

**SOUTH CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JUNE 05, 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, June 5, 2025 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **June 5, 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**
  - A. Consideration of Resolution 2025-06; Authorizing Spending Authority for District Manager and Chair of the Board
  - B. Report on Number of Registered Voters (293)
  - C. Discussion of Fiscal Year 2026 Budget
  - D. Consideration of Resolution 2025-07; Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026
- 4. CONSENT AGENDA**
  - A. Approval of Minutes of the May 1, 2025 Meeting
  - B. Consideration of Operation and Maintenance Expenditures March 2025
  - C. Acceptance of the Financials and Approval of the Check Register for March 2025
  - D. Ratification of Steadfast Oak Tree Replacement Proposal
- 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 **July 10, 2025 at 2:00 p.m.**

## **Third Order of Business**

## **RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the South Creek Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

**WHEREAS**, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

**WHEREAS**, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

**WHEREAS**, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

**WHEREAS**, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

**WHEREAS**, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**



1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses that (1) are required to provide for the health, safety, and welfare of the residents within the District or (2) remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
  - a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$2,500.00 per proposal/event.
  - b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$5,000.00 per proposal/event.
  - c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$15,000.00 per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

**Passed and adopted on June 5, 2025.**

**Attest:**

**South Creek  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary/Assistant Secretary

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



*Craig Latimer*  
**Supervisor of Elections**  
 Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING  
 AWARD RECIPIENT

April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
South Creek CDD	293

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or [pthomas@votehillsborough.gov](mailto:pthomas@votehillsborough.gov).

Respectfully,

Patricia "Patti" Thomas  
 Administrative Assistant/Candidate Services

**VoteHillsborough.gov**



**(813) 744 - 5900**

**Fred B. Karl County Center**  
 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

**Robert L. Gilder Elections Service Center**  
 2514 N. Falkenburg Rd., Tampa, FL 33619

*See website for regional office locations.*

**South Creek**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Preliminary Budget

Prepared by:



**Table of Contents**

	<u>Page #</u>
 <b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1
Exhibit A - Allocation of Fund Balances .....	2
Budget Narrative .....	3 - 5
 <b><u>DEBT SERVICE BUDGETS</u></b>	
Series 2021	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	6 - 7
Amortization Schedule .....	8 - 9
Budget Narrative .....	10
 <b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
Non-Ad Valorem Assessment Summary .....	15

## **South Creek**

Community Development District

## **Budget Overview**

Fiscal Year 2026

**South Creek**  
Community Development District

**Operating Budget**  
Fiscal Year 2026

**Summary of Revenues, Expenditures and Changes in Fund Balances**

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2025</b>	<b>ANNUAL BUDGET FY 2026</b>
<b>REVENUES</b>		
Interest - Investments	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	288,598	501,719
Special Assmnts- CDD Collected	65,371	-
Developer Contributions	-	-
Other Miscellaneous Revenues	-	-
<b>TOTAL REVENUES</b>	<b>\$ 353,969</b>	<b>\$ 501,719</b>

**EXPENDITURES**

**Financial and Administrative**

Supervisor Fees	\$ 10,000	\$ 12,000
District Management	25,000	16,995
Field Management	12,000	12,000
Dissemination Agent/Reporting	8,400	10,200
Website Admin Services	1,500	1,800
District Engineer	2,500	9,500
District Counsel	4,000	15,000
Trustees Fees	8,200	8,300
Auditing Services	5,250	5,200
Postage, Phone, Faxes, Copies	250	500
Legal Advertising	1,000	3,000
Bank Fees	100	100
Dues, Licenses & Fees	600	175
Website ADA Compliance	1,500	1,500
Shared Well With HOA	5,000	5,000
	-	\$ -
<b>Total Financial and Administrative</b>	<b>\$ 91,400</b>	<b>\$ 101,270</b>

**Insurance**

General Liability	\$ 3,365	\$ 3,928
Public Officials Insurance	2,754	3,305
Property & Casualty Insurance	30,000	10,048
Deductible	2,500	2,500
<b>Total Insurance</b>	<b>\$ 38,619</b>	<b>\$ 19,780</b>

**Utility Services**

Electric Utility Services	\$ 5,000	\$ 33,000
Street Lights	50,000	60,000
Amenity Internet	1,200	900
Water/Waste	1,000	7,889
<b>Total Utility Services</b>	<b>\$ 57,200</b>	<b>\$ 101,789</b>

**Amenity**

**Summary of Revenues, Expenditures and Changes in Fund Balances**

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2025</b>	<b>ANNUAL BUDGET FY 2026</b>
Pool Monitor	\$ 12,000	\$ 18,000
Janitorial - Contract	7,000	7,680
Janitorial - Supplies/Other	1,500	-
Amenity Pest Control	1,200	1,200
Amenity R&M	6,000	10,000
Amenity Camera R&M	1,000	1,000
Amenity Furniture R&M	1,000	10,000
Access Control R&M	1,500	1,500
Key Card Distribution	2,500	-
Dog Waste Station Service and Supplies	3,000	2,400
Entrance Monuments, Fence, Walls R&M	1,000	10,000
Sidewalk, Pavement, Signage R&M	1,000	5,000
Pool Maintenance - Contract	15,000	14,560
Pool Treatments & Other R&M	500	-
Security Services	5,050	-
MISC	1,500	10,000
<b>Total Amenity</b>	<b>\$ 60,750</b>	<b>\$ 91,340</b>
<b>Landscape and Pond Maintenance</b>		
Landscape Maintenance - Contract	\$ 75,000	\$ 100,000
Landscaping - R&M	2,000	20,000
Landscaping - Mulch	2,000	10,000
Landscaping - Annuals	4,000	-
Landscaping - Plant Replacement Program	4,000	15,000
Irrigation Maintenance	5,000	15,000
Aquatics - Contract	9,000	7,140
Aquatics - Plant Replacement	1,000	-
Waterway Management Program	1,000	-
Mitigation Maintenance	2,400	2,400
Debris Cleanup	3,000	-
Wildlife Control	-	8,000
Storm Clean Up Contingency		10,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 108,400</b>	<b>\$ 187,540</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 356,369</b>	<b>\$ 501,719</b>



## **South Creek**

Community Development District

### **Debt Service Budgets**

Fiscal Year 2026

**South Creek**

Community Development District

*Debt Service Fund Series 2021 Bonds*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Series 2021 Bonds**  
**Fiscal Year 2026**

	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
ACCOUNT DESCRIPTION	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2025	3/31/2025	10/1/2025	FY 2024	FY 2025
<b>REVENUES</b>					
Interest - Investments	\$ -		\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	325,700		325,700	325,700	325,700
<b>TOTAL REVENUES</b>	<b>\$ 325,700</b>		<b>\$ 325,700</b>	<b>\$ 325,700</b>	<b>\$ 325,700</b>
<b>EXPENDITURES</b>					
<i>Debt Service</i>					
Principal Prepayments	\$ -		\$ -	\$ -	\$ -
Principal Debt Retirement	130,000		130,000	130,000	130,000
Interest Expense	192,463		192,463	192,463	192,463
<b>TOTAL EXPENDITURES</b>	<b>\$ 322,463</b>		<b>\$ 322,463</b>	<b>\$ 322,463</b>	<b>\$ 322,463</b>
Excess (deficiency) of revenues					
Over (under) expenditures	3,237		3,237	3,237	3,237
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net change in fund balance</b>	<b>\$ 3,237.32</b>		<b>\$ 3,237</b>	<b>\$ 3,237</b>	<b>\$ 3,237</b>
FUND BALANCE, BEGINNING	\$ 257,660	\$ 260,897	\$ 260,897	\$ 260,897	\$ 264,135
<b>FUND BALANCE, ENDING</b>	<b>\$ 260,897</b>	<b>\$ 260,897</b>	<b>\$ 264,135</b>	<b>\$ 264,135</b>	<b>\$ 267,372</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>					
	12/15/2024				12/15/2025
Series 2021 Bonds:	\$ 5,135,000				\$ 5,005,000

