

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 10, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

South Creek Community Development District

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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, July 10, 2025 at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held **July 10, 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. Acceptance of Fiscal Year 2024 Final Audit Report
 - B. Consideration of Resolution 2025-08, Adopting a No Fishing Policy
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the June 5, 2025 Meeting
 - B. Acceptance of Operation and Maintenance Expenditures April 2025
 - C. Acceptance of the Financials and Approval of the Check Register for May 2025
 - D. Ratification of "Pool Temporarily Closed" Signs
- 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 **August 07, 2025 at 2:00 p.m.**

Third Order of Business

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of South Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended to September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 13, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 13, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of South Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most fiscal year resulting in a net position balance of \$233,995.
- The change in the District's total net position in comparison with the prior fiscal year was \$181,611, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024 the District's governmental funds reported combined ending fund balances of \$1,464,616, a decrease of (\$1,770,544) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects and the remainder is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024	2023	
Assets, excluding capital assets	\$ 1,486,233	\$ 3,276,886	
Capital assets, net of depreciation	5,635,587	2,628,877	
Total assets	7,121,820	5,905,763	
Current liabilities	96,356	91,000	
Long-term liabilities	6,791,469	5,762,379	
Total liabilities	6,887,825	5,853,379	
Net Position			
Net investment in capital assets	(1,155,882)	(3,133,502)	
Restricted	1,357,687	3,211,354	
Unrestricted	32,190	(25,468)	
Total net position	\$ 233,995	\$ 52,384	

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 698,397	\$ 489,655
Operating grants and contributions	22,281	6,615
Capital grants and contributions	88,481	57,727
General revenues	-	9
Total revenues	<u>809,159</u>	<u>554,006</u>
Expenses:		
General government	85,930	64,543
Maintenance and operations	166,512	121,667
Bond issuance costs	133,445	-
Interest	241,661	194,912
Total expenses	<u>627,548</u>	<u>381,122</u>
Change in net position	181,611	172,884
Net position - beginning	52,384	(120,500)
Net position - ending	<u>\$ 233,995</u>	<u>\$ 52,384</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$627,548. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments for the current fiscal year. In total expenses increased from the prior year due mainly to Series 2024 Bonds issuance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase expenditures and use of fund balance by \$26,750. Actual general fund expenditures did not exceed appropriations for the fiscal year ended to September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$5,635,587 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$6,681,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact South Creek Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 56,542
Accounts receivable	37
Restricted assets:	
Investments	1,429,654
Capital assets:	
Nondepreciable	5,635,587
Total assets	<u>7,121,820</u>
LIABILITIES	
Accounts payable and accrued expenses	21,617
Accrued interest payable	74,739
Non-current liabilities:	
Due within one year	155,000
Due in more than one year	6,636,469
Total liabilities	<u>6,887,825</u>
NET POSITION	
Net investment in capital assets	(1,155,882)
Restricted for debt service	304,172
Restricted for capital projects	1,053,515
Unrestricted	32,190
Total net position	<u>\$ 233,995</u>

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 85,930	\$ 85,930	\$ -	\$ -	\$ -
Maintenance and operations	166,512	224,170	-	88,481	146,139
Bond issuance costs	133,445	-	-	-	(133,445)
Interest on long-term debt	241,661	388,297	22,281	-	168,917
Total governmental activities	627,548	698,397	22,281	88,481	181,611
Change in net position					181,611
Net position - beginning					52,384
Net position - ending					<u>\$ 233,995</u>

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 56,542	\$ -	\$ -	\$ 56,542
Investments	-	378,460	1,051,194	1,429,654
Accounts Receivable	37	-	-	37
Due from other funds	-	451	2,321	2,772
Total assets	<u>\$ 56,579</u>	<u>\$ 378,911</u>	<u>\$ 1,053,515</u>	<u>\$ 1,489,005</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 21,617	\$ -	\$ -	\$ 21,617
Due to other funds	2,772	-	-	2,772
Total liabilities	<u>24,389</u>	<u>-</u>	<u>-</u>	<u>24,389</u>
Fund balances:				
Restricted for:				
Debt service	-	378,911	-	378,911
Capital projects	-	-	1,053,515	1,053,515
Unassigned	32,190	-	-	32,190
Total fund balances	<u>32,190</u>	<u>378,911</u>	<u>1,053,515</u>	<u>1,464,616</u>
Total liabilities and fund balances	<u>\$ 56,579</u>	<u>\$ 378,911</u>	<u>\$ 1,053,515</u>	<u>\$ 1,489,005</u>

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 1,464,616

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	5,635,587	
Accumulated depreciation	<u>-</u>	5,635,587

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(74,739)	
Unamortized original issue discount	7,501	
Unamortized original issue premium	(117,970)	
Bonds payable	<u>(6,681,000)</u>	<u>(6,866,208)</u>
Net position of governmental activities		<u><u>\$ 233,995</u></u>

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 310,100	\$ 388,297	\$ -	\$ 698,397
Interest income	-	22,281	88,481	110,762
Total revenues	310,100	410,578	88,481	809,159
EXPENDITURES				
Current:				
General government	85,930	-	-	85,930
Maintenance and operations	166,512	-	-	166,512
Debt Service:				
Principal	-	130,000	-	130,000
Interest	-	220,435	-	220,435
Bond cost of issuance	-	-	133,445	133,445
Capital outlay	-	-	3,006,710	3,006,710
Total expenditures	252,442	350,435	3,140,155	3,743,032
Excess (deficiency) of revenues over (under) expenditures	57,658	60,143	(3,051,674)	(2,933,873)
OTHER FINANCING SOURCES (USES)				
Original issue discount	-	-	(7,671)	(7,671)
Bond proceeds	-	39,928	1,131,072	1,171,000
Total other financing sources (uses)	-	39,928	1,123,401	1,163,329
Net change in fund balances	57,658	100,071	(1,928,273)	(1,770,544)
Fund balances - beginning	(25,468)	278,840	2,981,788	3,235,160
Fund balances - ending	\$ 32,190	\$ 378,911	\$ 1,053,515	\$ 1,464,616

