

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 04, 2025

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

South Creek Community Development District

Board of Supervisors

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

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, September 04, 2025, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **September 04, 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#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Goals & Objectives
- B. Consideration of Grau & Associates Audit Engagement Letter

4. CONSENT AGENDA

- A. Approval of Minutes of August 07, 2025, Public Hearing & Regular Meeting
- B. Consideration of Operation and Maintenance for July 2025
- C. Acceptance of the Financials and Approval of the Check Register for July 2025
- D. Ratification of Steadfast Estimate - Bush Hog / Tractor Mow (\$2,500.00)
- E. Ratification of Steadfast Estimate - Eisenhower Empty Lot (\$1,800.00)

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: August 4, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**South Creek Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

South Creek Community Development District

District Manager: _____

Date: _____

Printed Name: _____

South Creek Community Development District



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 8, 2025

To Board of Supervisors
South Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide South Creek Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of South Creek Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$6,400 for the September 30, 2025, audit unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to South Creek Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of South Creek Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

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

The Public Hearing and regular meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, August 7, 2025, and called to order at 4:39 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
Lori Campagna	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Paul Young	Field Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Public Hearing on Adopting FY 2026 Final Budget

A. Open Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, the Public Hearing on Adopting FY 2026 Final Budget, was opened. 5-0

B. Discussion on Fiscal Year 2026 Budget

Ms. Cooper informed the Board of a zero (0%) increase for the FY 2026 Budget.

C. Close Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, the Public Hearing on Adopting Fiscal Year 2026 Final Budget, was closed. 5-0

D. Consideration of Resolution 2025-09; Adopting the FY 2026 Budget

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, Resolution 2025-09; Adopting the FY 2026 Budget, was adopted. 5-0

E. Consideration of Resolution 2025-10; Levying O&M Assessments

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, Resolution 2025-10; Levying O&M Assessments, was adopted. 5-0

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-11; Setting the FY 2026 Meeting Schedule**

The following is the Fiscal Year CDD Meeting Schedule:

- October 2, 2025
- November 6, 2025
- December 4, 2025
- January 8, 2026 (Changed due to holiday)
- February 5, 2026
- March 5, 2026
- April 2, 2026
- May 7, 2026
- June 4, 2026
- July 2, 2026
- August 6, 2026
- September 3, 2026

All meetings will convene at 2:00pm ET at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, Resolution 2025-11; Setting the Fiscal Year 2026 Meeting Schedule, as detailed above, was adopted. 5-0

FIFTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of Minutes of July 10, 2025, Regular Meeting**
- B. Consideration of Operation and Maintenance for June 2025**
- C. Acceptance of the Financials and Approval of the Check Register for June 2025**

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

SIXTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next item followed.

- i. Field Inspections Report**
- ii. Aquatics Report**

The Field Inspections and Aquatics reports were presented, copies of which were included in the agenda package. Mr. Young commented on an RFP for ponds to be added to which Ms. Cooper confirmed and mentioned it is pending cost approval.

SEVENTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, the meeting was adjourned at 4:41pm. 5-0

Jayna Cooper
District Manager

Kelly Evans
Chairperson

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	7/1/2025	18934	\$1,260.00	\$1,260.00	POOL SVCS
CHARTER COMMUNICATION ACH	6/6/2025	2972133060625 ACH	\$74.99	\$74.99	Spectrum 6-6-25 - 7-5-25
CITY-WIDE CLEANING LLC	6/28/2025	19472	\$215.00	\$215.00	Dog Park Contract June 2025
CITY-WIDE CLEANING LLC	7/23/2025	19524	\$200.00	\$200.00	MONTHLY SERV
INFRAMARK LLC	7/1/2025	152948	\$850.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152948	\$1,375.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152948	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152948	\$125.00	\$3,350.00	DISTRICT INVOICE
INFRAMARK LLC	7/16/2025	154336	\$21.08	\$21.08	POSTAGE JUNE 2025
STEADFAST CONTRACTORS ALLIANCE	7/1/2025	SA-13450	\$6,709.67	\$6,709.67	SERVICE JULY 25
STEADFAST CONTRACTORS ALLIANCE	7/1/2025	SA-13374	\$595.00	\$595.00	SERVICE JULY 25
STRALEY ROBIN VERICKER	7/9/2025	26803	\$2,427.00	\$2,427.00	JUNE 2025 PROF SVCS
SWINE SOLUTIONS LLC	6/3/2025	607	\$1,350.00	\$1,350.00	Hog Trapping Service June 2025
SWINE SOLUTIONS LLC	6/3/2025	607	\$1,350.00	\$1,350.00	Hog Trapping Service
SWINE SOLUTIONS LLC	6/24/2025	624	\$1,350.00	\$1,350.00	Hog Trapping Service June 2025
SWINE SOLUTIONS LLC	7/24/2025	636	\$1,350.00	\$1,350.00	TRAPPING SVCS
TIMES PUBLISHING COM	7/2/2025	4409-070225	\$4,592.00	\$4,592.00	AD
Monthly Contract Subtotal			\$24,844.74	\$24,844.74	
Variable Contract					
STRALEY ROBIN VERICKER	6/10/2025	26637	\$3,413.50	\$3,413.50	District Counsel May 2025
Variable Contract Subtotal			\$3,413.50	\$3,413.50	
Utilities					
BOCC - HILLSBOROUGH COUNTY ACH	6/30/2025	063025-5140 ACH	\$97.95	\$97.95	WATER
CHARTER COMMUNICATION ACH	7/6/2025	2972133070625 ACH	\$74.99	\$74.99	INTERNET
TECO ACH	6/6/2025	060625-4853 ACH	\$156.46	\$156.46	TECO 5-2-25 - 6-2-25
TECO ACH	6/6/2025	060625-0243 ACH	\$366.50	\$366.50	TECO 5-2-25 - 6-2-25
TECO ACH	6/6/2025	060625-0321 ACH	\$4,649.41	\$4,649.41	ELECTRIC
TECO ACH	6/20/2025	062025-6141 ACH	\$126.32	\$126.32	TECO 5-2-25 - 6-2-25
TECO ACH	7/8/2025	070825-4853 ACH	\$129.20	\$129.20	ELECTRIC