Special Assessment Bonds, Series 2021 (Assessment Area One)						
Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	
6/15/2025	\$ 5,135,000	\$ 130,000	2.38%	\$ 97,003.13	\$ 227,003.13	
12/15/2025	\$ 5,005,000			\$ 95,459.38	\$ 95,459.38	
6/15/2026	\$ 5,005,000	\$ 135,000	2.38%	\$ 95,459.38	\$ 230,459.38	
12/15/2026	\$ 4,870,000			\$ 93,856.25	\$ 93,856.25	
6/15/2027	\$ 4,870,000	\$ 140,000	2.88%	\$ 93,856.25	\$ 233,856.25	
12/15/2027	\$ 4,730,000			\$ 91,843.75	\$ 91,843.75	
6/15/2028	\$ 4,730,000	\$ 140,000	2.88%	\$ 91,843.75	\$ 231,843.75	
12/15/2028	\$ 4,590,000			\$ 89,831.25	\$ 89,831.25	
6/15/2029	\$ 4,590,000	\$ 145,000	2.88%	\$ 89,831.25	\$ 234,831.25	
12/15/2029	\$ 4,445,000			\$ 87,746.88	\$ 87,746.88	
6/15/2030	\$ 4,445,000	\$ 150,000	2.88%	\$ 87,746.88	\$ 237,746.88	
12/15/2030	\$ 4,295,000			\$ 85,590.63	\$ 85,590.63	
6/15/2031	\$ 4,295,000	\$ 155,000	2.88%	\$ 85,590.63	\$ 240,590.63	
12/15/2031	\$ 4,140,000			\$ 83,362.50	\$ 83,362.50	
6/15/2032	\$ 4,140,000	\$ 160,000	3.25%	\$ 83,362.50	\$ 243,362.50	
12/15/2032	\$ 3,980,000			\$ 80,762.50	\$ 80,762.50	
6/15/2033	\$ 3,980,000	\$ 165,000	3.25%	\$ 80,762.50	\$ 245,762.50	
12/15/2033	\$ 3,815,000			\$ 78,081.25	\$ 78,081.25	
6/15/2034	\$ 3,815,000	\$ 170,000	3.25%	\$ 78,081.25	\$ 248,081.25	
12/15/2034	\$ 3,645,000			\$ 75,318.75	\$ 75,318.75	
6/15/2035	\$ 3,645,000	\$ 175,000	3.25%	\$ 75,318.75	\$ 250,318.75	
12/15/2035	\$ 3,470,000			\$ 72,475.00	\$ 72,475.00	
6/15/2036	\$ 3,470,000	\$ 180,000	3.25%	\$ 72,475.00	\$ 252,475.00	
12/15/2036	\$ 3,290,000			\$ 69,550.00	\$ 69,550.00	
6/15/2037	\$ 3,290,000	\$ 185,000	3.25%	\$ 69,550.00	\$ 254,550.00	
12/15/2037	\$ 3,105,000			\$ 66,543.75	\$ 66,543.75	
6/15/2038	\$ 3,105,000	\$ 195,000	3.25%	\$ 66,543.75	\$ 261,543.75	
12/15/2038	\$ 2,910,000			\$ 63,375.00	\$ 63,375.00	
6/15/2039	\$ 2,910,000	\$ 200,000	3.25%	\$ 63,375.00	\$ 263,375.00	
12/15/2039	\$ 2,710,000			\$ 60,125.00	\$ 60,125.00	
6/15/2040	\$ 2,710,000	\$ 205,000	3.25%	\$ 60,125.00	\$ 265,125.00	
12/15/2040	\$ 2,505,000			\$ 56,793.75	\$ 56,793.75	
6/15/2041	\$ 2,505,000	\$ 215,000	3.25%	\$ 56,793.75	\$ 271,793.75	
12/15/2041	\$ 2,290,000			\$ 53,300.00	\$ 53,300.00	
6/15/2042	\$ 2,290,000	\$ 220,000	4.00%	\$ 53,300.00	\$ 273,300.00	
12/15/2042	\$ 2,070,000			\$ 48,900.00	\$ 48,900.00	
6/15/2043	\$ 2,070,000	\$ 230,000	4.00%	\$ 48,900.00	\$ 278,900.00	
12/15/2043	\$ 1,840,000			\$ 44,300.00	\$ 44,300.00	
6/15/2044	\$ 1,840,000	\$ 240,000	4.00%	\$ 44,300.00	\$ 284,300.00	
12/15/2044	\$ 1,600,000			\$ 39,500.00	\$ 39,500.00	
6/15/2045	\$ 1,600,000	\$ 250,000	4.00%	\$ 39,500.00	\$ 289,500.00	
12/15/2045	\$ 1,350,000			\$ 34,500.00	\$ 34,500.00	

6/15/2046	\$	1,350,000	\$	260,000	4.00%	\$	34,500.00	\$	294,500.00
12/15/2046	\$	1,090,000				\$	29,300.00	\$	29,300.00
6/15/2047	\$	1,090,000	\$	270,000	4.00%	\$	29,300.00	\$	299,300.00
12/15/2047	\$	820,000				\$	23,900.00	\$	23,900.00
6/15/2048	\$	820,000	\$	280,000	4.00%	\$	23,900.00	\$	303,900.00
12/15/2048	\$	540,000				\$	18,300.00	\$	18,300.00
6/15/2049	\$	540,000	\$	295,000	4.00%	\$	18,300.00	\$	313,300.00
12/15/2049	\$	245,000				\$	12,400.00	\$	12,400.00
6/15/2050	\$	245,000	\$	305,000	4.00%	\$	12,400.00	\$	317,400.00
12/15/2050	\$	(60,000)				\$	6,300.00	\$	6,300.00
6/15/2051	\$	(60,000)	\$	315,000	4.00%	\$	6,300.00	\$	321,300.00
		<b>\$ 5,510,000</b>				<b>\$ 3,219,834</b>	<b>\$ 8,729,834</b>		

**South Creek**

Community Development District

*Debt Service Fund Series 2024 Bonds*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Series 2024 Bonds**  
**Fiscal Year 2026**

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 3/31/2025	April- 10/1/2025	PROJECTED FY 2024	BUDGET FY 2025
<b>REVENUES</b>					
Interest - Investments	\$ -		\$ -	\$ -	\$ -
Special Assmnts- CDD Collected	79,855		-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 79,855</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXPENDITURES</b>					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	25,000	-	25,000	25,000	25,000
Interest Expense	61,680	-	61,680	61,680	61,680
<b>TOTAL EXPENDITURES</b>	<b>\$ 86,680</b>	<b>\$ -</b>	<b>\$ 86,680</b>	<b>\$ 86,680</b>	<b>\$ 86,680</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(6,825)	-	(86,680)	(86,680)	(86,680)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net change in fund balance</b>	<b>\$ (6,825.00)</b>	<b>\$ -</b>	<b>\$ (86,680)</b>	<b>\$ (86,680)</b>	<b>\$ (86,680)</b>
FUND BALANCE, BEGINNING	\$ 304,764	\$ 297,939	\$ 297,939	\$ 297,939	\$ 211,259
<b>FUND BALANCE, ENDING</b>	<b>\$ 297,939</b>	<b>\$ 297,939</b>	<b>\$ 211,259</b>	<b>\$ 211,259</b>	<b>\$ 124,579</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>					
	<b>12/15/2024</b>		<b>12/15/2025</b>		
Series 2021 Bonds:	\$ 1,171,000		\$ 1,146,000		

**South Creek**

Community Development District

*Debt Service Fund Series 2024 Bonds***Special Assessment Bonds, Series 2024 (Assessment Area Two)**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
6/15/2024	1,171,000			23,340.94	23,340.94	
12/15/2024	1,171,000	25,000	4.500%	31,121.25	56,121.25	79,462.19
6/15/2025	1,146,000			30,558.75	30,558.75	
12/15/2025	1,146,000	18,000	4.500%	30,558.75	48,558.75	79,117.50
6/15/2026	1,128,000			30,153.75	30,153.75	
12/15/2026	1,128,000	19,000	4.500%	30,153.75	49,153.75	79,307.50
6/15/2027	1,109,000			29,726.25	29,726.25	
12/15/2027	1,109,000	20,000	4.500%	29,726.25	49,726.25	79,452.50
6/15/2028	1,089,000			29,276.25	29,276.25	
12/15/2028	1,089,000	21,000	4.500%	29,276.25	50,276.25	79,552.50
6/15/2029	1,068,000			28,803.75	28,803.75	
12/15/2029	1,068,000	22,000	4.500%	28,803.75	50,803.75	79,607.50
6/15/2030	1,046,000			28,308.75	28,308.75	
12/15/2030	1,046,000	23,000	4.500%	28,308.75	51,308.75	79,617.50
6/15/2031	1,023,000			27,791.25	27,791.25	
12/15/2031	1,023,000	24,000	4.500%	27,791.25	51,791.25	79,582.50
6/15/2032	999,000			27,251.25	27,251.25	
12/15/2032	999,000	25,000	5.250%	27,251.25	52,251.25	79,502.50
6/15/2033	974,000			26,595.00	26,595.00	
12/15/2033	974,000	26,000	5.250%	26,595.00	52,595.00	79,190.00
6/15/2034	948,000			25,912.50	25,912.50	
12/15/2034	948,000	28,000	5.250%	25,912.50	53,912.50	79,825.00
6/15/2035	920,000			25,177.50	25,177.50	
12/15/2035	920,000	29,000	5.250%	25,177.50	54,177.50	79,355.00
6/15/2036	891,000			24,416.25	24,416.25	
12/15/2036	891,000	31,000	5.250%	24,416.25	55,416.25	79,832.50
6/15/2037	860,000			23,602.50	23,602.50	
12/15/2037	860,000	32,000	5.250%	23,602.50	55,602.50	79,205.00
6/15/2038	828,000			22,762.50	22,762.50	
12/15/2038	828,000	34,000	5.250%	22,762.50	56,762.50	79,525.00
6/15/2039	794,000			21,870.00	21,870.00	
12/15/2039	794,000	36,000	5.250%	21,870.00	57,870.00	79,740.00
6/15/2040	758,000			20,925.00	20,925.00	
12/15/2040	758,000	38,000	5.250%	20,925.00	58,925.00	79,850.00
6/15/2041	720,000			19,927.50	19,927.50	
12/15/2041	720,000	40,000	5.250%	19,927.50	59,927.50	79,855.00
6/15/2042	680,000			18,877.50	18,877.50	
12/15/2042	680,000	42,000	5.250%	18,877.50	60,877.50	79,755.00
6/15/2043	638,000			17,775.00	17,775.00	
12/15/2043	638,000	44,000	5.250%	17,775.00	61,775.00	79,550.00
6/15/2044	594,000			16,620.00	16,620.00	
12/15/2044	594,000	46,000	5.250%	16,620.00	62,620.00	79,240.00
6/15/2045	548,000			15,412.50	15,412.50	
12/15/2045	548,000	49,000	5.625%	15,412.50	64,412.50	79,825.00
6/15/2046	499,000			14,034.38	14,034.38	
12/15/2046	499,000	51,000	5.625%	14,034.38	65,034.38	79,068.76