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds \$ (1,770,544)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position. 3,006,710

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 130,000

Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. (1,171,000)

In connection with the issuance of the Bonds, the original issue discount is reported as a financing source when debt is first issued, whereas this amount is eliminated in the statement of activities and decreases long-term liabilities in the statement of net position. 7,671

Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of original issue premium/discount	4,239
Change in accrued interest	(25,465)
	181,611
Change in net position of governmental activities	\$ 181,611

See notes to the financial statements

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

South Creek Community Development District ("District") was established on January 12, 2021, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 21-1. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, two of the Board members are affiliated with Lennar Homes (the "Developer") and the remaining Board members are affiliated with Eisenhower Property Group, LLC (the "Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity****Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024 :

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	\$ 1,429,654	N/A	Not available
Total Investments	<u>\$ 1,429,654</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments (Continued)**

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended to September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 2,628,877	\$ 3,006,710	\$ -	\$ 5,635,587
Total capital assets, not being depreciated	2,628,877	3,006,710	-	5,635,587
 Governmental activities capital assets, net	 \$ 2,628,877	 \$ 3,006,710	 \$ -	 \$ 5,635,587

The District Lands consists of approximately 136.5 gross acres of land, which are being developed as multiple assessment areas. The infrastructure will include water management and control facilities, potable water, sewer and wastewater management, roadways, landscaping and hardscape.

Series 2021 Bonds were issued to finance Assessment Area One Project, which consists of the public infrastructure improvements. The first two phases of Assessment Area One Project of land development consist of approximately 71.7 acres of land with approximately cost of \$9,131,295.

The Series 2021 Bonds are expected to finance a portion of the Series 2021 Project, with the remainder to be completed by the Developer. During the prior fiscal year the District paid the Developer \$306,843 for the acquisition of infrastructure improvements.

Series 2024 Bonds were issued to finance Assessment Area Two Project, which consists of the public infrastructure improvements. The first two phases of Assessment Area One Project of land development consist of approximately 64.4 acres of land with approximately cost of \$3,127,000.

The Series 2024 Bonds are expected to finance a portion of the Series 2024 Project, with the remainder to be completed by the Developer. During the current fiscal year the District paid the Developer \$2,907,057 for the acquisition of infrastructure improvements.

NOTE 6 – LONG-TERM LIABILITIES**Series 2021**

On June 15, 2021, the District issued \$5,885,000 of Special Assessment Revenue Bonds, Series 2021, consisting of multiple term bonds with due dates ranging from June 15, 2026 to June 15 2051, and interest rates ranging from 2.375% - 4.0%. The Bonds were issued to finance the costs of acquisition of the Assessment Area One Project. Interest is to be paid semiannually on each June 15 and December 15, commencing December 15, 2021. Principal on the Bonds is to be paid serially commencing June 15, 2022 through June 15, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)**Series 2021 Continued**

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2024

One January 30, 2024, the District issued \$1,171,000 of Special Assessment Revenue Bonds, Series 2024, consisting of multiple term bonds with due dates ranging from December 15, 2031 to December 15, 2053 and fixed interest ranging from 4.5% to 5.625%. The Bonds were issued to finance the costs of acquisition and construction of the Assessment Area Two Project. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing December 15, 2024 through December 15, 2053.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the period from inception to September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2021	\$ 5,640,000	\$ -	\$ 130,000	\$ 5,510,000	\$ 130,000
Plus Bond premium	122,379	-	4,409	117,970	-
Series 2024	-	1,171,000	-	1,171,000	25,000
Less Bond discount	-	(7,671)	(170)	(7,501)	-
Total	<u>\$ 5,762,379</u>	<u>\$ 1,163,329</u>	<u>\$ 134,239</u>	<u>\$ 6,791,469</u>	<u>\$ 155,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 155,000	\$ 255,686	\$ 410,686
2026	153,000	251,631	404,631
2027	159,000	247,593	406,593
2028	160,000	242,690	402,690
2029	166,000	237,743	403,743
2030-2034	920,000	1,105,696	2,025,696
2035-2039	1,089,000	934,225	2,023,225
2040-2044	1,310,000	720,338	2,030,338
2045-2049	1,612,000	423,354	2,035,354
2050-2054	957,000	86,872	1,043,872
Total	<u>\$ 6,681,000</u>	<u>\$ 4,505,828</u>	<u>\$ 11,186,828</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
REVENUES				
Assessments	\$ 304,273	\$ 304,273	\$ 310,100	\$ 5,827
Total revenues	304,273	304,273	310,100	5,827
EXPENDITURES				
Current:				
General government	92,775	118,834	85,930	32,904
Maintenance and operations	229,416	230,107	166,512	63,595
Total expenditures	322,191	348,941	252,442	96,499
Excess (deficiency) of revenues over (under) expenditures	(17,918)	(44,668)	57,658	102,326
Other Financing Sources (Uses)				
Use of fund balance	17,918	44,668	-	(44,668)
Total other financing sources (uses)	17,918	44,668	-	(44,668)
Net change in fund balance	\$ -	\$ -	57,658	\$ 57,658
Fund balance - beginning			(25,468)	
Fund balance - ending			\$ 32,190	

See notes to required supplementary information

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase expenditures and use of fund balance by \$26,750. Actual general fund expenditures did not exceed appropriations for the fiscal year ended to September 30, 2024.