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	7/8/2025	070825-0321 ACH	\$4,649.41	\$4,649.41	ELECTRIC
TECO ACH	7/8/2025	070825-0243 ACH	\$380.88	\$380.88	ELECTRIC
Utilities Subtotal			\$10,631.12	\$10,631.12	
Regular Services					
AFFORDABLE BACKFLOW TESTING & IRRIGATION	7/13/2025	071325-	\$50.00	\$50.00	BACKFLOW PREVENTER TEST
CARLOS DE LA OSSA	7/10/2025	CO-071025	\$200.00	\$200.00	BOARD 7/10/25
JNJ CLEANING SERVICES LLC	7/28/2025	0582	\$610.00	\$610.00	AMENITY CLEANING SVCS
KELLY ANN EVANS	7/10/2025	KE-071025	\$200.00	\$200.00	BOARD 7/10/25
LORI A. CAMPAGNA	7/10/2025	LC-071025	\$200.00	\$200.00	BOARD 7/10/25
NICHOLAS J. DISTER	7/10/2025	ND-071025	\$200.00	\$200.00	BOARD 7/10/25
RYAN MOTKO	7/10/2025	RM-071025	\$200.00	\$200.00	BOARD 7/10/25
TIMES PUBLISHING COM	7/9/2025	44422-070925	\$401.50	\$401.50	AD
Regular Services Subtotal			\$2,061.50	\$2,061.50	
Additional Services					
FIELDS CONSULTING GROUP, LLC	6/9/2025	3584	\$175.00	\$175.00	Pool Closure Signs
LINDSAY SATMARY	6/23/2025	LS 062325	\$300.00	\$300.00	Clubhouse Rental Refund
SOUTH CREEK CDD	6/18/2025	06182025 - 728	\$2,898.39	\$2,898.39	SERIES 2021 FY25 TAX DIST ID 728
STEADFAST CONTRACTORS ALLIANCE	6/16/2025	SA-12909	\$1,975.00	\$1,975.00	Tree Removal
Additional Services Subtotal			\$5,348.39	\$5,348.39	
TOTAL			\$46,299.25	\$46,299.25	

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
18934	07/01/2025	\$1,260.00	07/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,200.00	1,200.00
	CYA MAINTENANCE	CYA Fee per pool.	1	60.00	60.00

Pay invoice

SUBTOTAL 1,260.00
TAX 0.00
TOTAL 1,260.00
BALANCE DUE **\$1,260.00**

June 6, 2025
Invoice Number: 2972133060625
Account Number: **8337 12 029 2972133**
Security Code: **5857**
Service At: 13851 BUTTRESS OAKS WAY
RIVERVIEW FL 33578-6275

Auto Pay Notice**Contact Us**

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

Summary

Service from 06/06/25 through 07/05/25
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 06/23/25	
Total Due by Auto Pay	\$74.99

NEWS AND INFORMATION

Call **1-833-587-0726** 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.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call **1-866-337-2046** today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-855-818-5623** today.

**Thank you for choosing Spectrum Business.**

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 06 06072025 NNNNNNNN 01 001046 0004

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



June 6, 2025

SOUTH CREEK AMENITY

Invoice Number: 2972133060625
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: 2972133060625
 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 06072025 NNNNNNNN 01 001046 0004

Charge Details

Previous Balance	74.99
EFT Payment 05/23	-74.99
Remaining Balance	\$0.00

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

Service from 06/06/25 through 07/05/25

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.



City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 19472

TO: Southcreek DATE: 6/20/20
2605 Pan Am
Tampa, FL
C/o Southcreek

[illegible]

INVOICE NO. 19524

TO: Southwick CDD DATE: 10/2/2005
2005 Pass Am Lis
Tampa, FL
C/o Southwick

[illegible]



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

152948

CUSTOMER ID

C2311

PO#

INVOICE

DATE

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

BILL TO

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

Services provided for the Month of: July 2025

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

Subtotal

\$3,350.00

Tax

\$0.00

Total Due

\$3,350.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

154336

CUSTOMER ID

C2311

PO#**DATE**

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

BILL TO

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	20	Ea	1.05		21.08
Subtotal					21.08

Subtotal

\$21.08

Tax

\$0.00

Total Due

\$21.08

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.



Steadfast Alliance

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

Invoice

Date	Invoice #
7/1/2025	SA-13450

Please make all Checks payable to:
Steadfast Alliance

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Landscape Maintenance for the month of July 2025		0.00		0.00
1			0.00		0.00
1	General Maintenance Services		2,205.00		2,205.00
1	Irrigation Wet Check		150.00		150.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		166.67		166.67
1	Phase 2		0.00		0.00
1	Landscape Maintenance		2,100.00		2,100.00
1	Irrigation Wet Check		250.00		250.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		188.00		188.00
1	2024 Addendum		0.00		0.00
1	Landscape Maintenance		1,400.00		1,400.00
1	Irrigation Wet Check		125.00		125.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		125.00		125.00

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

July 09, 2025

Client: 001545

Matter: 000001

Invoice #: 26803

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/4/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.6	\$243.00
6/5/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.0	\$405.00
6/5/2025	KCH	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE UPDATED SPENDING AUTHORITY RESOLUTION.	0.6	\$225.00
6/6/2025	KCH	PREPARE SERVICES AGREEMENT FOR POOL SECURITY WITH SIGNAL 88.	1.4	\$525.00
6/8/2025	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING; PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.0	\$405.00
6/13/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00
6/20/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.4	\$150.00
6/23/2025	CAW	REVIEW 2025/2026 BUDGET, NOTICES OF PUBLIC HEARING, MAILED O/M ASSESSMENT LETTER, RESOLUTION ADOPTING BUDGET, AND RESOLUTION IMPOSING ASSESSMENTS.	0.4	\$150.00
6/24/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL 2025/2025 BUDGET PUBLICATION AD AND RESOLUTIONS WITH INSTRUCTIONS.	0.2	\$39.00
6/25/2025	LC	REVIEW SPREADSHEET FROM J. COOPER AND CONFIRM SEAT DESIGNATIONS AND TERMS.	0.2	\$39.00