**South Creek**

Community Development District

*Debt Service Fund Series 2024 Bonds*

6/15/2047	448,000			12,600.00	12,600.00	
12/15/2047	448,000	54,000	5.625%	12,600.00	66,600.00	79,200.00
6/15/2048	394,000			11,081.25	11,081.25	
12/15/2048	394,000	57,000	5.625%	11,081.25	68,081.25	79,162.50
6/15/2049	337,000			9,478.13	9,478.13	
12/15/2049	337,000	60,000	5.625%	9,478.13	69,478.13	78,956.26
6/15/2050	277,000			7,790.63	7,790.63	
12/15/2050	277,000	64,000	5.625%	7,790.63	71,790.63	79,581.26
6/15/2051	213,000			5,990.63	5,990.63	
12/15/2051	213,000	67,000	5.625%	5,990.63	72,990.63	78,981.26
6/15/2052	146,000			4,106.25	4,106.25	
12/15/2052	146,000	71,000	5.625%	4,106.25	75,106.25	79,212.50
6/15/2053	75,000			2,109.38	2,109.38	
12/15/2053	75,000	75,000	5.625%	2,109.38	77,109.38	79,218.76
		1,171,000		1,212,330.99	2,383,330.99	2,383,330.99

## **South Creek**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2026



**Summary of Assessments**

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2025 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2026 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>ASSESSMENT AREA ONE - SERIES 2021</b>									
Townhomes 26'	0.667	30	\$850.90	\$754.23	\$1,605.13	\$850.90	\$754.24	\$1,605.14	\$0.00
Single Family 40'	1.00	54	\$1,276.19	\$1,130.79	\$2,406.98	\$1,276.19	\$1,130.79	\$2,406.98	\$0.00
Single Family 50'	1.25	158	\$1,595.24	\$1,413.48	\$3,008.72	\$1,595.24	\$1,413.49	\$3,008.73	\$0.00
<b>Subtotal</b>		<b>242</b>							
<b>ASSESSMENT AREA TWO -SERIES 2024</b>									
Single Family 50'	1.25	30	\$1,726.67	\$1,413.48	\$3,140.15	\$1,726.67	\$1,413.49	\$3,140.16	\$0.00
Single Family 60'	1.50	16	\$2,072.00	\$1,696.18	\$3,768.18	\$2,072.00	\$1,696.18	\$3,768.18	\$0.00
<b>Subtotal</b>		<b>46</b>							
<b>Future bond area 2025</b>									
Single Family 50'	0.00	80	\$0.00	\$0.00	\$0.00	\$0.00	\$1,413.49	\$1,413.49	\$1,413.49
Single Family 60'	0.00	26	\$0.00	\$0.00	\$0.00	\$0.00	\$1,696.18	\$1,696.18	\$1,696.18
<b>Subtotal</b>		<b>106</b>							
<b>TOTAL</b>		<b>394</b>							

**Notations:**

<sup>(1)</sup> Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.

## RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the South Creek Community Development District (“**District**”) prior to June 15, 2025 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 7, 2025
HOUR:	2:00 p.m.
LOCATION:	Offices of Inframark 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON JUNE 5, 2025.**

Attest:

**South Creek Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Chair/☐ Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2025/2026**

# **Fourth Order of Business**

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

The regular meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, May 1, 2025, and called to order at 2:24 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

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

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

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

**THIRD ORDER OF BUSINESS**

**Business Items**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of April 3, 2025, Meeting**
- B. Approval of Minutes of April 7, 2025 Continued Meeting**
- B. Consideration of Operation and Maintenance Expenditures March 2025**
- C. Acceptance of the Financials and Approval of the Check Register for March 2025**

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There being no reports, the next item followed.

**i. Field Inspections Report**

**ii. Aquatics Report**

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

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:29 pm. 5-0

---

Jayna Cooper  
District Manager

---

Kelly Evans  
Chairperson

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
BLUE LIFE POOL SERVICE LLC	4/5/2025	17907	\$1,200.00	\$1,200.00	Pool Service - April
CHARTER COMMUNICATION ACH	4/6/2025	2972133040625	\$74.99	\$74.99	INTERNET
CITY-WIDE CLEANING LLC	3/25/2025	19287	\$200.00	\$200.00	Dog Park
CITY-WIDE CLEANING LLC	4/20/2025	19313	\$200.00	\$200.00	Dog Park Contract
INFRAMARK LLC	4/1/2025	147057	\$850.00		Dissemination Services
INFRAMARK LLC	4/1/2025	147057	\$1,375.00		District Management Services
INFRAMARK LLC	4/1/2025	147057	\$1,000.00		Field Management Services
INFRAMARK LLC	4/1/2025	147057	\$125.00	\$3,350.00	Website Services
JNJ CLEANING SERVICES LLC	4/18/2025	0535	\$610.00	\$610.00	Amenity Cleaning Contract
STATE WILDLIFE TRAPPER LLC	4/16/2025	2019	\$1,350.00	\$1,350.00	Hog Trapping Service
STEADFAST CONTRACTORS ALLIANCE	4/1/2025	040125-	\$6,709.67	\$6,709.67	Landscape Contract
STEADFAST CONTRACTORS ALLIANCE	4/1/2025	SA-11086	\$595.00	\$595.00	Monthly Aquatics Service
<b>Monthly Contract Subtotal</b>			<b>\$14,289.66</b>	<b>\$14,289.66</b>	
<b>Variable Contract</b>					
CARLOS DE LA OSSA	4/3/2025	CO 040325	\$200.00	\$200.00	BOARD 4/3/25
KELLY ANN EVANS	4/3/2025	KE 040325	\$200.00	\$200.00	BOARD 4/3/25
LORI A. CAMPAGNA	4/3/2025	LC 040325	\$200.00	\$200.00	BOARD 4/3/25
NICHOLAS J. DISTER	4/3/2025	ND 040325	\$200.00	\$200.00	BOARD 4/3/25
RYAN MOTKO	4/3/2025	RM 040325	\$200.00	\$200.00	BOARD 4/3/25
<b>Variable Contract Subtotal</b>			<b>\$1,000.00</b>	<b>\$1,000.00</b>	
<b>Utilities</b>					
BOCC - HILLSBOROUGH COUNTY ACH	3/31/2025	033125-5140	\$120.93	\$120.93	WATER
TECO ACH	3/21/2025	032125-6141	\$128.25	\$128.25	ELECTRIC
TECO ACH	4/7/2025	040725-0243	\$326.66	\$326.66	TECO - 13851 Buttress Oaks Way

<b>SOUTH CREEK CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	4/7/2025	040725-4853	\$73.68	\$73.68	TECO - 10317 Alder Green - Well
TECO ACH	4/7/2025	040725-0321 ACH	\$4,649.41	\$4,649.41	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$5,298.93</b>	<b>\$5,298.93</b>	
<b>Regular Services</b>					
CARLOS DE LA OSSA	4/7/2025	CO 040725	\$200.00	\$200.00	BOARD 4/7/25
GRAU AND ASSOCIATES	8/8/2024	26303-A	\$1,500.00	\$1,500.00	AUDIT
KELLY ANN EVANS	4/7/2025	KE 040725	\$200.00	\$200.00	BOARD 4/7/25
LORI A. CAMPAGNA	4/7/2025	LC 040725	\$200.00	\$200.00	BOARD 4/7/25
NEPTUNE MULTI SERVICES LLC	4/3/2025	0053791	\$790.00	\$790.00	Pool Furniture Cleaning
STRALEY ROBIN VERICKER	4/10/2025	26352	\$1,640.00	\$1,640.00	District Counsel
<b>Regular Services Subtotal</b>			<b>\$4,530.00</b>	<b>\$4,530.00</b>	
<b>Additional Services</b>					
HORTICULTURE HAULERS INC	3/24/2025	90916	\$1,400.00	\$1,400.00	Tree Removal
INFRAMARK LLC	4/21/2025	147961	\$15.00	\$15.00	Postage
<b>Additional Services Subtotal</b>			<b>\$1,415.00</b>	<b>\$1,415.00</b>	
<b>TOTAL</b>			<b>\$26,533.59</b>	<b>\$26,533.59</b>	



**BLUE LIFE POOL SERVICE**  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 USA  
 +18135975009  
 accounts@bluelifepools.com  
 www.bluelifepools.com

# Invoice



BILL TO
SOUTH CREEK CDD 10297 Alder Green DR Riverview, FL 33578 Riverview, Florida 33578 Estados Unidos

SHIP TO
SOUTH CREEK CDD 10297 Alder Green DR Riverview, FL 33578 Riverview, Florida 33578 Estados Unidos

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17907	04/05/2025	\$1,200.00	05/05/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>CLEANING</b>	REGULAR POOL SERVICE APR	1	1,200.00	1,200.00

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	<b>\$1,200.00</b>

April 6, 2025  
Invoice Number: 2972133040625  
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 04/06/25 through 05/05/25  
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 04/23/25	
<b>Total Due by Auto Pay</b>	<b>\$74.99</b>

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.



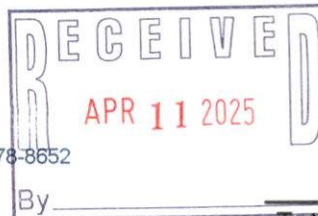
Thank you for choosing Spectrum Business.  
We appreciate your prompt payment and value you as a customer.

**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 04072025 NNNNNNNN 01 000927 0003

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



April 6, 2025

**SOUTH CREEK AMENITY**

Invoice Number: 2972133040625  
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: 2972133040625  
 Account Number: 8337 12 029 2972133  
 Security Code: 5857

**Contact Us**

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

8633 2390 NO RP 06 04072025 NNNNNNNN 01 000927 0003

**Charge Details**

Previous Balance	74.99
EFT Payment 03/23	-74.99
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 04/06/25 will appear on your next bill.

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

**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
----------------------	--------

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>

<b>Current Charges</b>	<b>\$74.99</b>
<b>Total Due by Auto Pay</b>	<b>\$74.99</b>

**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.

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 7:00pm

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.







