting**

**B. Consideration of Operation and Maintenance February 2025**

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



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

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There being no reports, the next item followed.

**i. Field Inspections Report**

Mr. Gandarilla reviewed field inspection report

**ii. Aquatics Report**

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

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**CONTINUED**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, the meeting was CONTINUED to April 7, 2025 at 1:00 pm. 5-0

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

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

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

The CONTINUED meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, April 7, 2025, at 1:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson
Carlos de la Ossa	Vice Chairperson
Lori Campagna	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel

*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**

**Public Hearing: Special Assessment/  
CONTINUED**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, request to open the Public Hearing: Special Assessment, was approved. 3-0

**A. Consideration of Resolution 2025-06, Imposing and Levying Special Assessments**

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, Resolution 2025-06, Imposing and Levying Special Assessments, was adopted. 3-0

On MOTION by Ms. Campagna seconded by Mr. de Ossa, with all in favor, request to close the Public Hearing: Special Assessment, was approved. 3-0

**EIGHTH ORDER OF BUSINESS**

**CONTINUED/Adjourned**

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 1:01 pm. 3-0

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

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

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
CHARTER COMMUNICATION ACH	2/6/2025	2972133020625	\$74.99	\$74.99	INTERNET
CHARTER COMMUNICATION ACH	3/6/2025	2972133030625	\$74.99	\$74.99	INTERNET
INFRAMARK LLC	3/3/2025	144887	\$850.00		Dissemination Services
INFRAMARK LLC	3/3/2025	144887	\$1,375.00		District Management
INFRAMARK LLC	3/3/2025	144887	\$1,000.00		Field Management Services
INFRAMARK LLC	3/3/2025	144887	\$125.00	\$3,350.00	Website Maintenance/Admin
INFRAMARK LLC	3/20/2025	146024	\$1.38	\$1.38	Postage
JNJ CLEANING SERVICES LLC	2/25/2025	0515	\$610.00	\$610.00	Monthly Janitorial Service
JNJ CLEANING SERVICES LLC	3/24/2025	0531	\$610.00	\$610.00	Janitorial Contract
PASCON GEOENVIRONMENTAL, INC.	3/16/2025	2253	\$2,400.00	\$2,400.00	Mitigation Maintenance
STATE WILDLIFE TRAPPER LLC	3/15/2025	2007	\$1,350.00	\$1,350.00	Hog Trapping
STEADFAST CONTRACTORS ALLIANCE	2/1/2025	SM-14455	\$6,709.67	\$6,709.67	SERVICE FEB 25
STEADFAST CONTRACTORS ALLIANCE	3/3/2025	SA-10014	\$6,709.67	\$6,709.67	Landscape Services
STEADFAST CONTRACTORS ALLIANCE	3/1/2025	SA-10147	\$595.00	\$595.00	Monthly Aquatics Service
STEADFAST CONTRACTORS ALLIANCE	3/27/2025	SA-10821	\$117.80	\$117.80	Irrigation Repairs
<b>Monthly Contract Subtotal</b>			<b>\$22,603.50</b>	<b>\$22,603.50</b>	
<b>Variable Contract</b>					
CARLOS DE LA OSSA	3/6/2025	CO 030625	\$200.00	\$200.00	BOARD 3/6/25
KELLY ANN EVANS	3/6/2025	KE 030625	\$200.00	\$200.00	BOARD 3/6/25
LORI A. CAMPAGNA	3/6/2025	LC 030625	\$200.00	\$200.00	BOARD 3/6/25
NICHOLAS J. DISTER	3/6/2025	ND 030625	\$200.00	\$200.00	BOARD 3/6/25
RYAN MOTKO	3/6/2025	RM 030625	\$200.00	\$200.00	BOARD 3/6/25
STRALEY ROBIN VERICKER	3/12/2025	26167	\$657.50	\$657.50	District Counsel
<b>Variable Contract Subtotal</b>			<b>\$1,657.50</b>	<b>\$1,657.50</b>	
<b>Utilities</b>					
BOCC - HILLSBOROUGH COUNTY ACH	3/5/2025	030525-5140	\$102.11	\$102.11	WATER

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	12/26/2024	122624-0321	\$4,246.78	\$4,246.78	ELECTRIC
TECO ACH	1/9/2025	010925-0321	\$4,649.41	\$4,649.41	ELECTRIC
TECO ACH	2/20/2025	022025-6141	\$98.56	\$98.56	ELECTRIC
TECO ACH	2/6/2025	020625-0321 ACH	\$4,649.41	\$4,649.41	ELECTRIC
TECO ACH	3/7/2025	030725 0321	\$4,649.41	\$4,649.41	Electric - 10441 Alder Green Solar
TECO ACH	3/7/2025	030725-0243	\$385.75	\$385.75	Electric - 13851 Buttress Oaks Way
TECO ACH	3/7/2025	030725-4853	\$64.92	\$64.92	Electric - 10317 Alder Green Well
<b>Utilities Subtotal</b>			<b>\$18,846.35</b>	<b>\$18,846.35</b>	
<b>Regular Services</b>					
BUSINESS OBSERVER, INC.	3/14/2025	25-00710H	\$870.62	\$870.62	Legal Advertising
U.S. BANK	2/25/2025	7658094	\$4,256.13	\$4,256.13	Trustee
<b>Regular Services Subtotal</b>			<b>\$5,126.75</b>	<b>\$5,126.75</b>	
<b>Additional Services</b>					
GARY FORD WELL AND PUMP COMPANY	3/17/2025	031725-	\$800.00	\$800.00	Irrigation Repair - Control Box
INFRAMARK LLC	3/20/2025	146024	\$187.50	\$187.50	Mattress Removal & Pond Cleanup
NANCY C MILLAN	3/4/2025	030425-7010	\$893.27	\$893.27	Ad Valorem Taxes
NEPTUNE MULTI SERVICES LLC	1/28/2025	0053741	\$1,800.00	\$1,800.00	Fence Repair
STEADFAST CONTRACTORS ALLIANCE	1/24/2025	SM-14431	\$924.10	\$924.10	Frost Blanket
<b>Additional Services Subtotal</b>			<b>\$4,604.87</b>	<b>\$4,604.87</b>	
<b>TOTAL</b>			<b>\$52,838.97</b>	<b>\$52,838.97</b>	

February 6, 2025  
Invoice Number: 2972133020625  
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**

**Contact Us**

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

**Summary**

*Service from 02/06/25 through 03/05/25  
details on following pages*

Previous Balance	74.99
Payments Received -Thank You!	-74.99
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
<i>YOUR AUTO PAY WILL BE PROCESSED 02/23/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$74.99</b>

**IMPORTANT ACCOUNT UPDATE**

At Spectrum Business, your privacy is important. When you contact us for assistance associated with your account, Spectrum Business may require information, such as your security code, to verify your identity prior to accessing your account information. Beginning 2/17/25, Spectrum Business **will no longer** include your security code on your monthly account statement. We are proactively implementing this security measure as part of our commitment to protecting the integrity of your information.

You can manage your security code on  
[SpectrumBusiness.net/securitycode](http://SpectrumBusiness.net/securitycode).

Please keep your security code confidential. For additional ways to safeguard your information, follow our guidelines on  
[SpectrumBusiness.net/safeguard](http://SpectrumBusiness.net/safeguard).

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

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

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

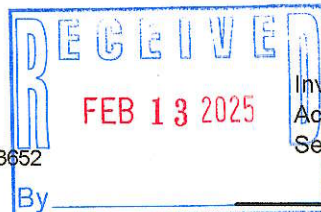
**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 06 02072025 NNNNNNNN 01 000924 0003

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



February 6, 2025

**SOUTH CREEK AMENITY**

Invoice Number: 2972133020625  
Account Number: 8337 12 029 2972133  
Service At: 13851 BUTTRESS OAKS WAY  
RIVERVIEW FL 33578-6275

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



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712029297213300074997



Invoice Number: 2972133020625  
 Account Number: 8337 12 029 2972133  
 Security Code: 5857

## SOUTH CREEK AMENITY

## Contact Us

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

8633 2390 NO RP 06 02072025 NNNNNNNN 01 000924 0003

## Charge Details

Previous Balance		74.99
EFT Payment	01/23	-74.99
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/06/25 will appear on your next bill.