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	None
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	\$0.00
Independent contractor compensation	78,127
Construction projects to begin on or after October 1; (>\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$527.87 - \$989.26 Debt service - \$850.90 - \$1,595.24
Special assessments collected	\$698,397
Outstanding Bonds:	
Series 2021, due June 15, 2051	\$5,510,000
Series 2021, due December 15, 2053	\$1,171,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of South Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 13, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 13, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

We have examined South Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended to September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of South Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 13, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of South Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 13, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 13, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of South Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank South Creek Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 13, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NO FISHING POLICY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING 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, being situated in Hillsborough County, Florida;

WHEREAS, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District (the “**District-Owned Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

WHEREAS, the District-Owned Property was not designed for fishing or other recreational activities; and

WHEREAS, in an effort to reduce damage to the District-Owned Property and to reduce harm to residents and guests, the District desires to adopt a policy governing the activities on these areas.

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

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of No Fishing Policy.** The Board hereby adopts the No Fishing Policy attached hereto as **Exhibit “A”**.
3. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED THIS 10TH DAY OF JULY, 2025.

Attest:

**South Creek
Community Development District**

Name: _____
Title: Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

South Creek Community Development District

Introduction

The South Creek Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds and stormwater drainage areas within the District.

These areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state). Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Violators of this policy are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Please be advised that SWFWMD may levy fines for violations of their rules and regulations, up to \$10,000 per offense per day, pursuant to Section 373.430, Florida Statutes.

No Fishing Policy

1. No fishing or swimming is permitted in any District stormwater ponds.
2. No other use (including any recreational or simply walking on pond banks) of the ponds is authorized.
3. The stormwater ponds within the District are not natural lakes and were constructed for storm water management purposes.
4. The ponds are not maintained to state code for consumption of the fish found in the ponds.
5. Some of the fish found in the ponds assist in keeping mosquito and midge fly populations under control and assist in maintaining the water quality by mixing the water table.
6. This policy is adopted to support public health, safety, and welfare, by encouraging the avoidance of natural or animal hazards, and potentially avoid exacerbation of any erosion issues (which are usually very costly) due to vehicles, people, or animals standing on pond banks.
7. Violators are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

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, June 5, 2025, and called to order at 2:53 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>
Paul Young	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**

A. Consideration of Resolution 2025-06; Authorizing Spending Authority for District Manager and Chair of the Board

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, Resolution 2025-06; Authorizing Spending Authority for District Manager and Chair of the Board, was adopted. 5-0
--

B. Report on Number of Registered Voters (293)

Ms. Cooper reported that presently, there are two hundred and ninety-three (293) District registered voters.

C. Discussion of Fiscal Year 2026 Budget

On MOTION by Ms. Campagna seconded by Mr. de la Ossa, with all in favor, Fiscal Year 2026 Budget, was approved. 5-0

D. Consideration of Resolution 2025-07; Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-07; Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026 for Thursday August 7, 2025 at 2:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0

FOURTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of Minutes of the 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**

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.

Ms. Cooper presented *Signal Security Monitoring* proposal under separate cover for \$2,366.40 per month.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, *Signal Security Monitoring* proposal under separate cover for \$2,366.40 per month, was approved. 5-0

i. Field Inspections Report

Mr. Young reviewed the report.

ii. Aquatics Report

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

81
82 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
83 **Comments**

84 There being none, the next order of business followed.

85
86 **SEVENTH ORDER OF BUSINESS** **Adjournment**

87 There being no further business,

88
89

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in
90 favor, the meeting was adjourned at 3:06 pm. 5-0

91
92
93
94
95 _____
96 Jayna Cooper Kelly Evans
District Manager Chairperson

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
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
Monthly Contract Subtotal			\$14,289.66	\$14,289.66	
Variable Contract					
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
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
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

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

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
Utilities Subtotal			\$5,298.93	\$5,298.93	
Regular Services					
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
Regular Services Subtotal			\$4,530.00	\$4,530.00	
Additional Services					
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
Additional Services Subtotal			\$1,415.00	\$1,415.00	
TOTAL			\$26,533.59	\$26,533.59	

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
	CLEANING	REGULAR POOL SERVICE APR	1	1,200.00	1,200.00

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00

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
Or, call us at 855-252-0675

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.

Summary

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

Previous Balance	74.99
Payments Received -Thank You!	-74.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 04/23/25	
Total Due by Auto Pay	\$74.99



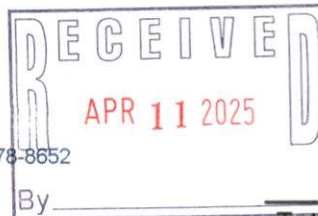
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 06 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
 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
Remaining Balance	\$0.00

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
	\$74.99

Spectrum Business™ Internet Total \$74.99

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

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

Billing Information

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

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

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

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

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

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

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

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.



Tampa, FL 33685

(813) 624-4479

INVOICE NO. 19313

TO:

Sensheruk (DD)

DATE:

4/24/55

2005: Pan Am

Tangsi, 7/

C/c Southbrook

[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
Subtotal					3,350.00

Subtotal

\$3,350.00

Tax

\$0.00

Total Due

\$3,350.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

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.		State Wildlife Service	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

DATE	DUE	INVOICE #
4/1/2025	5/1/2025	

Please make all Checks payable to:
Steadfast Alliance

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

BILL TO

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

SHIP TO

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

TOTAL	6,709.67
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	6,709.67

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

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

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

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

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



Hillsborough
County Florida

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	\$120.93

AMOUNT DUE	\$120.93
-------------------	-----------------

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

Additional Information: HCFLGov.net/Water



THANK YOU!