(813) 624-4479

TO:

Sensheruk (DD)

2005: Pan Am

Tangsi, 17

C. Southworth

DATE:

4/20/55

[illegible]



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

147057

**DATE**

4/1/2025

**CUSTOMER ID**

C2311

**NET TERMS**

Net 30

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

5/1/2025

**BILL TO**

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

Services provided for the Month of: April 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.*

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.: 0535  
Invoice date: 04/18/2025  
Due date: 05/18/2025

Date	Product or service	Description	Qty	Rate	Amount
	Amenity cleaning services		1	\$610.00	\$610.00
Total					\$610.00

Ways to pay



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

View and pay

**INVOICE**

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

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

**Bill to**

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

**Invoice details**

Invoice no.: 2019  
 Terms: Net 15  
 Invoice date: 04/16/2025  
 Due date: 05/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>State Wildlife Service</b>	Service: March/April 2025	1	\$1,350.00	\$1,350.00
			YTD Hogs Removed: 1 MTD Hogs Removed: 1			
			Note: We are doing everything possible to eliminate the hog population on this property.			

**Total** **\$1,350.00**

Please make checks payable to Jerry Richardson

**Note to customer**

Thank you for your business

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

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

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





# INVOICE

<b>DATE</b>	<b>DUE</b>	<b>INVOICE #</b>
4/1/2025	5/1/2025	

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

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

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Landscape Maintenance for the month of April 2025.			
	General Maintenance Services	1.00	2,205.00	2,205.00
	Irrigation Wet Check	1.00	150.00	150.00
	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds	1.00	166.67	166.67
	Phase 2			
	Landscape Maintenance	1.00	2,100.00	2,100.00
	Irrigation Wet Check	1.00	250.00	250.00
	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds	1.00	188.00	188.00
	2024 Addendum			
	Landscape Maintenance	1.00	1,400.00	1,400.00
	Irrigation Wet Check	1.00	125.00	125.00
	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds	1.00	125.00	125.00

<b>TOTAL</b>	<b>6,709.67</b>
<b>APPLIED PAYMENTS/CREDITS</b>	<b>0.00</b>
<b>BALANCE REMAINING</b>	<b>6,709.67</b>



Date	Invoice #
4/1/2025	SA-11086

SE1214  
South Creek CDD  
10441 Alder Green Dr  
Riverview, FL 33578

[illegible]

<b>Total</b>	<b>\$595.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$595.00</b>

**SOUTH CREEK CDD**

MEETING DATE: April 3, 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: April 3, 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: April 3, 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: April 3, 2025

DMS: Jayna Cooper

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Kelly Evans	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Lori Campagna	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

**SOUTH CREEK CDD**

MEETING DATE: April 3, 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



Hillsborough  
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	03/31/2025	04/21/2025

**Summary of Account Charges**

Previous Balance	\$102.11
Net Payments - Thank You	\$-102.11
Total Account Charges	<b>\$120.93</b>

<b>AMOUNT DUE</b>	<b>\$120.93</b>
-------------------	-----------------

**Important Message**

This account has ACH payment method

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

471 8

<b>DUE DATE</b>	04/21/2025
<b>AMOUNT DUE</b>	\$120.93
<b>AMOUNT PAID</b>	



0065919651409 00000120931





Hillsborough  
County Florida

Agenda Page 45

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	03/31/2025	04/21/2025

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	02/19/2025	7215	03/23/2025	7222	7 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	03/31/2025	04/21/2025

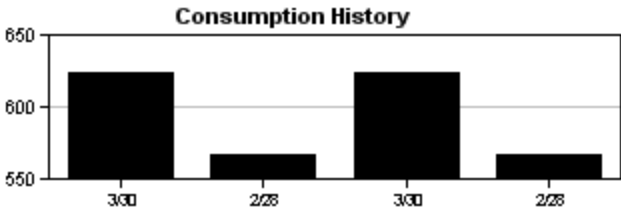
Service Address: 13851 BUTTRESS OAKS WAY

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	02/21/2025	15528	03/30/2025	16297	769 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$2.32
Water Base Charge	\$25.79
Water Usage Charge	\$0.79
Sewer Base Charge	\$62.41
Sewer Usage Charge	\$5.01
Total Service Address Charges	\$102.35





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

Statement Date: March 21, 2025

Agenda Page 46

Amount Due: \$128.25

Due Date: April 11, 2025

Account #: 221008846141

**DO NOT PAY. Your account will be drafted on April 11, 2025**

## Account Summary

Current Service Period: February 15, 2025 - March 17, 2025

Previous Amount Due \$98.56

Payment(s) Received Since Last Statement -\$98.56

Current Month's Charges \$128.25

**Amount Due by April 11, 2025 \$128.25**

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 **76.92% higher** than the same period last year.

Your average daily kWh used was **15% higher** than it was in your previous period.



Scan here to view your account online.

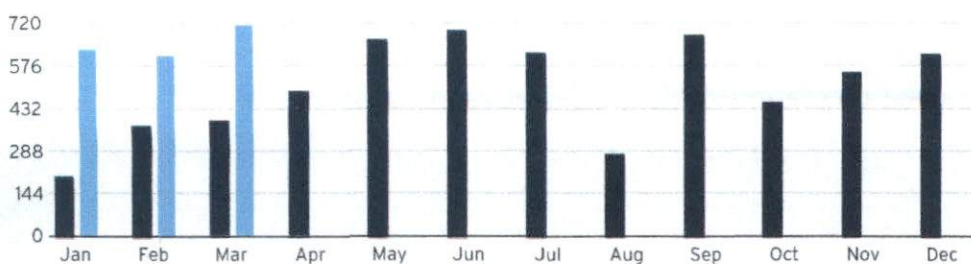
# One Less Worry :)

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



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

## Monthly Usage (kWh)



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 #: 221008846141

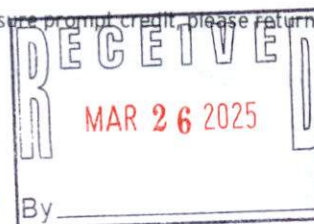
Due Date: April 11, 2025



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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.



Amount Due: \$128.25

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

614347400625

Your account will be drafted on April 11, 2025

00006281 FTECO103212522503010 00000 02 00000000 13259 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:** March 21, 2025  
**Charges Due:** April 11, 2025

## Meter Read

**Service Period:** Feb 15, 2025 - Mar 17, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	03/17/2025	15,162	14,451	711 kWh	1	31 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	711 kWh @ \$0.08641/kWh	\$61.44
Fuel Charge	711 kWh @ \$0.03083/kWh	\$21.92
Storm Protection Charge	711 kWh @ \$0.00577/kWh	\$4.10
Clean Energy Transition Mechanism	711 kWh @ \$0.00418/kWh	\$2.97
Storm Surcharge	711 kWh @ \$0.02121/kWh	\$15.08
Florida Gross Receipt Tax		\$3.21
<b>Electric Service Cost</b>		<b>\$128.25</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$128.25**

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

Statement Date: April 07, 2025

Amount Due: **\$326.66**

Due Date: April 28, 2025

Account #: 211032690243

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

## Account Summary

Current Service Period: March 04, 2025 - April 01, 2025

Previous Amount Due	\$385.73
Payment(s) Received Since Last Statement	-\$260.45
Miscellaneous Credits	-\$125.28
<b>Current Month's Charges</b>	<b>\$326.66</b>

**Amount Due by April 28, 2025 \$326.66**

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

## Your Energy Insight

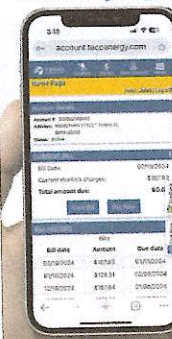


Your average daily kWh used was **2.78% lower** than it was in your previous period.



Scan here to view your account online.

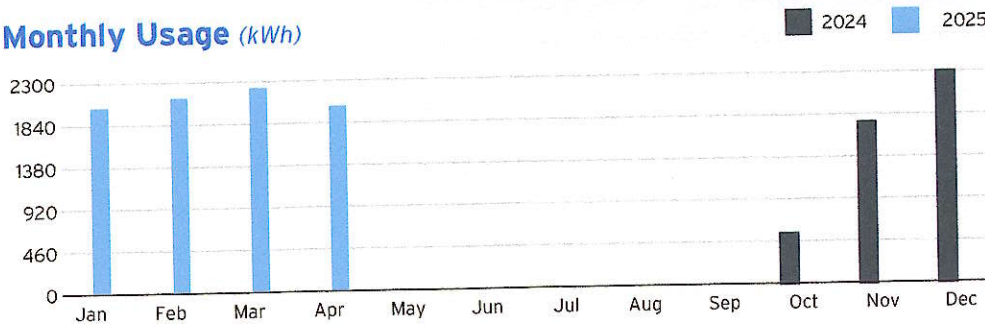
## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](https://TECOaccount.com) today!

## 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 #: 211032690243

Due Date: April 28, 2025

Amount Due: **\$326.66**

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

605088168854

Your account will be drafted on April 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.