Service from 02/06/25 through 03/05/25

## Spectrum Business™ Internet

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

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

## Other Charges

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

**Current Charges \$74.99**

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

## Billing Information

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



March 6, 2025  
 Invoice Number: 2972133030625  
 Account Number: **8337 12 029 2972133**  
 Security Code: **5857**  
 Service At: 13851 BUTTRESS OAKS WAY  
 RIVERVIEW FL 33578-6275

**Auto Pay Notice**
**Contact Us**

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

**Summary**

Service from 03/06/25 through 04/05/25  
 details on following pages

Previous Balance	74.99
Payments Received -Thank You!	-74.99
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 03/23/25	
<b>Total Due by Auto Pay</b>	<b>\$74.99</b>

**NEWS AND INFORMATION**

Call **1-866-415-5265** and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stay connected to your customers and employees with Advanced Business Voice! Call **1-855-581-6861** today.

Stream the entertainment your customers love with TV Stream! Call **1-855-728-4167** today.


**Thank you for choosing Spectrum Business.**

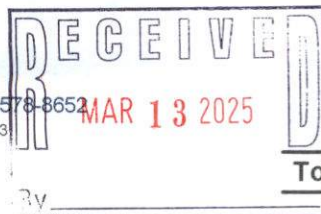
We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 NO RP 06 03072025 NNNNNNNN 01 000924 0003

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



March 6, 2025

**SOUTH CREEK AMENITY**

Invoice Number: 2972133030625  
 Account Number: 8337 12 029 2972133  
 Service At: 13851 BUTTRESS OAKS WAY  
 RIVERVIEW FL 33578-6275

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



CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833712029297213300074997



Invoice Number: 2972133030625  
 Account Number: 8337 12 029 2972133  
 Security Code: 5857

**Contact Us**

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

8633 2390 NO RP 06 03072025 NNNNNNNN 01 000924 0003

**Charge Details**

Previous Balance	74.99
EFT Payment 02/23	-74.99
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 03/06/25 will appear on your next bill.

Service from 03/06/25 through 04/05/25

**Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-65.01

Your promotional price will expire on 08/05/25

Promotional Discount	-70.00
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Your promotional price will expire on 08/05/26

Business WiFi	10.00
	<b>\$74.99</b>

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

**Other Charges**

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

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

**Billing Information**

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**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.

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Continued on the next page...

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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.





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

144887

**DATE**

3/3/2025

**CUSTOMER ID**

C2311

**NET TERMS**

Net 30

**PO#**
**DUE DATE**

4/2/2025

**BILL TO**

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

Services provided for the Month of: March 2025

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

**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#**

146024

**CUSTOMER ID**

C2311

**PO#****DATE**

3/20/2025

**NET TERMS**

Net 30

**DUE DATE**

4/19/2025

**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
Work Order # 010725 \$75 / 011425 \$112.50	1	Ea	187.50		187.50
Postage	2	Ea	0.69		1.38
<b>Subtotal</b>					<b>188.88</b>

**Subtotal** \$188.88

**Tax** \$0.00

**Total Due** \$188.88

**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.: 0515  
 Invoice date: 02/25/2025  
 Due date: 03/15/2025

Date	Product or service	Description	Amount
	Services		\$610.00
	Restrooms	Clean/sanitize two(2) restrooms. JNJ will replenish any supplies needed.	\$0.00
	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.	\$0.00
	Trash	Remove and replace trash bags in restrooms and on pool deck.	\$0.00
	Blower	Blowing will be done once a week on pool deck and parking lot, if needed.	\$0.00

**Total** **\$610.00**

**Ways to pay****Note to customer**

Amenity cleaning service for South Creek CDD - February 2025

[View and pay](#)

INVOICE

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540-2205

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.: 0531  
Invoice date: 03/24/2025  
Due date: 04/15/2025

Date	Product or service	Description	Amount
	Amenity cleaning services		\$610.00
Total			\$610.00

Ways to pay



Note to customer  
Amenity cleaning service for South Creek CDD - March 2025

View and pay

**INVOICE**

**PACSCON GeoEnvironmental, Inc.**  
 4517 George Road, Suite 220  
 Tampa, FL 33634

accounting@pacskon.com  
 +1 (813) 563-0440  
 www.pacscon.com



## Inframark Infrastructure Management Services:South Creek CDD Phase 2A & 2B, Riverview, FL (2024-2212)

**Bill to**

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

**Invoice details**

Invoice no.: 2253  
 Terms: Due on receipt  
 Invoice date: 03/16/2025  
 Due date: 03/18/2025

Site Name & Location: South Creek CDD  
 Phase 2A & 2B  
 PACSCON Number: 2024-2212  
 Client Number: N/A

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/13/2025	<b>PS - Lump Sum</b>	TASK 1 – COMPLETION OF ANNUAL SITE VISIT & MITIGATION AREA B MONITORING EVENT	1	\$800.00	\$800.00
2.	03/13/2025	<b>PS - Lump Sum</b>	TASK 2 - COMPLETION OF ANNUAL WETLAND MONITORING REPORT	1	\$1,600.00	\$1,600.00

**Total****\$2,400.00****Ways to pay**

BANK

Please remit payment to:

4517 George Road, Suite 220  
 Tampa, FL 33634

ACH payments are gladly accepted. If you wish to pay by credit card, please contact us at accounting@pacskon.com.

**Note to customer**

Thank you for selecting PACSCON! Please contact us if you have any questions regarding this invoice.



**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.: 2007  
 Terms: Net 15  
 Invoice date: 03/15/2025  
 Due date: 04/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>State Wildlife Service</b>	Service: February/March 2025	1	\$1,350.00	\$1,350.00
					<b>Total</b>	<b>\$1,350.00</b>

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.





## Steadfast Maintenance

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

## Invoice

Date	Invoice #
2/1/2025	SM-14455

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

### Bill To

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

### Ship To

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

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

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

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



# Steadfast Alliance

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

Agenda Page 22

## Invoice

Date	Invoice #
3/3/2025	SA-10014

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
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 March 2025.				
1	General Maintenance Services		2,205.00		2,205.00
1	Irrigation Wet Check		150.00		150.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds Phase 2		166.67		166.67
1	Landscape Maintenance		2,100.00		2,100.00
1	Irrigation Wet Check		250.00		250.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		188.00		188.00
	2024 Addendum				
1	Landscape Maintenance		1,400.00		1,400.00
1	Irrigation Wet Check		125.00		125.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		125.00		125.00

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

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





# INVOICE

<b>DATE</b>	<b>DUE</b>	<b>INVOICE #</b>
3/27/2025	4/26/2025	SA-10821

Please make all Checks payable to:  
Steadfast Alliance

**Steadfast Contractors Alliance, LLC**  
**30435 Commerce Drive Unit 102 | San Antonio, FL 33576**  
**844-347-0702 | ar@steadfastalliance.com**

**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.	Account #	Terms	Project
		Net 30	SM1054 South Creek CDD Maintenance

DATE	DESCRIPTION	QTY	RATE	AMOUNT
3/18/2025	Water Management Program - Irrigation technicians went through the irrigation system. There were a few small breaks with the drip and bubbler zones which were repaired (zone 9 and 11 at the pool house clock). There is a Bismarck palm that is still showing signs of stress. Techs added a bubbler to this palm to supply additional water. The newly installed triple palm at the front of the pool had a tree stake that damaged a pipe. It wasn't broken at install, technician believes the tree had to sway from side to side and with the extra watering, made the soil soft.	1.00	0.00	0.00
	Irrigation Parts used to complete repair:			
3/18/2025	1 -2 ft line drip 3 -1/2 coupling line drip 3 ft flex 1- bubbler 2- 90 elbow Fanny pipe 2- 1? coupling 3-ft water pipe	1.00	32.80	32.80
3/18/2025	Irrigation Labor to complete repair.	1.00	85.00	85.00