July 09, 2025
Client: 001545
Matter: 000001
Invoice #: 26803

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
6/26/2025	KCH	REVIEW MAILED NOTICE COVER LETTER; REVIEW MAILED INCREASE NOTICE LETTER; EMAILS WITH C. BERLOUNE AND J. COOPER REGARDING SAME.	0.5	\$187.50
6/30/2025	LC	REVIEW CORRESPONDENCE FROM J. COOPER REQUESTING INFORMATION ON PROJECTED FIRST GENERAL ELECTION AND PROJECTED TURNOVER DATES; UPDATE J. COOPER'S SPREADSHEET RE SAME.	0.1	\$19.50
Total Professional Services			6.6	\$2,427.00
Total Services			\$2,427.00	
Total Disbursements			\$0.00	
Total Current Charges				\$2,427.00
Previous Balance				\$3,413.50
PAY THIS AMOUNT				\$5,840.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26637	June 10, 2025	\$3,413.50	\$0.00	\$0.00	\$0.00	\$5,840.50
Total Remaining Balance Due						\$5,840.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,840.50	\$0.00	\$0.00	\$0.00

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

INVOICE

BILL TO
2005 Pan Am Circle
Ste 300
Tampa
FL
33607

INVOICE 607
DATE 06/03/2025
DUE DATE 07/03/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month		1,350.00	1,350.00

BALANCE DUE **\$1,350.00**

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

INVOICE

BILL TO
South Creek CDD
2005 Pan Am Circle
Ste 300
Tampa
FL
33607

INVOICE 607
DATE 06/03/2025
DUE DATE 07/03/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month		1,350.00	1,350.00
BALANCE DUE					\$1,350.00

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

INVOICE

BILL TO
South Creek CDD
2005 Pan Am Circle
Ste 300
Tampa
FL
33607

INVOICE 624
DATE 06/24/2025
TERMS Net 30
DUE DATE 07/24/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,350.00	1,350.00
BALANCE DUE					\$1,350.00

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

INVOICE

BILL TO
South Creek CDD
2005 Pan Am Circle
Ste 300
Tampa
FL
33607

INVOICE 636
DATE 07/24/2025
TERMS Net 30
DUE DATE 08/23/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month		1,350.00	1,350.00
BALANCE DUE					\$1,350.00

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
7/2/25-7/2/25		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
7/2/2025	Jes Bowling	TB311198	
Total Amount Due		Invoice Number	
\$4,592.00		44409-070225	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/2/25	7/2/25	44409	Tampa Bay Times , tampabay.com	B Section	Notice of PH for FY 2025-2026 Budget	1	4.00x12.00 IN	\$0.00
7/2/25	7/2/25	44409	Tampa Bay Times , tampabay.com	B Section	Notice of PH for FY 2025-2026 Budget	1	4.00x12.00 IN	\$4,592.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
7/2/25-7/2/25		SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account	
7/2/2025	Jes Bowling	TB311198	
Total Amount Due		Invoice Number	
\$4,592.00		44409-070225	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SOUTH CREEK CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO,

PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Notice of PH for FY 2025-2026 Budget was published in said newspaper by print in the issues of 07/02/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



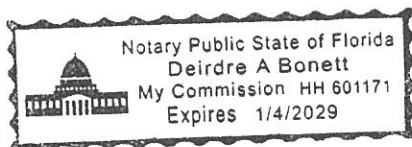
Signature of Affiant _____

Sworn to and subscribed before me this **07/02/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

Notice of Public Hearing and Board of Supervisors Meeting of the South Creek Community Development District

The Board of Supervisors (the "**Board**") of the South Creek Community Development District (the "**District**") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at The Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at jayna.cooper@inframark.com or via phone at 813-873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

ASSESSMENT AREA ONE - SERIES 2021

<u>LOT SIZE</u>	<u>Proposed maximum annual FY 2025-2026 O&M Assessment</u>	<u>Last Year's FY 2024-2025 O&M Assessment</u>	<u>% Increase</u>	<u>Annual \$ Increase</u>	<u>Monthly \$ Increase</u>
Townhomes 26'	\$1,605.14	\$1,605.13	0	\$0.00	\$0.00
Single Family 40'	\$2,406.98	\$2,406.98	0	\$0.00	\$0.00
Single Family 50'	\$3,008.73	\$3,008.72	0	\$0.00	\$0.00

ASSESSMENT AREA TWO - SERIES 2024

<u>LOT SIZE</u>	<u>Proposed maximum annual FY 2025-2026 O&M Assessment</u>	<u>Last Year's FY 2024-2025 O&M Assessment</u>	<u>% Increase</u>	<u>Annual \$ Increase</u>	<u>Monthly \$ Increase</u>
Townhomes 50'	\$3,140.16	\$3,140.15	0	\$0.00	\$0.00
Single Family 60'	\$3,768.18	\$3,768.18	0	\$0.00	\$0.00

Future Bond Area 2025

<u>LOT SIZE</u>	<u>Proposed maximum annual FY 2025-2026 O&M Assessment</u>	<u>Last Year's FY 2024-2025 O&M Assessment</u>	<u>% Increase</u>	<u>Annual \$ Increase</u>	<u>Monthly \$ Increase</u>
Townhomes 50'	\$1,413.49	\$0.00	N/A	\$1,413.49	N/A
Single Family 60'	\$1,696.18	\$0.00	N/A	\$1,696.18	N/A

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

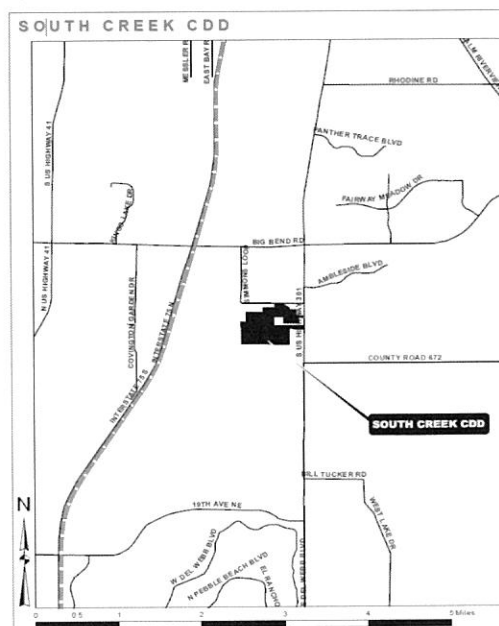
The county tax collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager



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

June 10, 2025

Client: 001545

Matter: 000001

Invoice #: 26637

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/2/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
4/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
4/3/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
4/3/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW AND REVISE FORM FOOD TRUCK AGREEMENT; DISCUSS SAME FOOD TRUCK AGREEMENT AND VENDOR REQUIREMENTS WITH B.CHAPMAN.	0.7	\$234.50
4/10/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.8	\$315.00
4/25/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$100.50
4/30/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
4/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
5/1/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
5/1/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$167.50
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.3	\$100.50
5/20/2025	WAS	REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	0.1	\$33.50

June 10, 2025

Client: 001545

Matter: 000001

Invoice #: 26637

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/20/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDING AUTHORITY FOR CHAIR AND DISTRICT MANAGER WITH BOS RATIFICATION.	0.5	\$167.50
5/21/2025	KCH	PREPARE SERVICE AGREEMENT FOR HOGGING WITH SWINE SOLUTIONS.	1.1	\$368.50
5/29/2025	JMV	REVIEW EMAIL FROM C. BOURLOUNE; REVIEW LEGAL NOTICES.	0.2	\$81.00
5/29/2025	LC	REVIEW AUDITOR REQUEST LETTER; PREPARE DRAFT RESPONSE TO SAME.	0.5	\$97.50
5/30/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$390.00
5/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$134.00
5/31/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$445.50
Total Professional Services			11.5	\$3,413.50
Total Services			\$3,413.50	
Total Disbursements			\$0.00	
Total Current Charges				\$3,413.50
Previous Balance				\$1,640.00
Less Payments				(\$1,640.00)
PAY THIS AMOUNT				\$3,413.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	06/30/2025	07/21/2025

Summary of Account Charges

Previous Balance	\$105.12
Net Payments - Thank You	\$-105.12
Total Account Charges	\$97.95
AMOUNT DUE	\$97.95

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

778 0

DUE DATE

07/21/2025

**Auto Pay Scheduled
DO NOT PAY**



0065919651409 00000097956



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	06/30/2025	07/21/2025

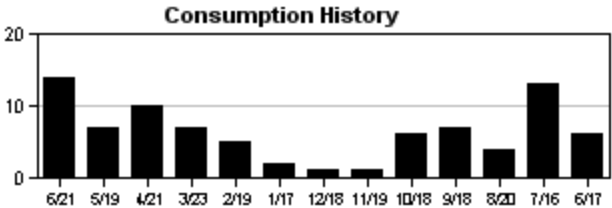
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	05/19/2025	7239	06/21/2025	7253	14 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$0.04
Water Base Charge	\$12.52
Water Usage Charge	\$0.01
Total Service Address Charges	\$18.60



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	06/30/2025	07/21/2025

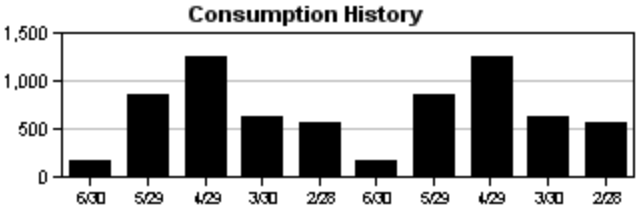
Service Address: 13851 BUTTRESS OAKS WAY

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	05/29/2025	18390	06/30/2025	18561	171 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$0.52
Water Base Charge	\$20.91
Water Usage Charge	\$0.18
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$1.11
Total Service Address Charges	\$79.35



July 6, 2025
Invoice Number: 2972133070625
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**

Summary

Service from 07/06/25 through 08/05/25
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 07/23/25	
Total Due by Auto Pay	\$74.99

IMPORTANT BILLING UPDATE. Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

Call 1-833-587-0726 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.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-866-337-2046 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-818-5623 today.

Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 06 07072025 NNNNNNNN 01 001028 0004

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



July 6, 2025

SOUTH CREEK AMENITY

Invoice Number: 2972133070625
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: 2972133070625
 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 DY RP 06 07072025 NNNNNNNN 01 001028 0004

Charge Details

Previous Balance		74.99
EFT Payment	06/23	-74.99
Remaining Balance		\$0.00

Payments received after 07/06/25 will appear on your next bill.

Service from 07/06/25 through 08/05/25

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.





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

Statement Date: June 06, 2025

Amount Due: \$156.46

Due Date: June 27, 2025

Account #: 211024964853

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

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$119.68

Payment(s) Received Since Last Statement -\$119.68

Current Month's Charges \$156.46

Amount Due by June 27, 2025 \$156.46

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

Your Energy Insight

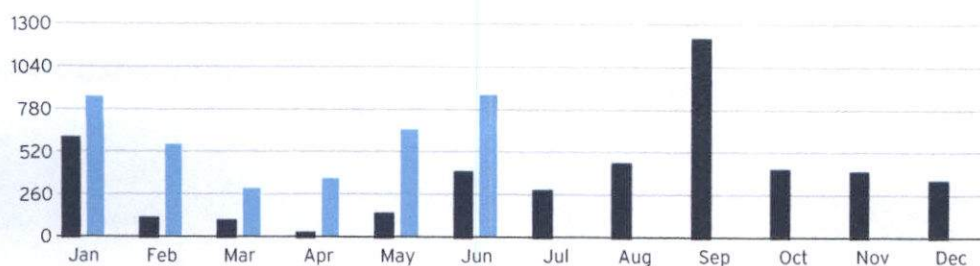
Your average daily kWh used was **107.69% higher** than the same period last year.

Your average daily kWh used was **22.73% higher** than it was in your previous period.