00002457 FTECO104072523263710 00000 04 01000000 18815 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

Agenda Page 49  
Account #: 211032690243  
Statement Date: April 07, 2025  
Charges Due: April 28, 2025

## Meter Read

**Service Period:** Mar 04, 2025 - Apr 01, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000342031	04/01/2025	16,464	14,441		2,023 kWh	1	29 Days

## Charge Details



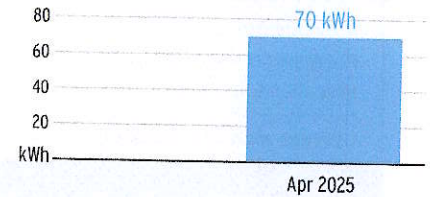
### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,023 kWh @ \$0.08641/kWh	\$174.81
Fuel Charge	2,023 kWh @ \$0.03083/kWh	\$62.37
Storm Protection Charge	2,023 kWh @ \$0.00577/kWh	\$11.67
Clean Energy Transition Mechanism	2,023 kWh @ \$0.00418/kWh	\$8.46
Storm Surcharge	2,023 kWh @ \$0.02121/kWh	\$42.91
Florida Gross Receipt Tax		\$8.17

### Electric Service Cost

**\$326.66**

## Avg kWh Used Per Day



## Important Messages

## Total Current Month's Charges

**\$326.66**



### Miscellaneous Credits

Sales Tax Credit	-\$125.28
------------------	-----------

### Total Current Month's Credits

**-\$125.28**

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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](http://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.



**Amount Due:** \$73.68

**Due Date:** April 28, 2025

**Account #:** 211024964853

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

## Account Summary

**Current Service Period:** March 04, 2025 - April 01, 2025


Previous Amount Due	\$64.92
Payment(s) Received Since Last Statement	-\$64.92


<b>Current Month's Charges</b>	<b>\$73.68</b>
--------------------------------	----------------

<b>Amount Due by April 28, 2025</b>	<b>\$73.68</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 **1614.29% higher** than the same period last year.

 Your average daily kWh used was **20% higher** than it was in your previous period.



Scan here to view your account online.

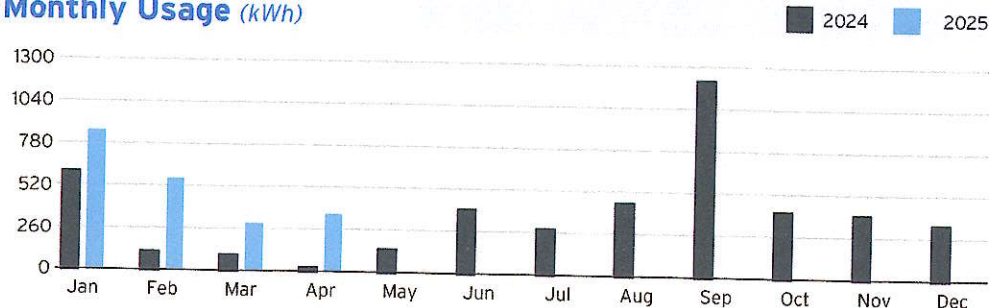
## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

**Log in at [TECOaccount.com](https://TECOaccount.com) today!**

## 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 #:** 211024964853

**Due Date:** April 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:** \$73.68

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

662495333845

Your account will be drafted on April 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 #: 210210916531  
Statement Date: April 07, 2025  
Charges Due: April 28, 2025

## Meter Read

**Meter Location:** IRRIGATION/WELL

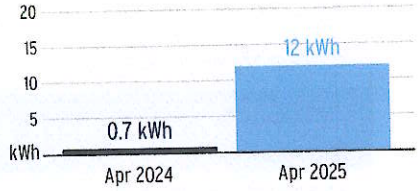
**Service Period:** Mar 04, 2025 - Apr 01, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	04/01/2025	10,517	10,156	361 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	361 kWh @ \$0.08641/kWh	\$31.19
Fuel Charge	361 kWh @ \$0.03083/kWh	\$11.13
Storm Protection Charge	361 kWh @ \$0.00577/kWh	\$2.08
Clean Energy Transition Mechanism	361 kWh @ \$0.00418/kWh	\$1.51
Storm Surcharge	361 kWh @ \$0.02121/kWh	\$7.66
Florida Gross Receipt Tax		\$1.84
<b>Electric Service Cost</b>		<b>\$73.68</b>

## Important Messages

**Total Current Month's Charges**

**\$73.68**

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

## Ways To Pay Your Bill



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### Phone

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

### All Other Correspondences:

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

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**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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00002457-0005714-Page 6 of 8



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

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

**Due Date:** April 28, 2025  
**Account #:** 221008480321

**DO NOT PAY. Your account will be drafted on April 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>

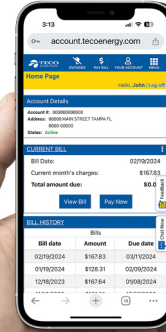
**Amount Due by April 28, 2025 \$4,649.41**

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



Scan here to view  
your account online.

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

**Log in at [TECOaccount.com](http://TECOaccount.com) today!**

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:** April 28, 2025



## Pay your bill online at [TampaElectric.com](http://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.

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

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

619285654209

Your account will be  
drafted on April 28, 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.



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



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

Service Period: Mar 04, 2025 - Apr 01, 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	\$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 →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

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

**All Other Correspondences:**

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

Contact Us

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

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

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

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




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

Service Period: Mar 04, 2025 - Apr 01, 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
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:** April 07, 2025  
**Charges Due:** April 28, 2025

**Service Period:** Mar 04, 2025 - Apr 01, 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
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:** April 07, 2025  
**Charges Due:** April 28, 2025

**Service Period:** Mar 04, 2025 - Apr 01, 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
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: April 07, 2025**  
**Charges Due: April 28, 2025**

## Important Messages

**SOUTH CREEK CDD**

MEETING DATE: April 7, 2025 – continued meeting

DMS: *Jayna Cooper*

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

**Grau and Associates**

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

**Phone: 561-994-9299**

**Fax: 561-994-5823**

*South Creek Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

*Invoice No. 26303  
Date 08/08/2024*

---

SERVICE	AMOUNT
Audit FYE 09/30/2023	\$ <u>1,500.00</u>
Current Amount Due	\$ <u><u>1,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

**SOUTH CREEK CDD**

MEETING DATE: April 7, 2025 – continued meeting

DMS: *Jayna Cooper*

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



**SOUTH CREEK CDD**

MEETING DATE: April 7, 2025 – continued meeting

DMS: *Jayna Cooper*

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



## 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: 0053791  
 Date: 04/03/2025  
 Terms: NET 0  
 Due Date: 04/03/2025

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

Description	Quantity	Rate	Amount
Quartely Pool Furniture pressure wash service	1	\$790.00	\$790.00

### Payment Instructions

Cashapp \$neptunejku

Subtotal	\$790.00
TAX 0%	\$0.00
Total	\$790.00
Paid	\$0.00

Pay Now

**Balance Due \$790.00**



Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053791 on 04/03/2025

Balance Due \$790.00

Paid

Received From: South Creek Cdd

Agenda Page 63

Card Type

Cardholder's Name

Card Number













CVV




Expiry Date





Signature



**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

April 10, 2025

Client: 001545

Matter: 000001

Invoice #: 26352

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

**SERVICES**

Date	Person	Description of Services	Hours	Amount
3/5/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
3/6/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
3/6/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
3/7/2025	KCH	PREPARE ASSESSMENT RESOLUTION WITH UPDATED HEARING DATE AND TIME.	1.0	\$325.00
3/12/2025	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/20/2025	WAS	REVIEW RESOLUTION APPROVING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING ON BUDGET ADOPTION.	0.3	\$97.50
3/25/2025	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.0	\$375.00
3/29/2025	KCH	REVIEW AGENDA PACKAGE; FINAL REVIEW OF RESOLUTION IMPOSING AND LEVYING SPECIAL ASSESSMENTS.	0.3	\$97.50
Total Professional Services			5.2	\$1,640.00

Total Services	\$1,640.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,640.00
Previous Balance		\$657.50
Less Payments		(\$657.50)
<b>PAY THIS AMOUNT</b>		<b>\$1,640.00</b>

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

INVOICE

Horticulture Haulers Inc.  
11315 Carter Rd  
Palmetto, FL 34221

horticulturehaulersinc@gmail.com  
+1 (941) 842-4285



**Bill to**  
South Creek CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
(Inframark)

**Ship to**  
Inframark

**Invoice details**  
Invoice no.: 90916  
Terms: Net 30  
Invoice date: 03/24/2025  
Due date: 04/23/2025

Job Location: 10322 Scarlett Skimmer Drv

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Trim	Trim and remove dead branches from the tree that is damaged and over hanging the fence line. However, the tree is located on county property and they need to be contacted in order for us to do anything on their property.	1	\$1,400.00	\$1,400.00

**Total** **\$1,400.00**

Ways to pay



View and pay



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

BILL TO

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

INVOICE#

147961

CUSTOMER ID

C2311

PO#

DATE

4/21/2025

NET TERMS

Net 30

DUE DATE

5/21/2025

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	12	Ea	1.25		15.00
Subtotal					15.00

Subtotal	\$15.00
Tax	\$0.00
Total Due	\$15.00

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.

# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 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 April 30, 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	\$ 150,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,332
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	-	-	-	91	-	-	-	91
Acq. & Construction - Other	-	-	-	-	3,162	-	-	3,162
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,175	-	-	10,175
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	39,928
Revenue Fund	-	368,217	69,540	-	-	-	-	437,757
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>\$ 187,518</b>	<b>\$ 832,875</b>	<b>\$ 189,323</b>	<b>\$ 103</b>	<b>\$ 15,666</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 10,254,855</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
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>32,832</b>	<b>-</b>	<b>82,184</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,733,088</b>	<b>6,848,104</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 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><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	832,875	107,139	-	-	-	-	940,014
Capital Projects	-	-	-	103	15,666	-	-	15,769
Unassigned:	154,686	-	-	-	-	2,296,282	-	2,450,968
<b>TOTAL FUND BALANCES</b>	<b>154,686</b>	<b>832,875</b>	<b>107,139</b>	<b>103</b>	<b>15,666</b>	<b>2,296,282</b>	<b>-</b>	<b>3,406,751</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 187,518</b>	<b>\$ 832,875</b>	<b>\$ 189,323</b>	<b>\$ 103</b>	<b>\$ 15,666</b>	<b>\$ 2,296,282</b>	<b>\$ 6,733,088</b>	<b>\$ 10,254,855</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 1,796	\$ 1,796	0.00%
Special Assmnts- Tax Collector	288,598	287,143	(1,455)	99.50%
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>357,361</b>	<b>3,392</b>	<b>100.96%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	10,000	7,600	2,400	76.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	5,950	4,250	58.33%
ProfServ-Trustee Fees	6,400	4,256	2,144	66.50%
District Counsel	4,000	18,970	(14,970)	474.25%
District Engineer	2,500	5,593	(3,093)	223.72%
District Manager	25,000	33,309	(8,309)	133.24%
Auditing Services	5,250	1,500	3,750	28.57%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	454	(204)	181.60%
Clubhouse Internet, TV, Phone	1,200	602	598	50.17%
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	875	625	58.33%
Dues, Licenses, Subscriptions	600	1,068	(468)	178.00%
<b>Total Administration</b>	<b>80,854</b>	<b>91,022</b>	<b>(10,168)</b>	<b>112.58%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	5,000	13,109	(8,109)	262.18%
Utility - StreetLights	50,000	21,335	28,665	42.67%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>34,444</b>	<b>20,556</b>	<b>62.63%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	1,000	3,130	(2,130)	313.00%
<b>Total Water Utility Services</b>	<b>1,000</b>	<b>3,130</b>	<b>(2,130)</b>	<b>313.00%</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	6,390	2,610	71.00%
ProfServ - Field Management Onsite Staff	12,000	7,000	5,000	58.33%
Amenity Center Cleaning & Supplies	1,000	2,610	(1,610)	261.00%
Contracts-Janitorial Services	7,000	2,030	4,970	29.00%
Contracts-Pools	15,000	1,200	13,800	8.00%
Contracts - Landscape	75,000	56,813	18,187	75.75%
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	3,963	(2,463)	264.20%
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	1,962	1,038	65.40%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
<b>Total Other Physical Environment</b>	<b>205,115</b>	<b>118,575</b>	<b>86,540</b>	<b>57.81%</b>
<b>TOTAL EXPENDITURES</b>	<b>341,969</b>	<b>247,171</b>	<b>94,798</b>	<b>72.28%</b>

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	110,190	98,190	918.25%
<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>\$ 110,190</u>	<u>\$ 74,190</u>	<u>918.25%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>44,496</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 154,686</u></b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 9,323	\$ 9,323	0.00%
Special Assmnts- Tax Collector	325,700	325,006	(694)	99.79%
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>631,861</b>	<b>306,161</b>	<b>194.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	192,463	97,003	95,460	50.40%
<b>Total Debt Service</b>	<b>322,463</b>	<b>97,003</b>	<b>225,460</b>	<b>30.08%</b>
<b>TOTAL EXPENDITURES</b>	<b>322,463</b>	<b>97,003</b>	<b>225,460</b>	<b>30.08%</b>
Excess (deficiency) of revenues Over (under) expenditures	3,237	534,858	531,621	16523.26%
<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>\$ 534,858</u>	<u>\$ 525,147</u>	<u>16523.26%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>298,017</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 832,875</b></u>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 2,510	\$ 2,510	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
<b>TOTAL REVENUES</b>	<b>79,855</b>	<b>82,365</b>	<b>2,510</b>	<b>103.14%</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)	26,244	33,069	-384.53%
<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)	\$ 26,244	\$ 46,719	-384.53%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>80,895</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 107,139</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 333	\$ 333	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>333</b>	<b>333</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	-	(37,423)	(37,423)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>37,526</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 103</b>		



**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 11,666	\$ 11,666	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>11,666</b>	<b>11,666</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	-	(1,000,323)	(1,000,323)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,015,989</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 15,666</b>		

# Bank Account Statement

South Creek CDD

**Bank Account No.** 5561  
**Statement No.** 04\_25

**Statement Date** 04/30/2025

<b>G/L Account No. 101001 Balance</b>	150,331.85	<b>Statement Balance</b>	153,196.05
		<b>Outstanding Deposits</b>	1,157.40
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	150,331.85	<b>Subtotal</b>	154,353.45
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-4,021.60
<b>Ending G/L Balance</b>	150,331.85	<b>Ending Balance</b>	150,331.85

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
04/07/2025	Payment	BD00011	Special Assmnts-Tax Collector	Deposit No. BD00011	7,020.11	7,020.11	0.00
04/25/2025	Payment	BD00012	Interest - Tax Collector	Deposit No. BD00012	200.90	200.90	0.00
<b>Total Deposits</b>					7,221.01	7,221.01	0.00
<b>Checks</b>							
							0.00
03/05/2025	Payment	100017	ITZ ELECTRIC CORP	Inv: F2083, Inv: F2084	-1,850.00	-1,850.00	0.00
03/26/2025	Payment	100027	STRALEY ROBIN VERICKER	Inv: 26167	-657.50	-657.50	0.00
03/26/2025	Payment	100029	GARY FORD WELL AND PUMP COMPANY	Inv: 031725-	-800.00	-800.00	0.00
03/26/2025	Payment	100030	STATE WILDLIFE TRAPPER LLC	Inv: 2007	-1,350.00	-1,350.00	0.00
03/26/2025	Payment	100032	INFRAMARK LLC	Inv: 146024	-188.88	-188.88	0.00
04/01/2025	Payment	100034	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-10821	-117.80	-117.80	0.00
04/01/2025	Payment	100035	U.S. BANK	Inv: 7658094	-4,256.13	-4,256.13	0.00
04/01/2025	Payment	100036	JNJ CLEANING SERVICES LLC	Inv: 0531	-610.00	-610.00	0.00
04/07/2025	Payment	1398	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
04/07/2025	Payment	1399	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
04/07/2025	Payment	1400	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
04/07/2025	Payment	1402	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
04/10/2025	Payment	300024	TECO ACH	Inv: 032125-6141	-128.25	-128.25	0.00
04/10/2025	Payment	100037	CITY-WIDE CLEANING LLC	Inv: 19287	-200.00	-200.00	0.00
04/10/2025	Payment	100038	INFRAMARK LLC	Inv: 147057	-3,350.00	-3,350.00	0.00
04/10/2025	Payment	100039	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-11086, Inv: 040125-	-7,304.67	-7,304.67	0.00

1,157.40



Estimate:EST-SCA1778

Pending

<b>Billing</b>	<b>Shipping</b>	<b>Date</b>
South Creek CDD Maintenance	SM1054	Apr-30-2025
2654 Cypress R	South Creek CDD	<b>Due</b>
Suite 101	10441 Alder Green Dr	May-30-2025
Wesley Chapel, FL 33544	Riverview, FL 33578	

Item	Description	QTY	Amount	Tax
	Proposal is for the removal of the 3 dead Oak trees damaged from hurricane Milton, and the replacement of 3 oak trees.	1	0.00	
Trades:Landscape Division Codes:Tree Removal	Tree Removal	1	500.00	Non
Project Overhead:Dump Fees	Dump Fees	1	350.00	Non
Plant Materials:Oak, Live 30g 2"	Oak, Live 30g 2"	3	1,125.00	Non

1 - 4 of 4 records.

Subtotal	1,975.00
Taxes	0.00
<b>Total</b>	<b>1,975.00</b>

Signature

Signature

Jayna Cooper

Jayna Cooper May 06, 2025

ID:

d50145ce311a482d8777afe395a21f29

# **Fifth Order of Business**



Paul Young  
District Field Inspector

# SOUTH CREEK CDD

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Field Inspection Report May 2025 - Steadfast Contractors

Thursday, May 22, 2025

Prepared For Board of Supervisors

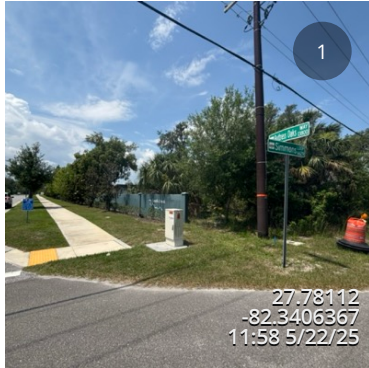
12 Items Identified

## ITEM 1 - BUTTRESS OAKS WAY ENTRANCE

IN PROGRESS

Assigned To: Steadfast

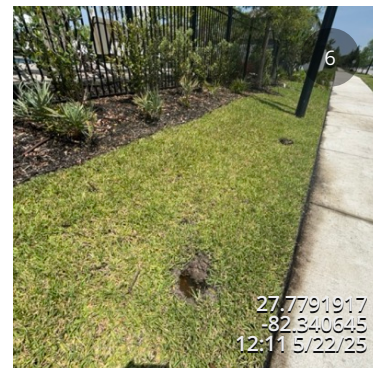
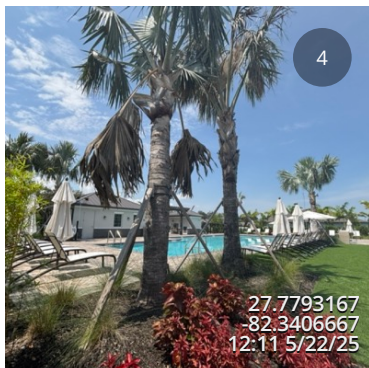
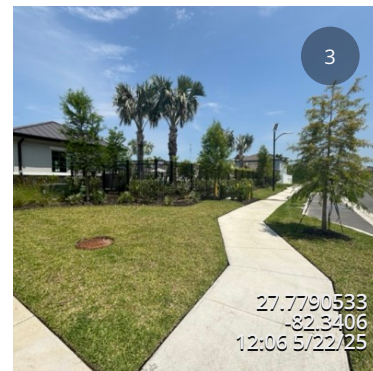
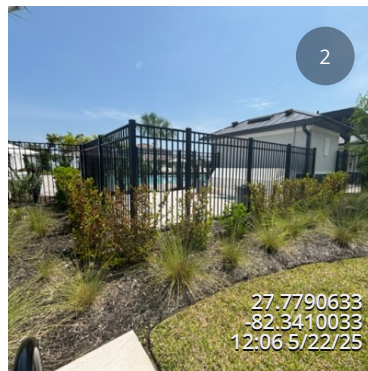
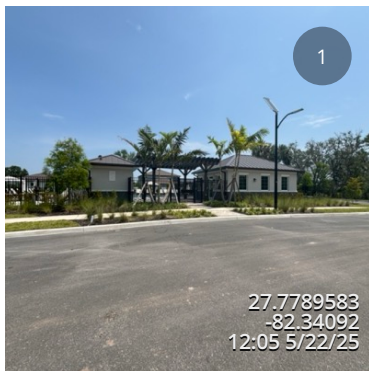
- 1). Buttress Oaks Way South
- 2). Buttress Oaks Way North
- 3). Check fertility on struggling bushes.
- 4). Landscape well maintained