<b>TOTAL</b>	<b>117.80</b>
<b>APPLIED PAYMENTS/CREDITS</b>	<b>0.00</b>
<b>BALANCE REMAINING</b>	<b>117.80</b>

**SOUTH CREEK CDD**

MEETING DATE: March 6, 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: March 6, 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: March 6, 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: March 6, 2025

DMS: Jayna Cooper

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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: March 6, 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

**Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 12, 2025

Client: 001545

Matter: 000001

Invoice #: 26167

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2025

**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
2/5/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
2/6/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
2/6/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.8	\$260.00
2/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50
Total Professional Services			1.9	\$657.50

Total Services	\$657.50	
Total Disbursements	\$0.00	
Total Current Charges		\$657.50
Previous Balance		\$3,839.56
Less Payments		(\$3,839.56)
<b>PAY THIS AMOUNT</b>		<b>\$657.50</b>

***Please Include Invoice Number on all Correspondence***



Hillsborough  
County Florida

S-Page 1 of 2

CUSTOMER NAME  
SOUTH CREEK CDD

ACCOUNT NUMBER  
6591965140

BILL DATE  
03/05/2025

DUE DATE  
03/26/2025



**Summary of Account Charges**

Previous Balance \$425.00  
Net Payments - Thank You \$-425.00  
Total Account Charges **\$102.11**

<b>AMOUNT DUE</b>	<b>\$102.11</b>
-------------------	-----------------

**Important Message**

This account has ACH payment method  
The deposit of \$400.00 for this Service Agreement has been paid in full on 02/07. Thank you!

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



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](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



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

960 8

DUE DATE	03/26/2025
AMOUNT DUE	\$102.11
AMOUNT PAID	

0065919651409 00000102111



Hillsborough  
County Florida

Agenda Page 33

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	03/05/2025	03/26/2025

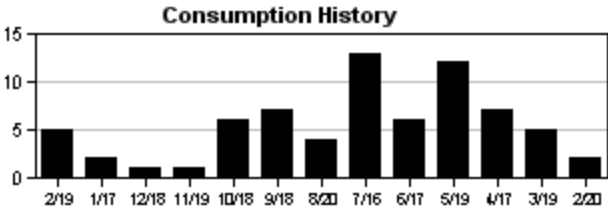
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	01/17/2025	7210	02/19/2025	7215	5 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$0.02
Water Base Charge	\$12.52
Water Usage Charge	\$0.01
Total Service Address Charges	\$18.58



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	03/05/2025	03/26/2025

Service Address: 13851 BUTTRESS OAKS WAY

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	01/21/2025	14961	02/21/2025	15528	567 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$1.71
Water Base Charge	\$20.91
Water Usage Charge	\$0.58
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$3.70
Total Service Address Charges	\$83.53





**SOUTH CREEK COMMUNITY DEVELOPMENT**  
10441 ALDER GREEN DR, SOLAR  
RIVERVIEW, FL 33578-6276

Statement Date: December 26, 2024  
Agenda Page 34

**Amount Due: \$4,246.78**

**Due Date:** January 16, 2025

**Account #:** 221008480321

**REVISED INVOICE**

**DO NOT PAY. Your account will be drafted on January 16, 2025**

## Account Summary

Previous Amount Due	\$3,894.48
Payment(s) Received Since Last Statement	-\$3,894.48
<b>Current Month's Charges</b>	<b>\$4,246.78</b>

**Amount Due by January 16, 2025 \$4,246.78**

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



Scan here to view  
your account online.



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



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

**Account #:** 221008480321

**Due Date:** January 16, 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$4,246.78**

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

600000706537

Your account will be  
drafted on January 16, 2025

**SOUTH CREEK COMMUNITY DEVELOPMENT**  
10441 ALDER GREEN DR  
RIVERVIEW, FL 33578-6276

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

Make check payable to: **TECO**

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



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

**Account #:** 221008480321  
**Statement Date:** December 26, 2024  
**Charges Due:** January 16, 2025

**Service Period:** Nov 19, 2024 - Dec 02, 2024

**Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

	<b>Electric Charges</b>
<b>Lighting Service Items LS-2 (Bright Choices) for 14 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$352.30
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$352.30</b>

Billing information continues on next page →

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

Ways To Pay Your Bill



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



**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



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



**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



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

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

Contact Us

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

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

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




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

**Account #:** 221008480321  
**Statement Date:** December 26, 2024  
**Charges Due:** January 16, 2025

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

**Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 32 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$444.08</b>

Billing information continues on next page →






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

**Account #:** 221008480321  
**Statement Date:** December 26, 2024  
**Charges Due:** January 16, 2025

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

**Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 32 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$2,042.75</b>

Billing information continues on next page →

Account #: 221008480321  
Statement Date: December 26, 2024  
Charges Due: January 16, 2025




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

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 32 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1407.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$1,407.65</b>

<b>Total Current Month's Charges</b>	<b>\$4,246.78</b>
--------------------------------------	-------------------

**Service For:**

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

**Account #: 221008480321****Statement Date: December 26, 2024****Charges Due: January 16, 2025****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.

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

**Adjusted Bill.** Please review your billing details for past charges that have been billed and/or adjusted appropriately.

**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](https://www.tampaelectric.com/RateCommunications) for more details.

**Lighting Customers - Important Rate Information**

The Florida Public Service Commission (PSC) recently approved an adjustment to Tampa Electric's 2025 Lighting rates to take effect in January 2025. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) for more details.



**SOUTH CREEK COMMUNITY DEVELOPMENT**  
10441 ALDER GREEN DR, SOLAR  
RIVERVIEW, FL 33578-6276

Statement Date: January 09, 2025  
Agenda Page 40

**Amount Due: \$8,896.19**

**Due Date:** January 30, 2025

**Account #:** 221008480321

**DO NOT PAY. Your account will be drafted on January 30, 2025**

## Account Summary

Previous Amount Due	\$4,246.78
Payment(s) Received Since Last Statement	\$0.00
Previous Statement Balance*	\$4,246.78
<b>Current Month's Charges – Due by January 30, 2025</b>	<b>\$4,649.41</b>

**Total Amount Due \$8,896.19**

\*Amount not paid by due date may be assessed a late payment charge. Please refer to previous statement for previous statement balance due dates.



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](http://TampaElectric.com/PowerLineSafety)

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



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

**Account #:** 221008480321

**Due Date:** January 30, 2025

**Amount Due: \$8,896.19**

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

600000709809

Your account will be  
drafted on January 30, 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](http://TampaElectric.com/Paperless) to enroll now.

**SOUTH CREEK COMMUNITY DEVELOPMENT**  
10441 ALDER GREEN DR  
RIVERVIEW, FL 33578-6276

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

**Make check payable to: TECO**

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




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

**Account #:** 221008480321  
**Statement Date:** January 09, 2025  
**Charges Due:** January 30, 2025

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

**Rate Schedule:** LS-2 Customer Specified Lighting


## Charge Details

	<b>Electric Charges</b>	
	<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$754.93
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Florida Gross Receipt Tax	\$0.00
	<b>Lighting Charges</b>	<b>\$754.93</b>


Billing information continues on next page →

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


## Ways To Pay Your Bill




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Tampa, FL 33631-3318  
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**Credit or Debit Card**  
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**Phone**  
Toll Free: **866-689-6469**

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

## Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

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

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

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




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

**Account #:** 221008480321  
**Statement Date:** January 09, 2025  
**Charges Due:** January 30, 2025

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

**Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$444.08</b>

Billing information continues on next page →




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

**Account #:** 221008480321  
**Statement Date:** January 09, 2025  
**Charges Due:** January 30, 2025

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

**Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$2,042.75</b>

Billing information continues on next page →

Account #: 221008480321  
Statement Date: January 09, 2025  
Charges Due: January 30, 2025




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

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1407.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$1,407.65</b>

<b>Total Current Month's Charges</b>	<b>\$4,649.41</b>
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**Service For:**

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

**Account #: 221008480321****Statement Date: January 09, 2025****Charges Due: January 30, 2025****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.