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

471 8

DUE DATE	04/21/2025
AMOUNT DUE	\$120.93
AMOUNT PAID	



0065919651409 00000120931



Hillsborough
County Florida

Agenda Page 59

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

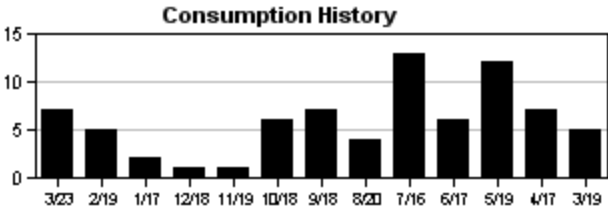
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

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

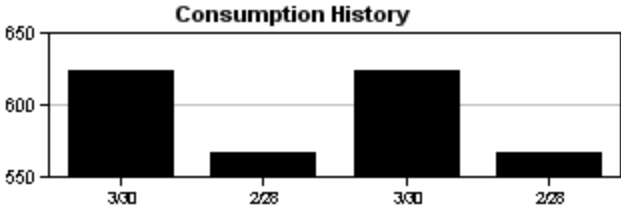
Service Address: 13851 BUTTRESS OAKS WAY

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 60

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.

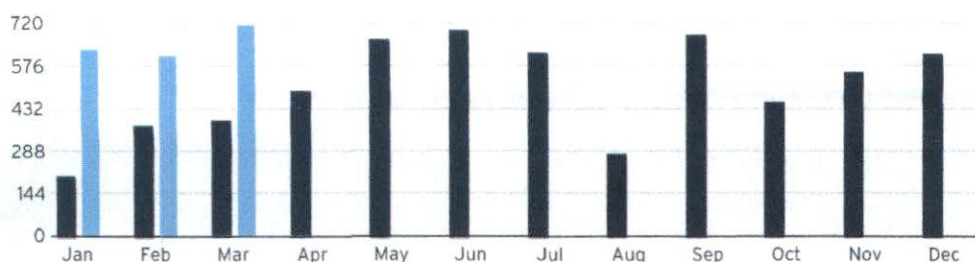
One Less Worry :)

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



TampaElectric.com/Paperless

Monthly Usage (kWh)



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

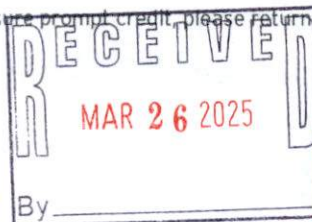


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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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



Account #: 221008846141

Due Date: April 11, 2025

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 61
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
Electric Service Cost		\$128.25

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

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



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Toll Free:
866-689-6469

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

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Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: April 07, 2025

Agenda Page 62
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
Current Month's Charges	\$326.66

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

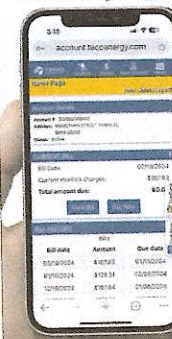


Your average daily kWh used was **2.78% lower** than it was in your previous period.



Scan here to view your account online.

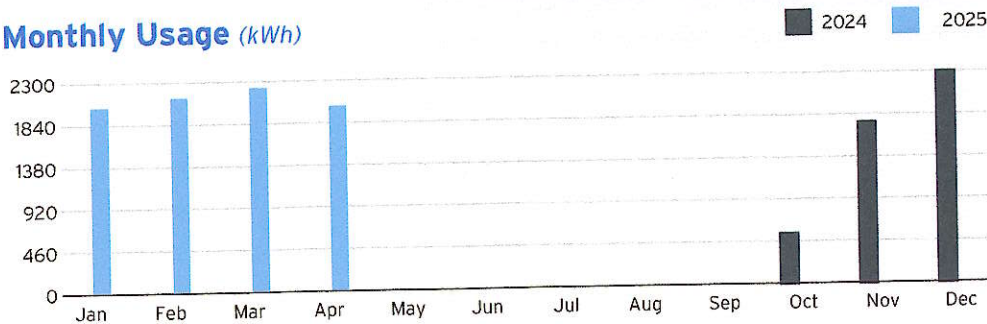
A one-stop shop to manage your account.



- 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 today!

Monthly Usage (kWh)



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



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

Account #: 211032690243
Due Date: 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

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Go Paperless, Go Green! Visit 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 63
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



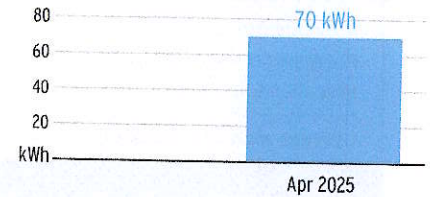
Electric Charges

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

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Ways To Pay Your Bill



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Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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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


Current Month's Charges	\$73.68
--------------------------------	----------------

Amount Due by April 28, 2025	\$73.68
-------------------------------------	----------------

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.

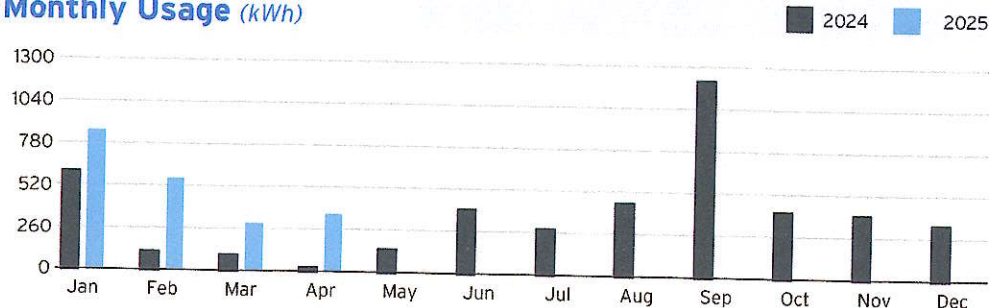
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- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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