**ITEM 2 - SOUTH CREEK AMENITY****COMPLETED**

Assigned To: Steadfast Contractors

- 1). South Creek Amenity Center
- 2). Check fertility on yellowing plants
- 3). Landscape well maintained
- 4). Cut off dead fronds - Bismarck Palm
- 5). Investigate hole filled with water - Irrigation
- 6). Investigate 2nd hole filled with water - irrigation.

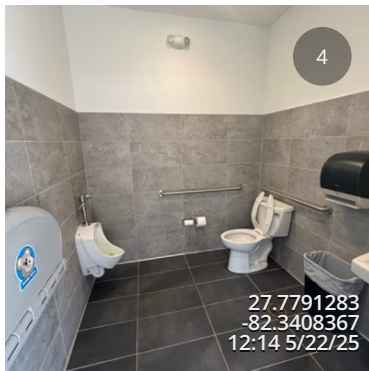
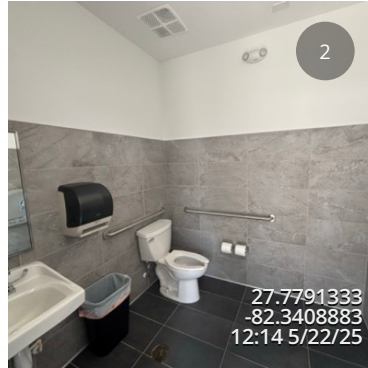




### ITEM 3 - AMENITY BATHROOMS

Assigned To: District

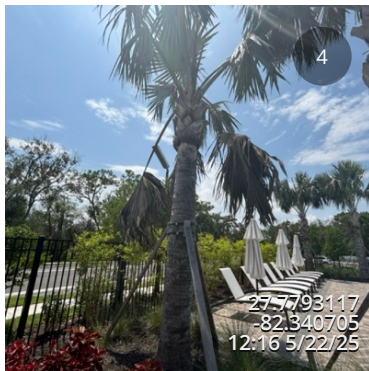
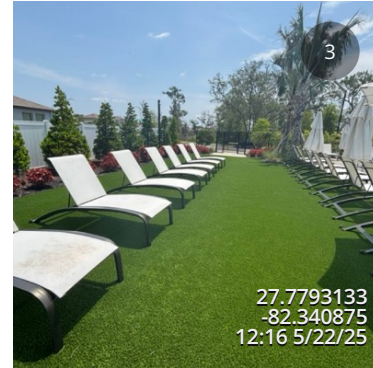
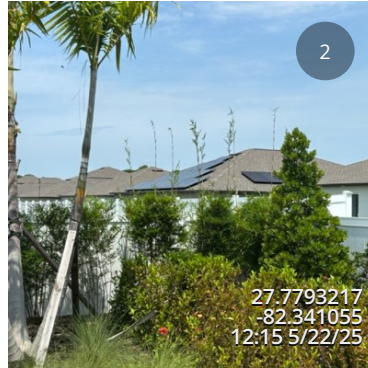
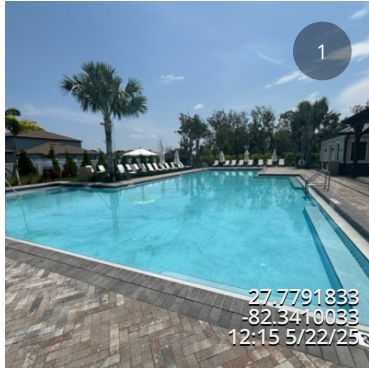
- 1). Woman's bathroom sign missing
- 2). Men's bathroom
- 3). Fountain operational
- 4). Women's bathroom



**ITEM 4 - AMENITY POOL****COMPLETED**

Assigned To: Steadfast Contractors

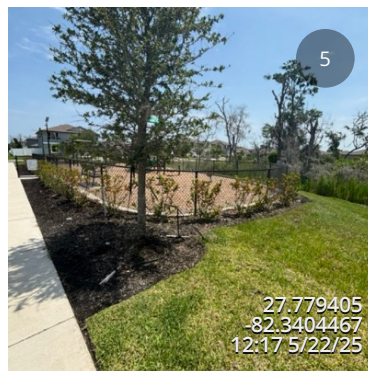
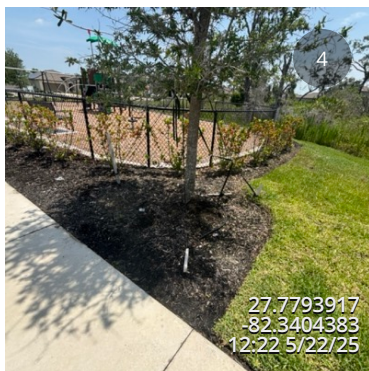
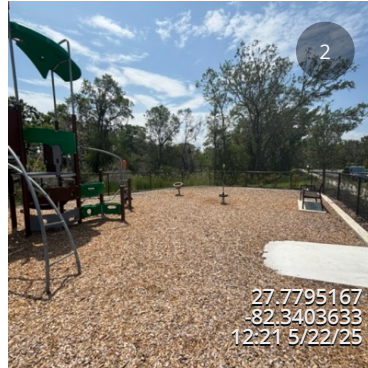
- 1). Pool appears clean and blue
- 2). Maintain pruning even heights on bamboo
- 3). Pool furniture clean



**ITEM 5 - AMENITY PLAYGROUND****COMPLETED**

Assigned To: Steadfast Contractors

- 1). Swings operational
- 2). Playground well maintained
- 3). Playground well maintained
- 4). Check fertility on bushes
- 5). Broken tree stakes



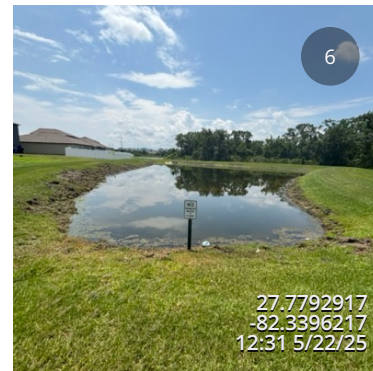


## ITEM 6 - AMENITY CENTER HOGS

Assigned To: District - Fyi Photos taken 5/22/25

IN PROGRESS

Current photos taken 5/22/25 of hog damages to sod. Pond behind lift station experiencing hog damage to banks.

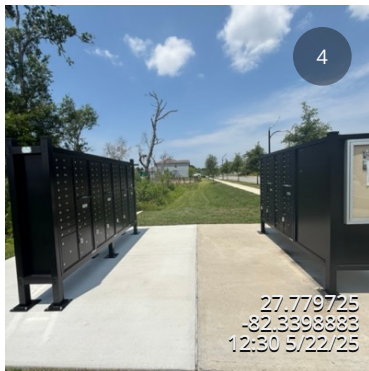
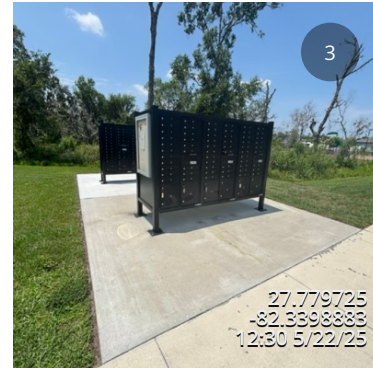
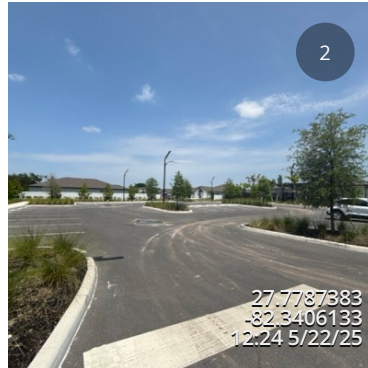
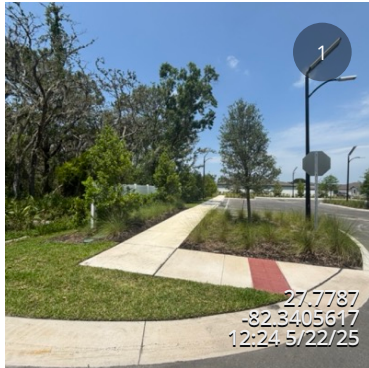