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

Statement Date: February 20, 2025

Agenda Page 46

Amount Due: \$98.56

Due Date: March 13, 2025

Account #: 221008846141

**DO NOT PAY.** Your account will be drafted on March 13, 2025

## Account Summary

**Current Service Period:** January 16, 2025 - February 14, 2025

Previous Amount Due	\$35.94
Payment(s) Received Since Last Statement	-\$35.88
Miscellaneous Credits	-\$0.06
<b>Current Month's Charges</b>	<b>\$98.56</b>

**Amount Due by March 13, 2025 \$98.56**

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 **53.85% higher** than the same period last year.

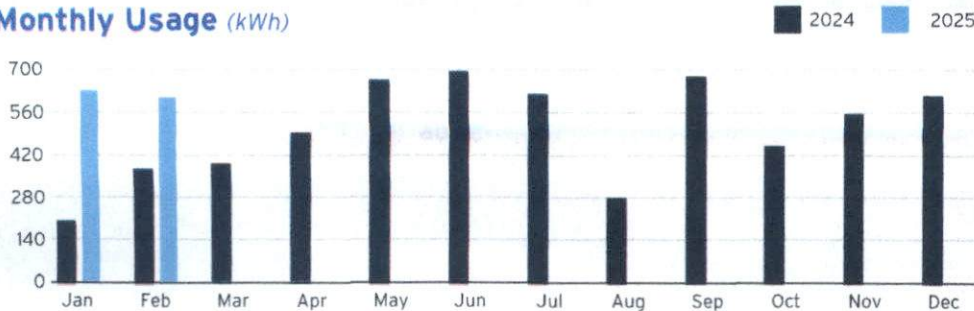


Your average daily kWh used was **0% higher** than it was in your previous period.

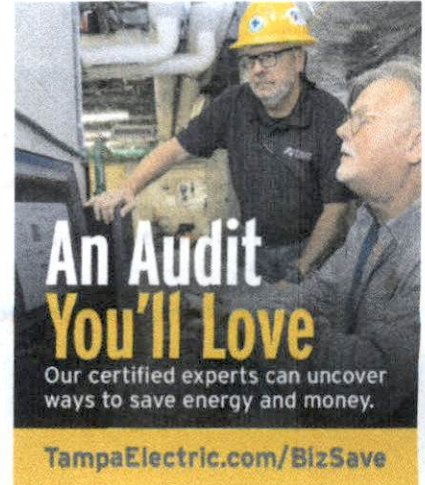


Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 221008846141

Due Date: March 13, 2025

Amount Due: \$98.56

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

655087955998

Your account will be

drafted on March 13, 2025

00006078 FTECO102212501150210 00000 02 00000000 13056 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

Agenda Page 47  
**Account #:** 221008846141  
**Statement Date:** February 20, 2025  
**Charges Due:** March 13, 2025

## Meter Read

**Service Period:** Jan 16, 2025 - Feb 14, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000877781	02/14/2025	14,451	13,844		607 kWh	1	30 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	607 kWh @ \$0.08641/kWh	\$52.45
Fuel Charge	607 kWh @ \$0.03083/kWh	\$18.71
Storm Protection Charge	607 kWh @ \$0.00577/kWh	\$3.50
Clean Energy Transition Mechanism	607 kWh @ \$0.00418/kWh	\$2.54
Florida Gross Receipt Tax		\$2.46

### Electric Service Cost

**\$98.56**

## Avg kWh Used Per Day



## Important Messages

**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.

### 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

**\$98.56**



### Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$0.06
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### Total Current Month's Credits

**-\$0.06**

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

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### In-Person

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### Mail A Check

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

### All Other

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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**SOUTH CREEK COMMUNITY DEVELOPMENT**  
10441 ALDER GREEN DR, SOLAR  
RIVERVIEW, FL 33578-6276

Statement Date: February 06, 2025  
Agenda Page 48

**Amount Due: \$4,649.41**

**Due Date:** February 27, 2025

**Account #:** 221008480321

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

## Account Summary

Previous Amount Due	\$8,896.19
Payment(s) Received Since Last Statement	-\$8,896.19
<b>Current Month's Charges</b>	<b>\$4,649.41</b>

**Amount Due by February 27, 2025 \$4,649.41**

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



Scan here to view  
your account online.



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



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

**Account #:** 221008480321

**Due Date:** February 27, 2025



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

**Amount Due: \$4,649.41**

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

640273244344

Your account will be  
drafted on February 27, 2025

**SOUTH CREEK COMMUNITY DEVELOPMENT**  
10441 ALDER GREEN DR  
RIVERVIEW, FL 33578-6276

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

Make check payable to: **TECO**

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



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

**Account #:** 221008480321  
**Statement Date:** February 06, 2025  
**Charges Due:** February 27, 2025

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

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$754.93
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00

**Lighting Charges** **\$754.93**

Billing information continues on next page →

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## Ways To Pay Your Bill



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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Credit or Debit Card

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### Phone

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

### All Other

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

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### Hearing Impaired/TTY:

7-1-1

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877-588-1010

### Energy-Saving Programs:

813-275-3909

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

**Account #:** 221008480321  
**Statement Date:** February 06, 2025  
**Charges Due:** February 27, 2025

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

**Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$444.08</b>

Billing information continues on next page →




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

**Account #:** 221008480321  
**Statement Date:** February 06, 2025  
**Charges Due:** February 27, 2025

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

**Rate Schedule:** LS-2 Customer Specified Lighting

**Charge Details**

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$2,042.75</b>

Billing information continues on next page →

Account #: 221008480321  
Statement Date: February 06, 2025  
Charges Due: February 27, 2025




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

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1407.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$1,407.65</b>

<b>Total Current Month's Charges</b>	<b>\$4,649.41</b>
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**Service For:**

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

**Account #: 221008480321****Statement Date: February 06, 2025****Charges Due: February 27, 2025****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.



**SOUTH CREEK COMMUNITY DEVELOPMENT**  
10441 ALDER GREEN DR, SOLAR  
RIVERVIEW, FL 33578-6276

Statement Date: March 07, 2025  
Agenda Page 54

**Amount Due: \$4,649.41**

**Due Date:** March 28, 2025

**Account #:** 221008480321

**DO NOT PAY. Your account will be drafted on March 28, 2025**

### Account Summary

Previous Amount Due	\$4,649.41
Payment(s) Received Since Last Statement	-\$4,649.41
<b>Current Month's Charges</b>	<b>\$4,649.41</b>

**Amount Due by March 28, 2025 \$4,649.41**

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



Scan here to view  
your account online.

## One Less Worry :)

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



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

**Account #:** 221008480321

**Due Date:** March 28, 2025

**Amount Due: \$4,649.41**

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

695827468093

Your account will be  
drafted on March 28, 2025



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RIVERVIEW, FL 33578-6276

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Account #: 221008480321  
Statement Date: March 07, 2025  
Charges Due: March 28, 2025




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

Service Period: Feb 01, 2025 - Mar 03, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	<b>Electric Charges</b>	
	<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$754.93
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	<b>Lighting Charges</b>	<b>\$754.93</b>

Billing information continues on next page →

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Toll Free:  
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Tampa, FL 33601-0111

Contact Us

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

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7-1-1  
**Power Outage:**  
877-588-1010  
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813-275-3909

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

**Account #:** 221008480321  
**Statement Date:** March 07, 2025  
**Charges Due:** March 28, 2025

**Service Period:** Feb 01, 2025 - Mar 03, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

**Charge Details**

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$444.08</b>

Billing information continues on next page →




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

**Account #:** 221008480321  
**Statement Date:** March 07, 2025  
**Charges Due:** March 28, 2025

**Service Period:** Feb 01, 2025 - Mar 03, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>	
Lighting Energy Charge	\$0.00
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Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
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Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$2,042.75</b>

Billing information continues on next page →




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

**Account #:** 221008480321  
**Statement Date:** March 07, 2025  
**Charges Due:** March 28, 2025

**Service Period:** Feb 01, 2025 - Mar 03, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

**Charge Details**

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1407.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
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Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$1,407.65</b>