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

Account #: 211024964853

Due Date: 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 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 #: 210210916585
Statement Date: April 07, 2025
Charges Due: April 28, 2025

Meter Read

Meter Location: IRRIGATION/WELL

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

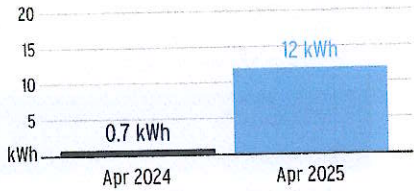
Rate Schedule: General Service - Non Demand

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

	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
	Electric Service Cost		\$73.68

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$73.68**

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

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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

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

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SOUTH CREEK COMMUNITY DEVELOPMENT
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
Current Month's Charges	\$4,649.41

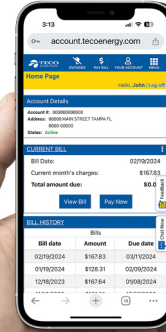
Amount Due by April 28, 2025 \$4,649.41

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
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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

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

Go Paperless, Go Green! Visit 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.



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



Electric Charges

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

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

Lighting Charges **\$754.93**

Billing information continues on next page →

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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

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
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
Lighting Charges	\$444.08

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

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
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
Lighting Charges	\$2,042.75

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

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
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
Lighting Charges	\$1,407.65

Total Current Month's Charges	\$4,649.41
--------------------------------------	-------------------



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>1,500.00</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 77

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)
PAY THIS AMOUNT		\$1,640.00

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
147961
CUSTOMER ID
C2311
PO#

DATE
4/21/2025
NET TERMS
Net 30
DUE DATE
5/21/2025

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

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
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
May 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2021		SERIES 2024		SERIES 2021		SERIES 2024		SERIES 2021		SERIES 2024		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FUND	GENERAL LONG-TERM DEBT FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	
ASSETS													
Cash - Operating Account	\$ 130,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,356
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	-	-	-	-	-	37,149
Due From Other Funds	-	6,802	-	-	-	2,329	-	-	-	-	-	-	9,131
Investments:													
Acq. & Construction - Amenity	-	-	-	91	-	-	-	-	-	-	-	-	91
Acq. & Construction - Other	-	-	-	-	3,173	-	-	-	-	-	-	-	3,173
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	-	-	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,211	-	-	-	-	-	-	-	10,211
Reserve Fund	-	162,850	-	-	-	-	-	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	-	-	-	-	-	39,928
Revenue Fund	-	370,061	69,922	-	-	-	-	-	-	-	-	-	439,983
Fixed Assets													
Construction Work In Process	-	-	-	-	-	-	2,296,282	-	-	-	-	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	-	6,733,088	-	-	-	-	6,733,088
TOTAL ASSETS	\$ 167,542	\$ 539,713	\$ 109,850	\$ 103	\$ 15,713	\$ 2,296,282	\$ 6,733,088	\$ 9,862,291					

LIABILITIES

Accounts Payable	\$ 4,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,566
Bonds Payable	-	-	-	-	-	-	-	-	5,562,088	-	-	-	5,562,088
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	1,171,000	-	-	-	1,171,000
Due To Other Funds	5,239	-	2,329	-	-	-	-	-	-	-	-	-	7,568
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	-	-	-	-	-	24,843
TOTAL LIABILITIES	34,648	-	2,329	-	-	-	-	6,733,088	6,770,065				

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	539,713	107,521	-	-	-	-	647,234
Capital Projects	-	-	-	103	15,713	-	-	15,816
Unassigned:	132,894	-	-	-	-	2,296,282	-	2,429,176
TOTAL FUND BALANCES	132,894	539,713	107,521	103	15,713	2,296,282	-	3,092,226
TOTAL LIABILITIES & FUND BALANCES	\$ 167,542	\$ 539,713	\$ 109,850	\$ 103	\$ 15,713	\$ 2,296,282	\$ 6,733,088	\$ 9,862,291

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,796	\$ 1,796	0.00%
Rental Income	-	300	300	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%
TOTAL REVENUES	353,969	357,661	3,692	101.04%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	8,600	1,400	86.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	7,650	2,550	75.00%
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	6,301	(3,801)	252.04%
District Manager	25,000	36,059	(11,059)	144.24%
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	677	523	56.42%
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	1,125	375	75.00%
Dues, Licenses, Subscriptions	600	1,343	(743)	223.83%
Total Administration	80,854	97,780	(16,926)	120.93%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	18,339	(13,339)	366.78%
Utility - StreetLights	50,000	21,335	28,665	42.67%
Total Electric Utility Services	55,000	39,674	15,326	72.13%
<u>Water Utility Services</u>				
Utility - Water	1,000	3,344	(2,344)	334.40%
Total Water Utility Services	1,000	3,344	(2,344)	334.40%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	-	4,675	(4,675)	0.00%
Waterway Management	9,000	6,985	2,015	77.61%
ProfServ - Field Management Onsite Staff	12,000	9,000	3,000	75.00%
Amenity Center Cleaning & Supplies	1,000	1,390	(390)	139.00%
Contracts-Janitorial Services	7,000	4,270	2,730	61.00%
Contracts-Pools	15,000	1,800	13,200	12.00%
Contracts - Landscape	75,000	63,522	11,478	84.70%
Amenity Center Pest Control	1,200	1,010	190	84.17%
Janitorial Services & Supplies	1,500	-	1,500	0.00%
Insurance - General Liability	3,365	2,500	865	74.29%
Insurance -Property & Casualty	30,000	9,071	20,929	30.24%
R&M-Other Landscape	3,000	2,910	90	97.00%
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	175	4,875	3.47%
Shared Maintenance Costs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	1,500	2,613	(1,113)	174.20%
Landscape Miscellaneous	2,000	924	1,076	46.20%
Irrigation Maintenance	5,000	6,379	(1,379)	127.58%
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	0.00%
Misc-Access Cards	2,500	-	2,500	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dog Waste Station Supplies	3,000	1,012	1,988	33.73%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	205,115	131,104	74,011	63.92%
TOTAL EXPENDITURES	341,969	271,902	70,067	79.51%
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	85,759	73,759	714.66%