## ITEM 7 - AMENITY LANDSCAPE

Assigned To: Steadfast

Amenity landscape well maintained

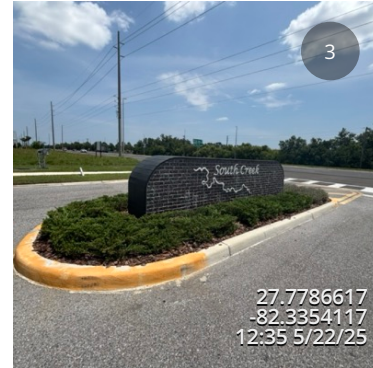
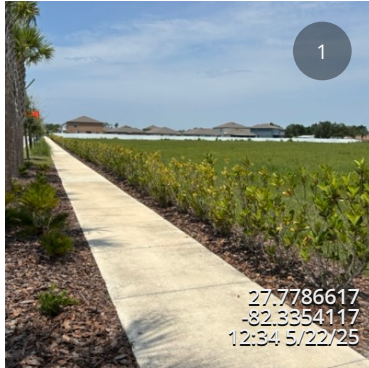
Mailboxes clean



## ITEM 8 - ALDER GREEN DRIVE ENTRANCE

Assigned To: Steadfast Contractors

- 1). Awabuki well maintained
- 2). Check fertility on yellowing plants
- 3). Alder Green Sign North
- 4). Alder Green Sign South

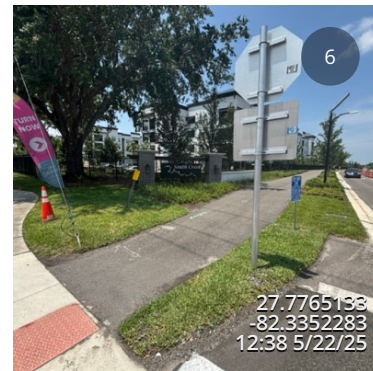
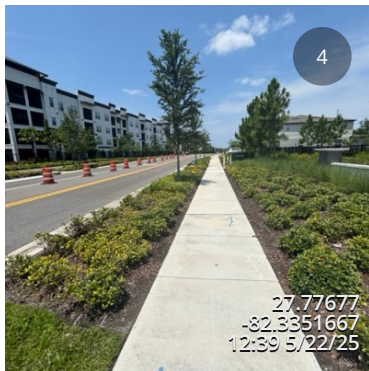
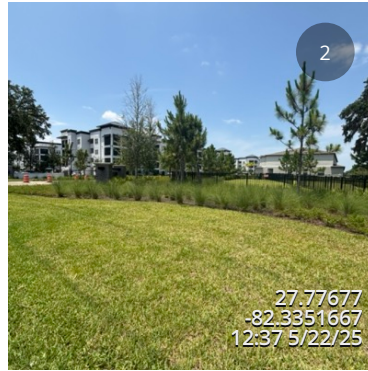
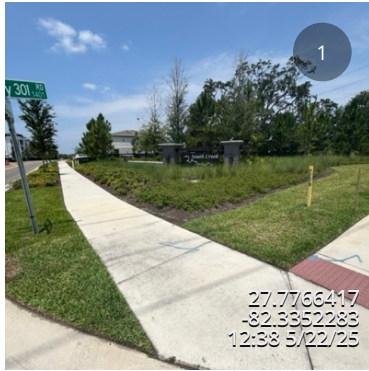




## ITEM 9 - SHADY PRESERVE ENTRANCE

Assigned To: Steadfast Contractors

Landscape well maintained

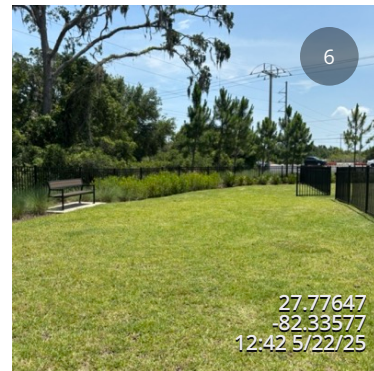
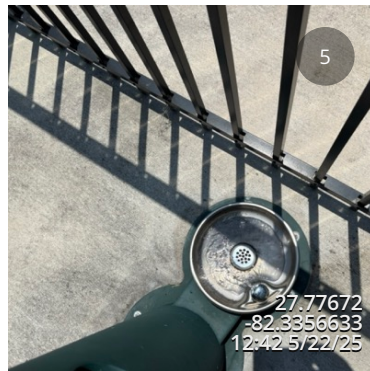
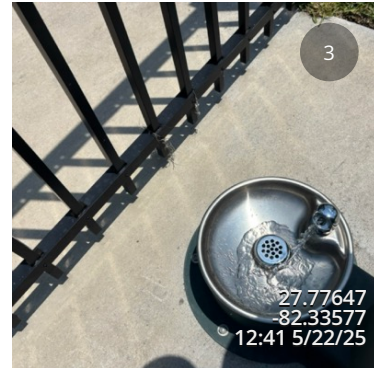
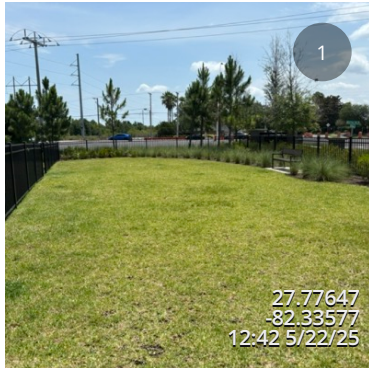


## ITEM 10 - SHADY PRESERVE DOG PARK

Assigned To: Steadfast Contractors

Dog park well maintained

Water fountains operational

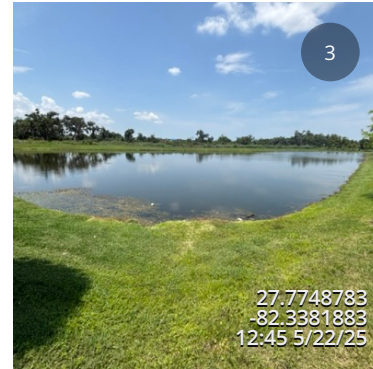
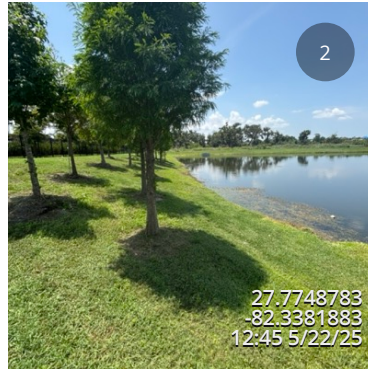




## ITEM 11 - POSEIDON WAY POND

Assigned To: Steadfast Contractors

Pond and pocket field well maintained

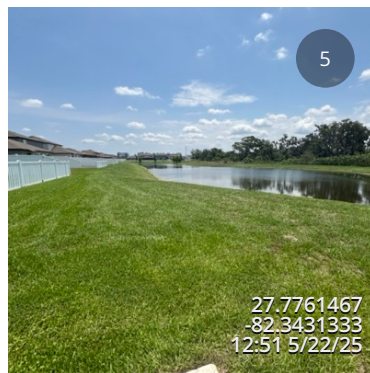
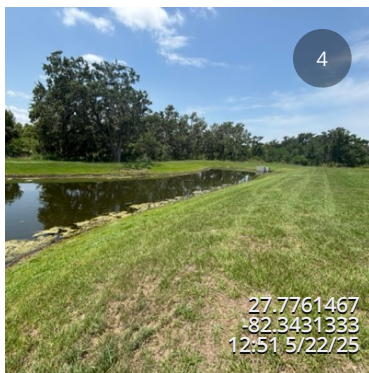
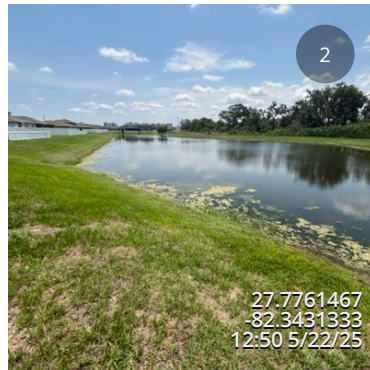
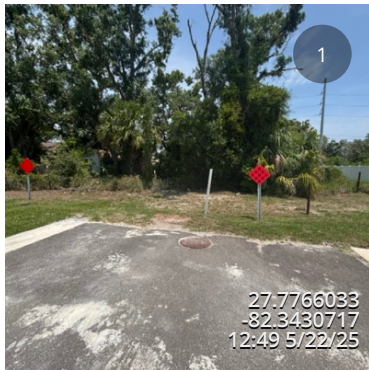


## ITEM 12 - SHADY PRESERVE POND

Assigned To: Sitex Aquatics

**COMPLETED**

Shady Preserve pond showing signs of algae.  
Pond banks well maintained



Green – Indicates Item is being currently worked on, and/or completed.

Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

\*If no responses are provided

(NO RESPONSE RECEIVED FROM VENDOR).



## Daily Logs List

---

### May 7, 2025

**Job:** SE1214 South Creek CDD RAM

**Title:**

**Added By:** Nathan Castleman

**Log Notes:**

Treated ponds 1-4, and 6 for grasses and algae. Pond 4 has a dramatic improvement with algae. Ponds 1 and 2 have significant hog related damage to their banks

**Weather Conditions:**

Partly cloudy with isolated storms

Wed, May 7, 2025, 10:35 AM



88°F

70°F

Wind: 6 mph

Humidity: 92%

Total Precip: 0.14"

**Attachments:** 6





Daily Logs List

May 28, 2025

**Job:** SE1214 South Creek CDD RAM  
**Title:**  
**Added By:** Nicholes Holler  
**Log Notes:**  
treated ponds 1,2,3,4,6. treated for algae, spikerush,torpedograss and cattails

**Weather Conditions:**  
Partly cloudy with mist and fogWed, May 28, 2025, 1:08 PM

Partly cloudy with mist and fog

92°F

72°F

Wind: 8 mph

Humidity: 92%

Total Precip: 0.03"

**Attachments:** 6







# SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