<b>Total Current Month's Charges</b>	<b>\$4,649.41</b>
--------------------------------------	-------------------



**Service For:**

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

**Account #: 221008480321**  
**Statement Date: March 07, 2025**  
**Charges Due: March 28, 2025**

**Important Messages**



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

Statement Date: March 07, 2025  
Agenda Page 60

Amount Due: **\$385.73**

Due Date: March 28, 2025

Account #: 211032690243

**DO NOT PAY.** Your account will be drafted on March 28, 2025

## Account Summary

Current Service Period: February 01, 2025 - March 03, 2025

Previous Amount Due \$318.43

Payment(s) Received Since Last Statement -\$318.43

Current Month's Charges **\$385.73**

**Amount Due by March 28, 2025 \$385.73**

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

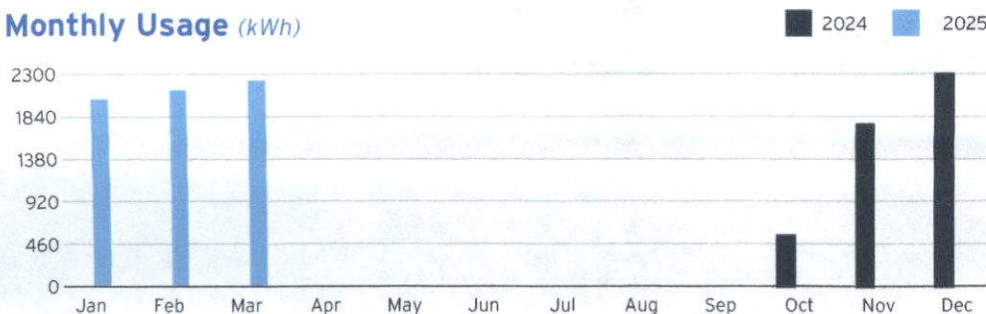


Your average daily kWh used was **1.37% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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

## One Less Worry :)

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



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



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

Account #: 211032690243

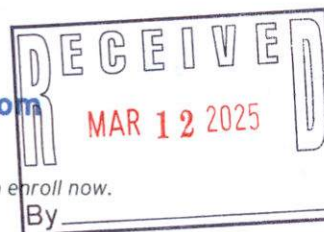
Due Date: March 28, 2025



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

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

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



Amount Due: **\$385.73**

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

609409134872

Your account will be drafted on March 28, 2025

00004050 FTECO103082500434210 00000 03 01000000 18657 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:** March 07, 2025  
**Charges Due:** March 28, 2025

## Meter Read

**Service Period:** Feb 01, 2025 - Mar 03, 2025

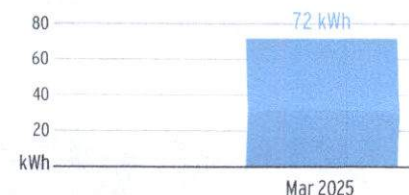
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000342031	03/03/2025	14,441	12,214		2,227 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	2,227 kWh @ \$0.08641/kWh	\$192.44
Fuel Charge	2,227 kWh @ \$0.03083/kWh	\$68.66
Storm Protection Charge	2,227 kWh @ \$0.00577/kWh	\$12.85
Clean Energy Transition Mechanism	2,227 kWh @ \$0.00418/kWh	\$9.31
Storm Surcharge	2,227 kWh @ \$0.02121/kWh	\$47.23
Florida Gross Receipt Tax		\$8.97
<b>Electric Service Cost</b>		<b>\$358.99</b>
State Tax		\$26.74
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$385.73</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$385.73**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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



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

Statement Date: March 07, 2025  
Agenda Page 62

Amount Due: \$64.92

Due Date: March 28, 2025

Account #: 211024964853

**DO NOT PAY.** Your account will be drafted on March 28, 2025

## Account Summary

Current Service Period: February 01, 2025 - March 03, 2025

Previous Amount Due	\$92.32
Payment(s) Received Since Last Statement	-\$92.32

Current Month's Charges	\$64.92
-------------------------	---------

<b>Amount Due by March 28, 2025</b>	<b>\$64.92</b>
-------------------------------------	----------------

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

## Your Energy Insight

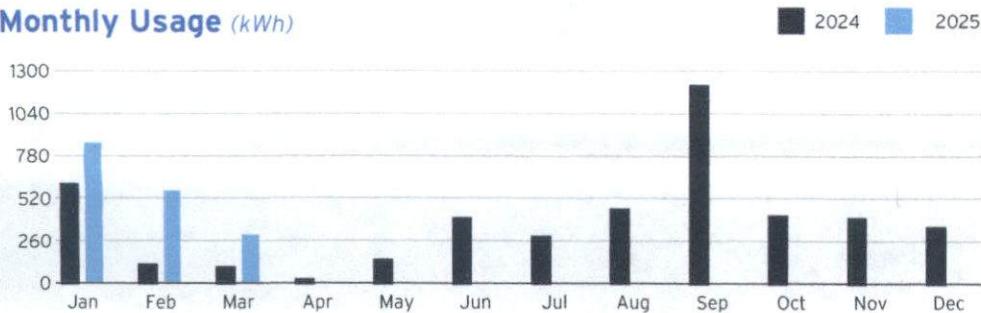
Your average daily kWh used was **233.33% higher** than the same period last year.

Your average daily kWh used was **47.37% lower** than it was in your previous period.



Scan here to view  
your account online.

## Monthly Usage (kWh)



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

## One Less Worry :)

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



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



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

Account #: 211024964853

Due Date: March 28, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$64.92

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

603236315260

Your account will be  
drafted on March 28, 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:**  
10317 ALDER GREEN DR  
WELL, RIVERVIEW, FL 33578-6275

Account #: 211024964853  
Statement Date: March 07, 2025  
Charges Due: March 28, 2025

## Meter Read

**Meter Location:** IRRIGATION/WELL

**Service Period:** Feb 01, 2025 - Mar 03, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	03/03/2025	10,156	9,861	295 kWh	1	31 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
	Energy Charge	295 kWh @ \$0.08641/kWh	\$25.49
	Fuel Charge	295 kWh @ \$0.03083/kWh	\$9.09
	Storm Protection Charge	295 kWh @ \$0.00577/kWh	\$1.70
	Clean Energy Transition Mechanism	295 kWh @ \$0.00418/kWh	\$1.23
	Storm Surcharge	295 kWh @ \$0.02121/kWh	\$6.26
	Florida Gross Receipt Tax		\$1.62
	<b>Electric Service Cost</b>		<b>\$64.92</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$64.92**

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

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### In-Person

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**Payments:**  
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P.O. Box 31318  
Tampa, FL 33631-3318  
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### All Other

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P.O. Box 111  
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Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

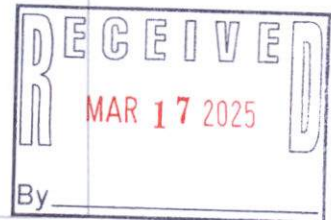
**Energy-Saving Programs:**

813-275-3909

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**INVOICE****Legal Advertising****Invoice # 25-00710H****Date 03/14/2025****Attn:**  
South Creek CDD Inframark  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236**Description****Amount**Serial # 25-00710H  
P.O./Ref.# 4922-8798-9766, v. 1

\$870.62

**Notice of Regular Meeting and Public Hearing****RE:** South Creek CDD Assessment Roll and Non-Ad Valorem Special  
Assessments Meeting on 4/3/25 @ 2:00 PM**Published:** 3/14/2025, 3/21/2025**Important Message****Please include our Serial #  
on your check****Pay by credit card online:**  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)Paid **()**  
**Total** **\$870.62****Payment is expected within 30 days of the  
first publication date of your notice.****Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of  
your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.****NOTICE**

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the South Creek Community Development District

The Board of Supervisors ("Board") of the South Creek Community Development District ("District") will hold a regular meeting and public hearing on **Thursday, April 3, 2025, at 2:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report - Expansion Area dated February 6, 2025. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer - Expansion Parcel dated January 27, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$6,680,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