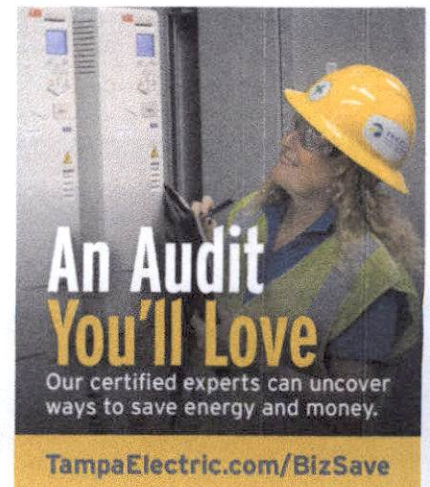


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211024964853

Due Date: June 27, 2025

Pay your bill online at TampaElectric.com

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

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



Amount Due: \$156.46

Payment Amount: \$ _____

641507846643

Your account will be drafted on June 27, 2025

00003977 FTECO106072504092410 00000 03 00000000 18558 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:
10317 ALDER GREEN DR
WELL, RIVERVIEW, FL 33578-6275

Account #: 211024964853
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Meter Read

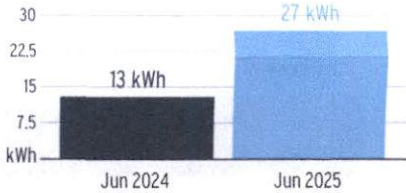
Meter Location: IRRIGATION/WELL
Service Period: May 02, 2025 - Jun 02, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	06/02/2025	12,050	11,176	874 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	874 kWh @ \$0.08641/kWh	\$75.52
Fuel Charge	874 kWh @ \$0.03391/kWh	\$29.64
Storm Protection Charge	874 kWh @ \$0.00577/kWh	\$5.04
Clean Energy Transition Mechanism	874 kWh @ \$0.00418/kWh	\$3.65
Storm Surcharge	874 kWh @ \$0.02121/kWh	\$18.54
Florida Gross Receipt Tax		\$3.91
Electric Service Cost		\$156.46

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$156.46

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at TampaElectric.com

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

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**

Contact Us

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

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

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



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

Statement Date: June 06, 2025

Amount Due: \$366.50

Due Date: June 27, 2025

Account #: 211032690243

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

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$334.76

Payment(s) Received Since Last Statement -\$334.76

Current Month's Charges \$366.50

Amount Due by June 27, 2025 \$366.50

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

Your Energy Insight

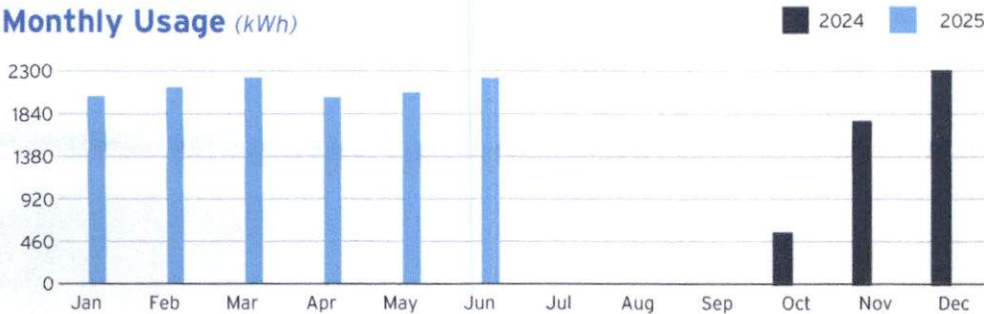


Your average daily kWh used was **1.45% higher** than it was in your previous period.

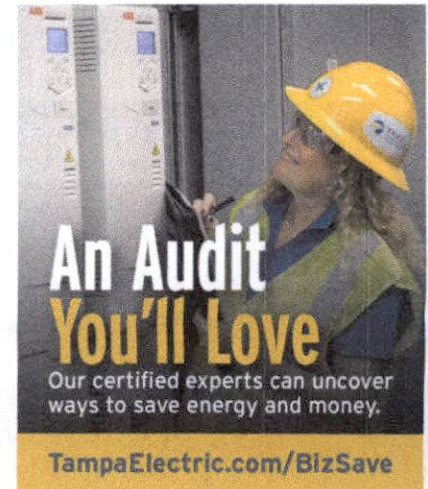


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211032690243

Due Date: June 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$366.50

Payment Amount: \$ _____

677310139403

Your account will be
drafted on June 27, 2025

SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

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

Meter Read

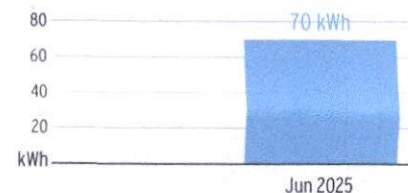
Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000342031	06/02/2025	20,762	18,536	2,226 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,226 kWh @ \$0.08641/kWh	\$192.35
Fuel Charge	2,226 kWh @ \$0.03391/kWh	\$75.48
Storm Protection Charge	2,226 kWh @ \$0.00577/kWh	\$12.84
Clean Energy Transition Mechanism	2,226 kWh @ \$0.00418/kWh	\$9.30
Storm Surcharge	2,226 kWh @ \$0.02121/kWh	\$47.21
Florida Gross Receipt Tax		\$9.16
Electric Service Cost		\$366.50

Total Current Month's Charges

\$366.50

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

Ways To Pay Your Bill

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

Contact Us

Online:
TampaElectric.com

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

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

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



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

Statement Date: June 06, 2025

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

Due Date: June 27, 2025

Account #: 221008480321

DO NOT PAY. Your account will be drafted on June 27, 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 June 27, 2025 **\$4,649.41**

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



Scan here to view
your account online.



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



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

Account #: 221008480321

Due Date: June 27, 2025



Pay your bill online at TampaElectric.com

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

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

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

Payment Amount: \$ _____

630396775253

Your account will be
drafted on June 27, 2025

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

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

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



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

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

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 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 →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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




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

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

Service Period: May 02, 2025 - Jun 02, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 32 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: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 32 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: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 32 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: June 06, 2025
Charges Due: June 27, 2025

Important Messages



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

Statement Date: June 20, 2025

Amount Due: \$126.32

Due Date: July 11, 2025

Account #: 221008846141

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

Account Summary

Current Service Period: May 16, 2025 - June 16, 2025

Previous Amount Due \$125.77

Payment(s) Received Since Last Statement -\$125.77

Current Month's Charges \$126.32

Amount Due by July 11, 2025 \$126.32

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

Your Energy Insight



Your average daily kWh used was 8.7% lower than the same period last year.