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
TOTAL FINANCING SOURCES (USES)	12,000	-	(12,000)	0.00%
Net change in fund balance	<u>\$ 12,000</u>	<u>\$ 85,759</u>	<u>\$ 49,759</u>	<u>714.66%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		47,135		
FUND BALANCE, ENDING		<u>\$ 132,894</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,166	\$ 11,166	0.00%
Special Assmnts- Tax Collector	325,700	325,006	(694)	99.79%
Special Assmnts- CDD Collected	-	1,238	1,238	0.00%
TOTAL REVENUES	325,700	337,410	11,710	103.60%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	192,463	97,003	95,460	50.40%
Total Debt Service	322,463	97,003	225,460	30.08%
TOTAL EXPENDITURES	322,463	97,003	225,460	30.08%
Excess (deficiency) of revenues Over (under) expenditures	3,237	240,407	237,170	7426.85%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
TOTAL FINANCING SOURCES (USES)	3,237	-	(3,237)	0.00%
Net change in fund balance	\$ 3,237	\$ 240,407	\$ 230,696	7426.85%
FUND BALANCE, BEGINNING (OCT 1, 2024)		299,306		
FUND BALANCE, ENDING		\$ 539,713		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,892	\$ 2,892	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
TOTAL REVENUES	79,855	82,747	2,892	103.62%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	25,000	25,000	-	100.00%
Interest Expense	61,680	31,121	30,559	50.46%
Total Debt Service	86,680	56,121	30,559	64.75%
TOTAL EXPENDITURES	86,680	56,121	30,559	64.75%
Excess (deficiency) of revenues				
Over (under) expenditures	(6,825)	26,626	33,451	-390.12%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(6,825)	-	6,825	0.00%
TOTAL FINANCING SOURCES (USES)	(6,825)	-	6,825	0.00%
Net change in fund balance	\$ (6,825)	\$ 26,626	\$ 47,101	-390.12%
FUND BALANCE, BEGINNING (OCT 1, 2024)		80,895		
FUND BALANCE, ENDING		\$ 107,521		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 333	\$ 333	0.00%
TOTAL REVENUES	-	333	333	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	37,756	(37,756)	0.00%
Total Construction In Progress	-	37,756	(37,756)	0.00%
TOTAL EXPENDITURES	-	37,756	(37,756)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(37,423)	(37,423)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		37,526		
FUND BALANCE, ENDING		\$ 103		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 11,713	\$ 11,713	0.00%
TOTAL REVENUES	-	11,713	11,713	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	1,011,989	(1,011,989)	0.00%
Total Construction In Progress	-	1,011,989	(1,011,989)	0.00%
TOTAL EXPENDITURES	-	1,011,989	(1,011,989)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,000,276)	(1,000,276)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,015,989		
FUND BALANCE, ENDING		\$ 15,713		

Bank Account Statement

South Creek CDD

Bank Account No. 5561
Statement No. 05_25

Statement Date 05/31/2025

G/L Account No. 101001 Balance	130,355.67	Statement Balance	134,594.87
		Outstanding Deposits	1,157.40
Positive Adjustments	0.00	Subtotal	135,752.27
Subtotal	130,355.67	Outstanding Checks	-5,396.60
Negative Adjustments	0.00	Ending Balance	130,355.67
Ending G/L Balance	130,355.67		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
05/30/2025	Payment	BD00013	Rental Income	Deposit No. BD00013	300.00	300.00	0.00
Total Deposits					300.00	300.00	0.00
Checks							
04/07/2025	Payment	1401	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
04/30/2025	Payment	100045	CITY-WIDE CLEANING LLC	Inv: 19313	-200.00	-200.00	0.00
04/30/2025	Payment	100046	STATE WILDLIFE TRAPPER LLC	Inv: 2019	-1,350.00	-1,350.00	0.00
04/30/2025	Payment	100047	INFRAMARK LLC	Inv: 147961	-15.00	-15.00	0.00
04/30/2025	Payment	100048	JNJ CLEANING SERVICES LLC	Inv: 0535	-610.00	-610.00	0.00
05/08/2025	Payment	1408	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
05/08/2025	Payment	1409	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
05/08/2025	Payment	1410	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
05/08/2025	Payment	1411	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
05/08/2025	Payment	1412	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
05/08/2025	Payment	1414	FL DEPT OF HEALTH	Check for Vendor V00046	-275.00	-275.00	0.00
05/09/2025	Payment	100049	STANTEC CONSULTING SERVICES	Inv: 2389989	-708.50	-708.50	0.00
05/09/2025	Payment	100050	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-11755, Inv: SA-11801, Inv: SA-11803, Inv: SA-11887	-8,449.67	-8,449.67	0.00
05/12/2025	Payment	300030	TECO ACH	Inv: 042225-6141	-109.91	-109.91	0.00
05/12/2025	Payment	300031	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 042925-5140	-109.26	-109.26	0.00
05/15/2025	Payment	1415	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00