SOUTH CREEK EXPANSION AREA COMMUNITY DEVELOPMENT DISTRICT									
ALLOCATION METHODOLOGY - MAXIMUM BENEFIT <sup>(1)</sup>									
PRODUCT	PER UNIT	TOTAL	% OF	UNITS	PRODUCT TYPE		TOTAL	ANNUAL	PER UNIT
					PRINCIPAL	ANNUAL ASSESSMENT <sup>(2)</sup>			
Improvements 0.70	\$1.20	63.79%	16	\$4,800,000	\$492,000	\$44,751	\$4,324	\$4,324	\$4,324
Single Family 50 125	\$2.00	21.20%	28	\$2,260,000	\$218,000	\$88,863	\$7,721	\$7,721	\$7,721
TOTAL		100.00%	124	\$6,680,000	\$650,240				

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per-unit basis. <sup>(2)</sup> Includes principal, interest and collection costs.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

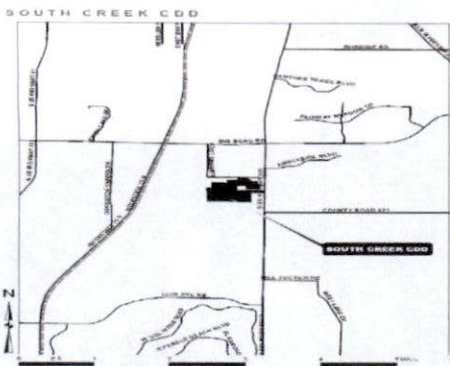
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Jayna Cooper, District Manager



RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING

WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the South Creek Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer - Expansion Parcel dated January 27, 2025 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report - Expansion Parcel dated February 6, 2025, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$3,849,000** (hereinafter referred to as the "Estimated Cost").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately **\$6,680,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
  - a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
  - b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 6, 2025.

Attest:

/s/Jayna Cooper  
Printed Name: Jayna Cooper  
Secretary/Assistant Secretary  
South Creek Community Development District  
/s/Kelly Evans  
Kelly Evans  
Chair of the Board of Supervisors  
4922-8798-9766, v.1  
March 14, 21, 2025

25-00710H



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

Invoice Number: 7658094  
Account Number: 238625000  
Invoice Date: 02/25/2025  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Agenda Page 66

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

**South Creek Community Development District Special Assessment Bonds, Series 2024  
Assessment Area Two**

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

**STATEMENT SUMMARY**

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

**TOTAL AMOUNT DUE**

**\$4,256.13**

All invoices are due upon receipt.

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

**South Creek Community Development District  
Special Assessment Bonds, Series 2024  
Assessment Area Two**

Invoice Number: 7658094  
Account Number: 238625000  
Current Due: \$4,256.13  
  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

**Wire Instructions:**

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 238625000  
Invoice # 7658094  
Attn: Fee Dept St. Paul

**Please mail payments to:**

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





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

Invoice Number: 7658094  
Invoice Date: 02/25/2025  
Account Number: 238625000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Agenda Page 67

South Creek Community Development District  
Special Assessment Bonds, Series 2024  
Assessment Area Two

Accounts Included 238625000 238625001 238625002 238625003 238625004 238625005  
In This Relationship: 238625006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 02/01/2025 - 01/31/2026				\$3,950.00
Incidental Expenses 02/01/2025 to 01/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





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

7658094



000001373 02 SP 106481257594056 P

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





Phone (813) 754-4856

**Gary Ford**

Cell (813) 245-6944

DBA Gary Ford Well & Pump Co.

4601 Holbrook Rd • Plant City, Florida 33565

SOLD TO South Creek CDD  
 ADDRESS 2005 PanAm Circle, Suite 300  
Tampa, FL 33607

DATE 3-17-2025  
 PHONE 813-608-8242  
Jayna Cooper

Job @ Alder Green Dr., Riverview, FL

1-3HP Deluxe Flowise Control Box w/  
 Magnetic Contactors

\$ 625.00

Service Call + Labor

175.00

\$ 800.00

Thank You!


[hillstax.org](http://hillstax.org)


# REMINDER NOTICE OF CURRENT & DELINQUENT AD VALOREM TAXES AND NON-AD VALOREM TAXES

Account No.: A077727010

**Account Name** SOUTH CREEK CDD  
C/O MERITUS  
**Address:** 2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

Property Location:

**Legal Description:** COM AT NE COR THN N 89 DEG 20 MI N 16 SEC W 50 FT  
THN S 00 DEG 21 MIN 06 SEC W 200 FT TO POB THN S 00 DEG 21 MIN 06 SEC W  
60.16 F T THN N 89 DEG 17 See Additional Legal on Tax Roll

## Ad Valorem Taxes (Tax Years May Be Paid Separately)

Tax Year(s)	If Paid by March 31, 2025	If Paid by April 30, 2025	If Paid by May 30, 2025
2023	893.27	893.27	893.27
<div>REMINDER NOTICE</div>			
Amount Due:	893.27	893.27	893.27

**Property taxes become delinquent on April 1st.** Tax Certificates are sold on unpaid taxes. The tax certificate sale will be held on or before June 1st. Issuance of a tax certificate will result in additional costs to the property owner. **Taxes outstanding for 2 years or more are eligible for tax deed foreclosure and can result in the loss of the property to a tax deed sale.**

✂ Detach below portion and return it with your payment. ✂

Nancy C. Millan, Hillsborough County Tax Collector

Reminder Notice of Current &amp; Delinquent Ad Valorem Taxes &amp; Non Ad Valorem Assessments

Account No: A077727010

Tax District: U

Assessed Value: 42,856

Legal Description: COM AT NE COR THN N 89

DEG 20 MI N 16 SEC W 50 FT THN S 00 DEG 21 MIN 06 SEC W 200 FT TO POB THN S  
00 DEG 21 MIN 06 SEC W 60.16 F T THN N 89 DEG 17 See Additional Legal on Tax Roll

**ONLY PAY ONE AMOUNT**  
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Mar. 31, 2025	893.27
Apr. 30, 2025	893.27
May 30, 2025	893.27



**SAVE A STAMP  
& PAY ONLINE!**

SCAN QR CODE  
WITH SMARTPHONE

**Remember to write your account number on your check.**  
**Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

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





## Neptune Multi services LLC

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

## Invoice

Invoice No: 0053741  
 Date: 01/28/2025  
 Terms: NET 0  
 Due Date: 01/28/2025

**Bill To:** South Creek Cdd  
 jayna.cooper@inframark.com,  
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Last fence repair by the pool area builder section. Labor and materials	1	\$1,800.00	\$1,800.00

### Payment Instructions

Cashapp \$neptunejku

Subtotal	\$1,800.00
TAX 0%	\$0.00
Total	\$1,800.00
Paid	\$0.00

**Balance Due \$1,800.00**



Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053741 on 01/28/2025

Balance Due \$1,800.00

Paid

Received From: South Creek Cdd

Agenda Page 72

Card Type

Cardholder's Name

Card Number

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

CVV

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Expiry Date

		/		
--	--	---	--	--

Signature

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# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 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 March 31, 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
<b>ASSETS</b>								
Cash - Operating Account	\$ 177,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177,596
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	-	-	-	-	3,150	-	-	3,150
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,139	-	-	10,139
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	39,928
Revenue Fund	-	362,609	69,146	-	-	-	-	431,755
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,733,088	6,733,088
<b>TOTAL ASSETS</b>	<b>\$ 214,782</b>	<b>\$ 827,267</b>	<b>\$ 188,929</b>	<b>\$ 102</b>	<b>\$ 15,618</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 10,276,068</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 6,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,712
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
<b>TOTAL LIABILITIES</b>	<b>39,434</b>	<b>-</b>	<b>82,184</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,733,088</b>	<b>6,854,706</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2025