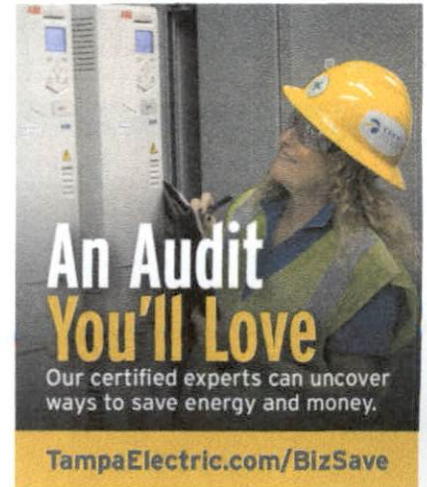
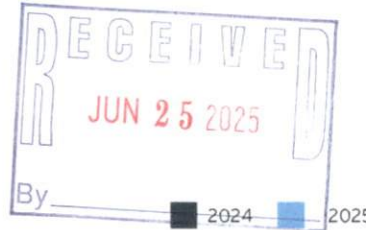
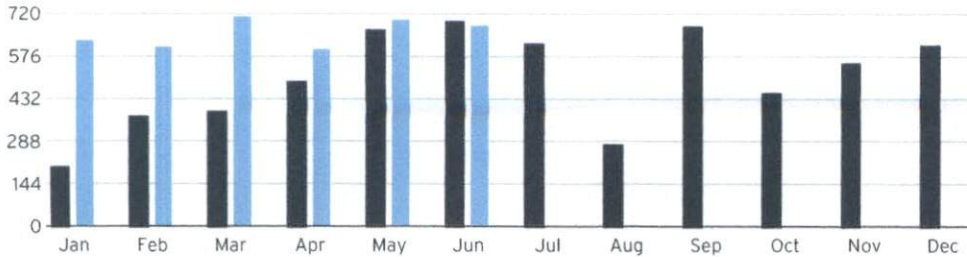


Your average daily kWh used was 8.7% lower than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008846141

Due Date: July 11, 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: \$126.32

Payment Amount: \$ _____

643976992514

Your account will be drafted on July 11, 2025



00006126 FTECO106202522571610 00000 02 00000000 13107 002
SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



Service For:
10498 SHADY PRESERVE DR
RIVERVIEW, FL 33578-7678

Account #: 221008846141
Statement Date: June 20, 2025
Charges Due: July 11, 2025

Meter Read

Service Period: May 16, 2025 - Jun 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	06/16/2025	17,140	16,460	680 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	680 kWh @ \$0.08641/kWh	\$58.76
	Fuel Charge	680 kWh @ \$0.03391/kWh	\$23.06
	Storm Protection Charge	680 kWh @ \$0.00577/kWh	\$3.92
	Clean Energy Transition Mechanism	680 kWh @ \$0.00418/kWh	\$2.84
	Storm Surcharge	680 kWh @ \$0.02121/kWh	\$14.42
	Florida Gross Receipt Tax		\$3.16
	Electric Service Cost		\$126.32

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$126.32

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
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

Contact Us

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

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



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

Statement Date: July 08, 2025

Amount Due: \$129.20

Due Date: July 29, 2025

Account #: 211024964853

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

Your Energy Insight

Your average daily kWh used was **177.78% higher** than the same period last year.

Your average daily kWh used was **7.41% lower** than it was in your previous period.

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due	\$156.46
Payment(s) Received Since Last Statement	-\$156.46

Current Month's Charges	\$129.20
-------------------------	----------

Amount Due by July 29, 2025	\$129.20
-----------------------------	----------

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



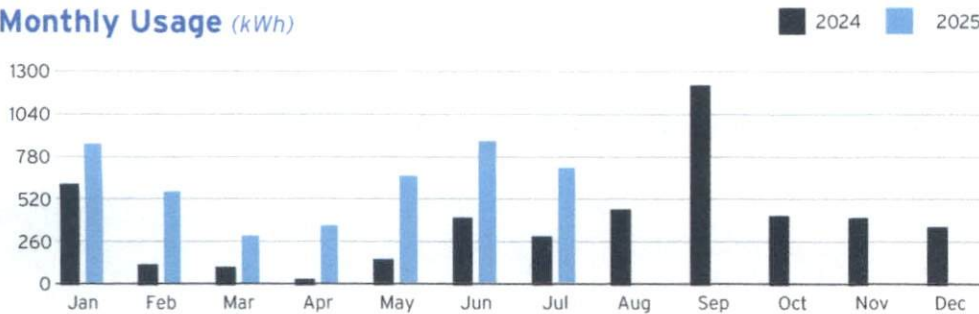
Scan here to view your account online.

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS | TAMPA ELECTRIC
AN EMERA COMPANY

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

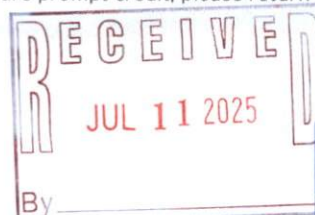
Due Date: July 29, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$129.20

Payment Amount: \$ _____

605088222059

Your account will be
drafted on July 29, 2025

00003954 FTECO107082523082810 00000 03 00000000 18542 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:
10317 ALDER GREEN DR
WELL, RIVERVIEW, FL 33578-6275

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

Meter Read

Meter Location: IRRIGATION/WELL

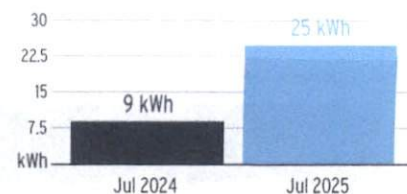
Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	07/01/2025	12,761	12,050	711 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	711 kWh @ \$0.08641/kWh	\$61.44
Fuel Charge	711 kWh @ \$0.03391/kWh	\$24.11
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		\$3.23

Electric Service Cost

\$129.20

Total Current Month's Charges

\$129.20

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

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

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



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

Statement Date: July 08, 2025

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

Due Date: July 29, 2025

Account #: 221008480321

DO NOT PAY. Your account will be drafted on July 29, 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 July 29, 2025 **\$4,649.41**

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



Scan here to view
your account online.