Bank Account Statement

South Creek CDD

Bank Account No. 5561

Statement No. 05_25

Statement Date

05/31/2025

05/20/2025	Payment	100051	STATE WILDLIFE TRAPPER LLC	Inv: 2033	-250.00	-250.00	0.00
05/20/2025	Payment	100052	STEADFAST CONTRACTORS ALLIANCE CHARTER	Inv: SA-11773	-245.00	-245.00	0.00
05/22/2025	Payment	300032	COMMUNICATION ACH	Inv: 2972133050625	-74.99	-74.99	0.00
05/27/2025	Payment	300033	TECO ACH	Inv: 050725-4853 ACH	-119.68	-119.68	0.00
05/27/2025	Payment	300034	TECO ACH	Inv: 050725-0243 ACH	-334.76	-334.76	0.00
05/27/2025	Payment	300035	TECO ACH	Inv: 050725-0321 ACH	-4,649.41	-4,649.41	0.00
Total Checks					-18,901.18	-18,901.18	0.00

Adjustments

Total Adjustments

Outstanding Checks

10/01/2022		JE000018		Outstanding Check# 1063;		-200.00
08/27/2024	Payment	1312	NANCY C MILLAN	Check for Vendor V00024		-757.08
01/09/2025	Payment	DD180	TECO ACH	Payment of Invoice 000813		-103.77
03/28/2025	Payment	300022	TECO ACH	Inv: 030725-0243		-385.75
05/28/2025	Payment	100053	INFRAMARK LLC	Inv: 149002		-3,350.00
05/29/2025	Payment	100054	INFRAMARK LLC	Inv: 150121		-600.00
Total Outstanding Checks						-5,396.60

Outstanding Deposits

02/05/2025	Payment	BD00005		Deposit No. BD00005		797.60
02/01/2025		JE000530		Rev Bank recon adj Teco		99.35
04/01/2025		JE000596		Reverse Bank recon adj		260.45
Total Outstanding Deposits						1,157.40



11749 Crestridge Loop
Trinity, FL 34655



Estimate

Date	Estimate #
6/8/2025	1688

Name / Address
Inframark South Creek CDD Attn: Jayna Cooper 2005 Pan Am Circle #300 Tampa, FL 33607

Project

Description	Qty	Rate	Total
Custom "Pool Temporarily Closed" (18x12) 3mm maxmetal sign with custom 3M cast + gloss lamination, routed holes; Zip ties provided.	2	75.00	150.00
Ship signs	1	25.00	25.00
		Subtotal	\$175.00

Sales Tax (7.0%) \$0.00

Total \$175.00

Jayna Cooper 6-9-2025
District Manager

Phone #
(727) 480-6514

E-mail
fieldsconsultinggroup@yahoo.com

South Creek CDD

(12x18) 3mm maxmetal



Quantity: 2



Fifth Order of Business



Paul Young
District Field Inspector

SOUTH CREEK CDD

Field Inspection Report - June - Steadfast

Thursday, June 19, 2025

Prepared For Board of Supervisors

15 Items Identified

Green – Indicates Item is in progress or completed.

Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

ITEM 1 - BUTTRESS OAKS WAY

Due By: Monday, June 30, 2025

Assigned To: Steadfast Alliance

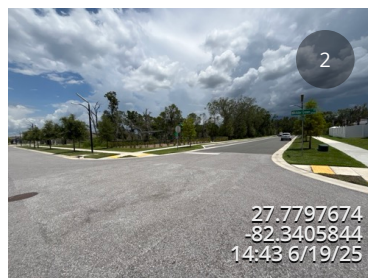
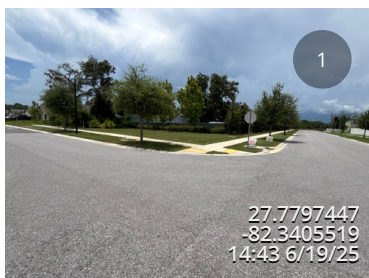
- 1). East on Simmons Loop.
- 2). West view from east of property line.
- 3). Buttress Oaks Way Community Sign.
- 4). South view on Buttress.
- 5). Steadfast will remove all trash inside landscape during the scheduled service.



ITEM 2 - BUTTRESS OAKS WY

Assigned To: Steadfast Alliance

CDD sidewalk has been maintained.



ITEM 3 - BUTTRESS OAKS WY

Assigned To: Steadfast

Item Completed: Yes

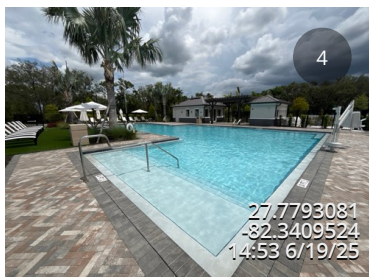
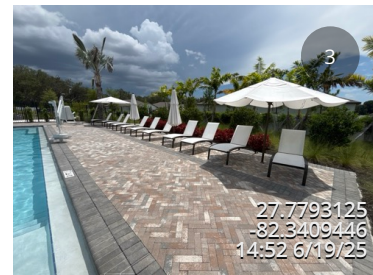
Replacement Oak tree's have been installed.



ITEM 4 - AMENITY POOL

Assigned To: District

- 1). Amenity Center
- 2). Bathrooms are functional and clean.
- 3). Pool furniture is clean and orderly.
- 4). Pool appears clean and blue.
- 5). Clubhouse is clean and orderly.
- 6). Paint clean up in progress.



ITEM 5 - AMENITY PALMS

Assigned To: Steadfast

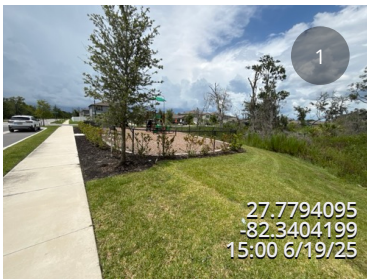
Palms appear to have been newly trimmed.