*(In Whole Numbers)*

		SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024			
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
				FUND	FUND	FUND	DEBT FUND	
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	827,267	106,745	-	-	-	-	934,012
Capital Projects	-	-	-	102	15,618	-	-	15,720
Unassigned:	175,348	-	-	-	-	2,296,282	-	2,471,630
<b>TOTAL FUND BALANCES</b>	<b>175,348</b>	<b>827,267</b>	<b>106,745</b>	<b>102</b>	<b>15,618</b>	<b>2,296,282</b>	<b>-</b>	<b>3,421,362</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 214,782</b>	<b>\$ 827,267</b>	<b>\$ 188,929</b>	<b>\$ 102</b>	<b>\$ 15,618</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 10,276,068</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
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	66,468	1,097	101.68%
Developer Contribution	-	1,904	1,904	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>353,969</b>	<b>353,862</b>	<b>(107)</b>	<b>99.97%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	10,000	6,000	4,000	60.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	5,100	5,100	50.00%
ProfServ-Trustee Fees	6,400	4,256	2,144	66.50%
District Counsel	4,000	17,330	(13,330)	433.25%
District Engineer	2,500	5,593	(3,093)	223.72%
District Manager	25,000	31,934	(6,934)	127.74%
Auditing Services	5,250	-	5,250	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	439	(189)	175.60%
Clubhouse Internet, TV, Phone	1,200	527	673	43.92%
Public Officials Insurance	2,754	2,754	-	100.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	6,591	(5,591)	659.10%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	750	750	50.00%
Dues, Licenses, Subscriptions	600	1,068	(468)	178.00%
<b>Total Administration</b>	<b>80,854</b>	<b>83,842</b>	<b>(2,988)</b>	<b>103.70%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	5,000	8,705	(3,705)	174.10%
Utility - StreetLights	50,000	21,335	28,665	42.67%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>30,040</b>	<b>24,960</b>	<b>54.62%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	1,000	3,009	(2,009)	300.90%
<b>Total Water Utility Services</b>	<b>1,000</b>	<b>3,009</b>	<b>(2,009)</b>	<b>300.90%</b>



**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>Other Physical Environment</u></b>				
Waterway Management	9,000	5,795	3,205	64.39%
ProfServ - Field Management Onsite Staff	12,000	6,000	6,000	50.00%
Amenity Center Cleaning & Supplies	1,000	1,210	(210)	121.00%
Contracts-Janitorial Services	7,000	2,442	4,558	34.89%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	75,000	50,103	24,897	66.80%
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	1,520	1,480	50.67%
R&M-Pools	500	175	325	35.00%
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	1,650	350	82.50%
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	2,613	(1,113)	174.20%
Landscape Miscellaneous	2,000	924	1,076	46.20%
Irrigation Maintenance	5,000	6,379	(1,379)	127.58%
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	1,350	1,650	45.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
<b>Total Other Physical Environment</b>	<b>205,115</b>	<b>106,120</b>	<b>98,995</b>	<b>51.74%</b>
<b>TOTAL EXPENDITURES</b>	<b>341,969</b>	<b>223,011</b>	<b>118,958</b>	<b>65.21%</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 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>
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	130,851	118,851	1090.43%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>12,000</b>	<b>-</b>	<b>(12,000)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 12,000</u>	<u>\$ 130,851</u>	<u>\$ 94,851</u>	<u>1090.43%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>44,497</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 175,348</b></u>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,437	\$ 7,437	0.00%
Special Assmnts- Tax Collector	325,700	321,284	(4,416)	98.64%
Special Assmnts- CDD Collected	-	217,677	217,677	0.00%
Developer Contribution	-	79,855	79,855	0.00%
<b>TOTAL REVENUES</b>	<b>325,700</b>	<b>626,253</b>	<b>300,553</b>	<b>192.28%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	192,463	97,003	95,460	50.40%
<b>Total Debt Service</b>	<b>322,463</b>	<b>97,003</b>	<b>225,460</b>	<b>30.08%</b>
<b>TOTAL EXPENDITURES</b>	<b>322,463</b>	<b>97,003</b>	<b>225,460</b>	<b>30.08%</b>
Excess (deficiency) of revenues Over (under) expenditures	3,237	529,250	526,013	16350.02%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,237</b>	<b>-</b>	<b>(3,237)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 3,237</u>	<u>\$ 529,250</u>	<u>\$ 519,539</u>	<u>16350.02%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>298,017</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 827,267</b></u>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,116	\$ 2,116	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
<b>TOTAL REVENUES</b>	<b>79,855</b>	<b>81,971</b>	<b>2,116</b>	<b>102.65%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	25,000	25,000	-	100.00%
Interest Expense	61,680	31,121	30,559	50.46%
<b>Total Debt Service</b>	<b>86,680</b>	<b>56,121</b>	<b>30,559</b>	<b>64.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>86,680</b>	<b>56,121</b>	<b>30,559</b>	<b>64.75%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(6,825)	25,850	32,675	-378.75%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(6,825)	-	6,825	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(6,825)</b>	<b>-</b>	<b>6,825</b>	<b>0.00%</b>
Net change in fund balance	\$ (6,825)	\$ 25,850	\$ 46,325	-378.75%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>80,895</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 106,745</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 332	\$ 332	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>332</b>	<b>332</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	37,756	(37,756)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>37,756</b>	<b>(37,756)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>37,756</b>	<b>(37,756)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(37,424)	(37,424)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>37,526</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 102</u></b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11,618	\$ 11,618	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>11,618</b>	<b>11,618</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,011,989	(1,011,989)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,011,989</b>	<b>(1,011,989)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,011,989</b>	<b>(1,011,989)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,000,371)	(1,000,371)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,015,989</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 15,618</b>		

# Bank Account Statement

South Creek CDD

**Bank Account No.** 5561  
**Statement No.** 03\_25

**Statement Date** 03/31/2025

<b>G/L Account No. 101001 Balance</b>	177,595.69	<b>Statement Balance</b>	183,685.99
		<b>Outstanding Deposits</b>	896.95
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	177,595.69	<b>Subtotal</b>	184,582.94
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-6,987.25
<b>Ending G/L Balance</b>	177,595.69	<b>Ending Balance</b>	177,595.69

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
03/10/2025	Payment	BD00009	Special Assmnts-CDD Collected	Deposit No. BD00009	2,335.25	2,335.25	0.00
03/01/2025		JE000564	Utility - Electric Other	Rev Bank recon adj teco	4,649.41	4,649.41	0.00
03/28/2025	Payment	BD00010	Miscellaneous Revenues	Deposit No. BD00010	25.00	25.00	0.00
<b>Total Deposits</b>					7,009.66	7,009.66	0.00
<b>Checks</b>							
							0.00
12/11/2024	Payment	1363	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
01/14/2025	Payment	1375	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
02/13/2025	Payment	1384	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
02/20/2025	Payment	100010	ADAM B'S TREE SERVICE	Inv: SIMMONSLOOP01, Inv: WIDEWATERWAY01	-3,300.00	-3,300.00	0.00
03/04/2025	Payment	1385	SOUTH CREEK CDD	Check for Vendor V00017	-2,451.28	-2,451.28	0.00
03/05/2025	Payment	100015	INFRAMARK LLC	Inv: 143834	-1,187.80	-1,187.80	0.00
03/05/2025	Payment	100016	JNJ CLEANING SERVICES LLC	Inv: 0485	-610.00	-610.00	0.00
03/05/2025	Payment	100018	CITY-WIDE CLEANING LLC	Inv: 19132, Inv: 19197	-412.00	-412.00	0.00
03/05/2025	Payment	100019	STATE WILDLIFE TRAPPER LLC	Inv: 1990	-1,725.00	-1,725.00	0.00
03/05/2025	Payment	100020	STEADFAST CONTRACTORS ALLIANCE	Inv: SM-14220, Inv: SM-14987, Inv: SM-14996	-10,083.67	-10,083.67	0.00
03/05/2025	Payment	100021	ADA SITE COMPLIANCE	Inv: INV8444	-1,500.00	-1,500.00	0.00
03/11/2025	Payment	100022	INFRAMARK LLC	Inv: 144887	-3,350.00	-3,350.00	0.00
03/11/2025	Payment	100023	JNJ CLEANING SERVICES LLC	Inv: 0515	-610.00	-610.00	0.00
03/11/2025	Payment	100024	NANCY C MILLAN	Inv: 030425-7010	-893.27	-893.27	0.00
03/11/2025	Payment	100025	NEPTUNE MULTI SERVICES LLC	Inv: 0053741	-1,800.00	-1,800.00	0.00