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



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

Account #: 221008480321

Due Date: July 29, 2025



Pay your bill online at TampaElectric.com

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

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

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

Payment Amount: \$ _____

603236386830

Your account will be
drafted on July 29, 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: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 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 →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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




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

Account #: 221008480321
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 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: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 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: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 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: July 08, 2025
Charges Due: July 29, 2025

Important Messages



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

Statement Date: July 08, 2025

Amount Due: \$380.88

Due Date: July 29, 2025

Account #: 211032690243

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

Your Energy Insight



Your average daily kWh used was **14.29% higher** than it was in your previous period.

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due \$366.50

Payment(s) Received Since Last Statement -\$366.50

Current Month's Charges \$380.88

Amount Due by July 29, 2025 \$380.88

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



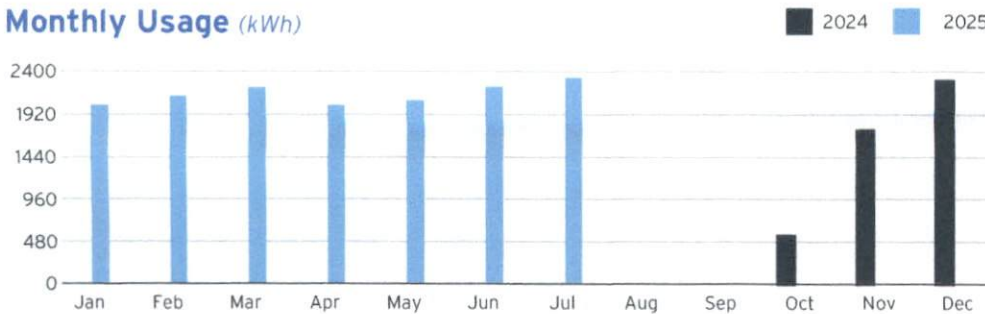
Scan here to view your account online.

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS | TAMPA ELECTRIC
AN EMERA COMPANY

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: July 29, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$380.88

Payment Amount: \$ _____

693358404012

Your account will be
drafted on July 29, 2025

SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211032690243
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Meter Read

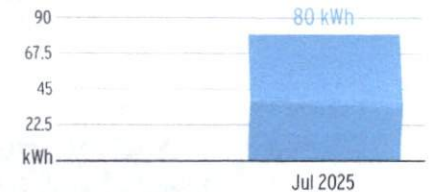
Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000342031	07/01/2025	23,093	20,762	2,331 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,331 kWh @ \$0.08641/kWh	\$201.42
Fuel Charge	2,331 kWh @ \$0.03391/kWh	\$79.04
Storm Protection Charge	2,331 kWh @ \$0.00577/kWh	\$13.45
Clean Energy Transition Mechanism	2,331 kWh @ \$0.00418/kWh	\$9.74
Storm Surcharge	2,331 kWh @ \$0.02121/kWh	\$49.44
Florida Gross Receipt Tax		\$9.52
Electric Service Cost		\$380.88

Total Current Month's Charges

\$380.88

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

[illegible]

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: July 10, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	X	\$200
2	Carlos de la Ossa	X	\$200
3	Ryan Motko	X	\$200
4	Nicholas Dister	X	\$200
5	Lori Campagna	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

7/10/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



INVOICE

JNJ Amenity Services
7804 Davie Ray Dr, Zephyrhills, FL 33540,
UNITED STATES
Phone: +1 813-781-8999;
services@jnjcleanservices.com

Invoice No#: 0582
Invoice Date: Jul 28, 2025
Due Date: Aug 15, 2025



\$610.00 USD
AMOUNT DUE

BILL TO
South Creek CDD c/o Inframark
2005 Pan Am Circle, Suite 300, TAMPA, FL
33607, UNITED STATES
inframarkcms@payableslockbox.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Amenity cleaning services	\$610.00	\$610.00
		Subtotal	\$610.00
		TOTAL	\$610.00 USD

NOTES TO CUSTOMER
Amenity cleaning services - July 2025

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: July 10, 2025

		In Attendance Please	
	Name	X	Paid
1	Kelly Evans	X	\$200
2	Carlos de la Ossa	X	\$200
3	Ryan Motko	X	\$200
4	Nicholas Dister	X	\$200
5	Lori Campagna	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

7/10/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: July 10, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	X	\$200
2	Carlos de la Ossa	X	\$200
3	Ryan Motko	X	\$200
4	Nicholas Dister	X	\$200
5	Lori Campagna	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

7/10/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: July 10, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	X	\$200
2	Carlos de la Ossa	X	\$200
3	Ryan Motko	X	\$200
4	Nicholas Dister	X	\$200
5	Lori Campagna	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

7/10/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: July 10, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	X	\$200
2	Carlos de la Ossa	X	\$200
3	Ryan Motko	X	\$200
4	Nicholas Dister	X	\$200
5	Lori Campagna	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

7/10/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/9/25-7/9/25	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Jes Bowling	TB311198
Total Amount Due	Invoice Number	
\$401.50	44422-070925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/9/25	7/9/25	44422	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Public Hearing and Board of Superviso Affidavit Fee	2	1.00x49.00 L	\$399.50 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/9/25-7/9/25	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Jes Bowling	TB311198
Total Amount Due	Invoice Number	
\$401.50	44422-070925	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SOUTH CREEK CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Public Hearing and Board of Supervisors was published in said newspaper by print in the issues of 07/09/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



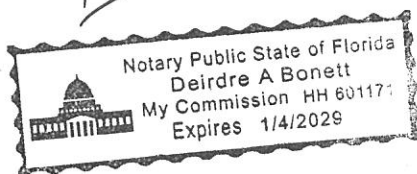
Signature of Affiant _____

Sworn to and subscribed before me this **07/09/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the South Creek Community Development District

The Board of Supervisors (the "Board") of the South Creek Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://southcreekcdd.com/> or may be obtained by contacting the District Manager's office via email at jayna.cooper@inframark.com or via phone at 813-873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager
Run Date: July 9, 2025

44422b



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
6/9/2025	3584

Bill To
Inframark South Creek CDD Attn: Jayna Cooper 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Printing & Reprod...	Custom "Pool Temporarily Closed" (18x12) 3mm maxmetal sign with custom 3M cast + gloss lamination, routed holes; Zip ties provided.	2	75.00	150.00
Shipping	Ship signs	1	25.00	25.00

Subtotal	\$175.00
Sales Tax (7.0%)	\$0.00
Total	\$175.00
Payments/Credits	\$0.00
Balance Due	\$175.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

CHECK REQUEST FORM

District Name: South Creek

Date: 6/23/25

Invoice Number: LS 062325

Please issue a check to:

Vendor Name: Lindsay Satmary

Vendor No.:

Check amount: \$300.00

Please code to:
.