ITEM 6 - PLAYGROUND

Assigned To: District

Playground functional and orderly.

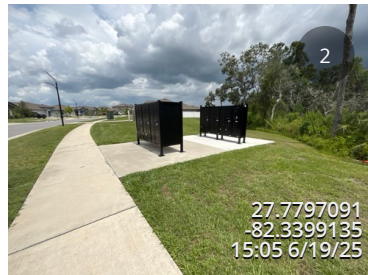
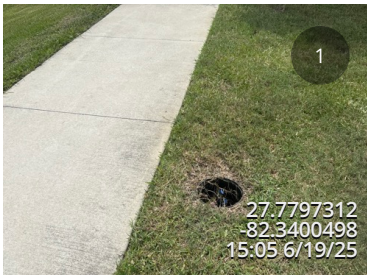


ITEM 7 - MAILBOX

Assigned To: Steadfast Irrigation

1). Missing irrigation control valve lid.

2). Mailboxes are clean.



ITEM 8 - ALDER GREEN POND

Due By: Monday, June 30, 2025

Assigned To: Steadfast Aquatics

Trash is collecting on the water's edge.

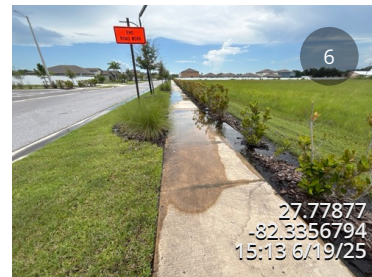
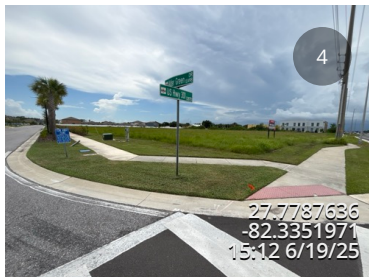
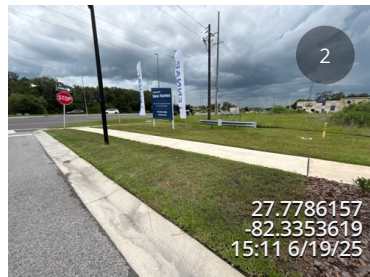
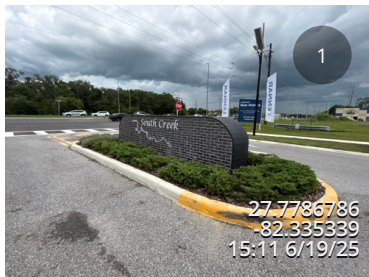


ITEM 9 - ALDER GREEN & US301

Assigned To: Steadfast

Entrance is well maintained.

Drainage issues from the adjacent field continues to stress plant life.



ITEM 10 - SOUTH CREEK II

Due By: Monday, June 30, 2025

Assigned To: Steadfast

South Creek II entrance is well maintained.



ITEM 11 - SOUTH CREEK PHASE II

Due By: Monday, June 30, 2025

Assigned To: Steadfast

- 1). Maintain trimming of bushes back beyond sidewalk's edge. STEADFAST
- 2). Dog park well maintained.
- 3). Water fountains operational.



ITEM 12 - SOUTH CREEK II ENTRANCE BEDS

Assigned To: Steadfast

Entrance beds are well maintained

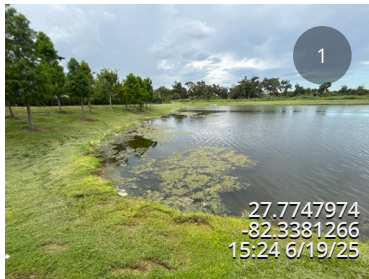


ITEM 13 - POSEIDON WY POND

Due By: Monday, June 30, 2025

Assigned To: Steadfast Aquatics

Pond is showing algae bloom.

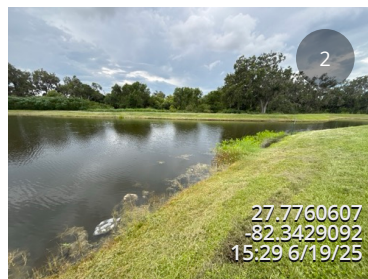


ITEM 14 - SHADY PRESERVE REAR POND

Due By: Monday, June 30, 2025

Assigned To: Steadfast Aquatics

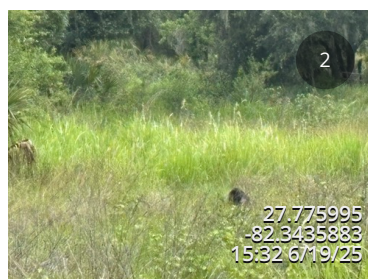
Trash collecting on water's edge.



ITEM 15 - SHADY PRESERVE POND

Assigned To: District

Pond bank sod damaged observed. Hogs observed in the vicinity and trapper has been notified.





Daily Logs List

Jun 4, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Mason DeBaets

Log Notes:

unable to spray due to rain. picked up trash

Weather Conditions:

Partly cloudy with showers



82°F

71°F

Wind: 15 mph
Humidity: 99%
Total Precip: 0.07"

Wed, Jun 4, 2025, 12:00 PM

Attachments: 0



Daily Logs List

Jun 18, 2025

Job: SE1214 South Creek CDD RAM
Title:
Added By: Mason DeBaets
Log Notes:
sprayed all ponds for algae, targeted the floating algae on all ponds and submerged weeds

Weather Conditions:

Partly cloudy with isolated storms Wed, Jun 18, 2025, 1:47 PM

Partly cloudy with isolated storms

92°F

75°F

Wind: 6 mph

Humidity: 90%

Total Precip: 0.2"

Attachments: 6





SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