# Bank Account Statement

South Creek CDD

**Bank Account No.** 5561  
**Statement No.** 03\_25

**Statement Date** 03/31/2025

03/11/2025	Payment	100026	STEADFAST CONTRACTORS ALLIANCE	Inv: SM-14431, Inv: SM-14455, Inv: SA-10014	-14,343.44	-14,343.44	0.00
03/11/2025	Payment	1391	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
03/11/2025	Payment	1392	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
03/11/2025	Payment	1393	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
03/11/2025	Payment	1394	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
03/11/2025	Payment	1395	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
03/13/2025	Payment	300017	TECO ACH	Inv: 022025-6141	-98.56	-98.56	0.00
03/14/2025	Payment	300019	TECO ACH	Inv: 020625-0321 ACH	-4,649.41	-4,649.41	0.00
02/07/2025	Payment	300018	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 030525-5140	-102.11	-102.11	0.00
03/18/2025	Payment	1397	SOUTH CREEK CDD CHARTER	Check for Vendor V00017	-1,238.15	-1,238.15	0.00
03/21/2025	Payment	300020	COMMUNICATION ACH	Inv: 2972133030625	-74.99	-74.99	0.00
03/26/2025	Payment	100028	PASCON GEOENVIRONMEN TAL, INC.	Inv: 2253	-2,400.00	-2,400.00	0.00
03/26/2025	Payment	100031	BUSINESS OBSERVER, INC.	Inv: 25-00710H	-870.62	-870.62	0.00
03/27/2025	Payment	300021	TECO ACH	Inv: 030725 0321	-4,649.41	-4,649.41	0.00
03/26/2025	Payment	100033	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-10147	-595.00	-595.00	0.00
03/28/2025	Payment	300023	TECO ACH	Inv: 030725-4853	-64.92	-64.92	0.00
03/31/2025		JE000595	Utility - Electric	Bank recon adj Tec	-260.45	-260.45	0.00
<b>Total Checks</b>					-58,870.08	-58,870.08	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
12/23/2024	Payment	300001	TECO ACH	Inv: 0243 100724 ACH		-494.27
01/09/2025	Payment	DD180	TECO ACH	Payment of Invoice 000813		-103.77
03/05/2025	Payment	100017	ITZ ELECTRIC CORP	Inv: F2083, Inv: F2084		-1,850.00
03/26/2025	Payment	100027	STRALEY ROBIN VERICKER	Inv: 26167		-657.50
03/26/2025	Payment	100029	GARY FORD WELL AND PUMP COMPANY	Inv: 031725-		-800.00
03/26/2025	Payment	100030	STATE WILDLIFE TRAPPER LLC	Inv: 2007		-1,350.00
03/26/2025	Payment	100032	INFRAMARK LLC	Inv: 146024		-188.88
03/28/2025	Payment	300022	TECO ACH	Inv: 030725-0243		-385.75
<b>Total Outstanding Checks</b>						-6,987.25



# Bank Account Statement

South Creek CDD

<b>Bank Account No.</b>	5561		
<b>Statement No.</b>	03_25	<b>Statement Date</b>	03/31/2025

**Outstanding Deposits**

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



Date	Invoice #
1/24/2025	SM-14431

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

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

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

<b>Total</b>	<b>\$924.10</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$924.10</b>



# **Fifth Order of Business**



Arturo Gandarilla  
INFRAMARK

# **SOUTH CREEK APRIL INSPECTION REPORT 4/15/25, 7:50 PM**

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**SOUTH CREEK CDD, STEADFAST.**

**Tuesday, April 15, 2025**

**Prepared For Board Of Supervisors**

**28 Photos Identified**



**ALDER GREEN.**

Assigned To Steadfast.

The community entrance facade is well-maintained.



**ALDER GREEN.**

Assigned To Steadfast.

Trim the juniper away from the monument.



**ALDER GREEN.**

Assigned To Steadfast.

Trim the dead of the awabuki, please check and determine the cause for them to die off like that.



**SCARLETT SKIMMER DR.**

Assigned To Steadfast.

The rock island is weed free and well-maintained.



**BUTTRESS OAK WAY.**

Assigned To Steadfast.

The wall is well-maintained.



**SIMMONS LOOP.**

Assigned To Steadfast.

The side walk and wood line are well-maintained.



**BUTTRESS OAK WAY.**

Assigned To Steadfast.

The plants are well-maintained.



**BUTTRESS OAKS WAY.**

Assigned To Steadfast.

Remove any tree sprout growing out of trees throughout.





### **BUTTRESS OAKS WAY.**

Assigned To Steadfast.

Just across from Scarlett skimmer trim back the overgrowth that's touching the wall.



### **CLUBHOUSE.**

Assigned To Steadfast/

The Bismarcks look a little better but will continue to monitor.



### **CLUBHOUSE.**

Assigned To Steadfast.

The palm tree looks healthy and well-maintained.



### **CLUBHOUSE.**

Assigned To Steadfast.

The Bismarck seems to be fighting for its life, could this be a sign of disease?



**CLUBHOUSE.**

Assigned To Steadfast.

Remove any brown from plants throughout the clubhouse.



**CLUBHOUSE.**

Assigned To Steadfast.

Steadfast will be providing a proposal to fix and install new turf where there is hog damage.



**ALDER GREEN.**

Assigned To Steadfast.

The playground is well-maintained.



**ALDER GREEN.**

Assigned To District Manager.

The community mailboxes are well-maintained



### **CLUBHOUSE.**

Assigned To Blue Life.

The pool is blue, clear and well-maintained.



### **ALDER GREEN.**

Assigned To District Manager.

The swings are well-maintained.



### **POND 1.**

Assigned To Steadfast.

The pond is well-maintained.



### **BLUE PLUM CIRCLE.**

Assigned To Steadfast.

The common area is well-maintained.



**POND 4.**

Assigned To Steadfast.

The pond has filamentous algae.



**SHADY PRESERVE.**

Assigned To Steadfast.

The turf and plants are well-maintained.



**SHADY PRESERVE.**

Assigned To Steadfast.

Straighten the pine tree.



**SHADY PRESERVE.**

Assigned To Steadfast.

The walking path is well-maintained.





**SHADY PRESERVE.**

Assigned To Steadfast.

Turf looks stressed please determine the cause, other than that plants and the entrance facade are well-maintained.



**SHADY PRESERVE.**

Assigned To Steadfast.

Remove the weeds throughout the beds by the dog park.



**POND 3**

Assigned To Steadfast.

The pond is well-maintained.



**ALDER GREEN.**

Assigned To Steadfast.

Remove any dead coontie palm throughout the beds.



## Daily Logs List

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Apr 7, 2025

**Job:** SE1214 South Creek CDD RAM

**Title:**

**Added By:** Nathan Castleman

**Log Notes:**

Treated ponds 1-3, 4, & 6 for algae and grasses

**Weather Conditions:**

Partly cloudy with isolated storms

Mon, Apr 7, 2025, 8:46 AM



90°F

69°F

Wind: 19 mph

Humidity: 92%

Total Precip: 0.13"

**Attachments:** 5





## Daily Logs List

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Apr 16, 2025

**Job:** SE1214 South Creek CDD RAM

**Title:**

**Added By:** Nathan Castleman

**Log Notes:**

Treated ponds 1, 2, 3, & 6 for light algae and grasses. Along the sound side of pond 2 there is damage to the ground from hogs.

Treated pond 4 for heavy algae.

**Weather Conditions:**

Partly cloudy with mist and fog

Wed, Apr 16, 2025, 10:20 AM



84°F

60°F

Wind: 10 mph

Humidity: 92%

Total Precip: 0"

**Attachments:** 6







# SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