Check Description/Reason: REFUND OF CLUBHOUSE RENTAL & DEPOSIT

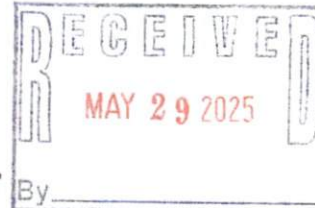
Mailing instructions:
Lindsay Satmary
10324 Scarlett Skimmer Dr.
Riverview, FL 33578

Due Date for Check: 6/23/2025

Requestor: Teresa Farlow

Manager's review:

Sun. Party 6/22/25



SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
AMENITY CENTER MEETING ROOM USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION

1. SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT (hereinafter, the "District") is the owner of the amenity center meeting room and related facilities (hereinafter, the "Facilities"), located within the SOUTH CREEK community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the amenity center meeting room as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a rental fee of \$50.00 for rentals up to four (4) hours or \$100.00 for rentals up to six (6) hours, plus a refundable security deposit in the amount of \$200.00 for the Applicant. All monies must be in the form of U.S. Bank Check. Please make two separate checks (one each for the rental fee and security deposit) payable to:
SOUTH CREEK CDD
3. The undersigned, Lindsay Satmany, (the Applicant), has applied to the District to use the amenity center meeting room as follows:

Applicant Address: 10324 Scarlett Skimmer Pr.
Purpose: daughter's birthday
Date of Event: June 22, 2025 Phone: 813-512-0525
Time of Event (ALL Events shall end by Dusk): 10am - 4pm
Maximum Number of Attendees (NOT TO EXCEED 30): 15-20
4. The District has consented to the above use by the Applicant, its agents, employees and invitees.
5. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

6. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
7. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.
8. The security deposit, less the cost of repair of any damage or costs to clean up any mess or litter left following the Event, shall be returned to the Applicant within one (1) week of the Event.

APPLICANT

Signature

Print Name

Date

**SOUTH CREEK
COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Print Name & Title

Date

*** Non-Sufficient Funds (NSF) Policy:**

In the event that a check is sent back to the SOUTH CREEK Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

CHECK PAYMENT FORM

This form must be completed by each person issuing a check to the SOUTH CREEK Community Development District as payment for amenity center meeting room rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: 5/29/25

NAME OF ISSUER: Chase

DOB: 05-15-1985

ADDRESS: ~~10324~~ ~~10324~~ 10324 Scartett Skimmer Pr.
Riverview, FL 33578

HOME PHONE: () -

CELL PHONE: (813) 512-0525

DRIVER LICENSE NUMBER: S223149924000 (Please attach a copy of Driver's license.)

PLACE OF EMPLOYMENT: Lazysdays RV

WORK PHONE: () -

AMOUNT OF CHECK: \$ 300

REASON FOR CHECK: \$200 deposit \$100 rental fee

Non-Sufficient Funds (NSF) Policy:

In the event that a check is sent back to the SOUTH CREEK Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

282111107 6/2023 8810004306

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK

CHASE

MONEY ORDER

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK

9541107087

25-3

Date 05/29/2025

440

Pay To The Order Of:

South Creek CDD Clubhouse Rental \$** 300.00 **

Pay:

THREE HUNDRED DOLLARS AND 00 CENTS

NOT VALID FOR MORE THAN \$1000.00

Lindsay Satmany

SENDER/DRAWER:

Do not write outside this box

Memo:

Lindsay Satmany June 22 South Creek

Note: For information only. Comment has no effect on bank's payment.

ADDRESS:

JPMorgan Chase Bank, N.A.
Columbus, OH



⑈9541107087⑈ ⑆044000037⑆ 758661193⑈

Florida

DRIVER LICENSE

S223-149-92-400-0

2023



LINDSAY ERIN

10323 SCARLETT SKINNER DR

RIVERVIEW, FL 33578-4277

DOB 05/15/1985

SEX F

EXP 05/15/2027

CLASS B

ENDORSE NONE



SOUTH CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 6/18/2025
Check Amount \$2,898.39
Payable To South Creek CDD
Check Description Series 2021 - FY 25 Tax Dist. ID Dist 728
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

SOUTH CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
O&M	307,019.48	46.98%	0.469800
DS 2021	346,489.18	53.02%	0.530200
Net Total	653,508.66	100.00%	1.000000

94%

Date Received	Amount Received	46.98%	46.98%	53.02%	53.02%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue			
11/6/2024	2,156.06	1,012.92	1,012.92	1,143.14	1,143.14	-	Dist 695	1356
11/14/2024	5,095.10	2,393.69	2,393.69	2,701.41	2,701.41	-	Dist 697	1358
11/22/2024	5,661.20	2,659.64	2,659.64	3,001.56	3,001.56	-	Dist 698	1356
12/3/2024	5,661.21	2,659.65	2,659.65	3,001.56	3,001.56	-	Dist. 700	
12/6/2024	334,209.02	157,011.97	157,011.97	177,197.05	177,197.05	-	Dist. 706	
imark2005	55,440.33	26,045.96	26,045.96	29,394.37	29,394.37	-	Dist. 707	
1/7/2025	187,952.74	88,300.52	88,300.52	99,652.22	99,652.22	-	Dist. 709	1368
2/7/2025	4,623.33	2,172.05	2,172.05	2,451.28	2,451.28	-	Dist 713	1385
3/10/2025	2335 1/4	1,097.10	1,097.10	1,238.15	1,238.15	-	Dist 716	1397
4/7/2025	7,020.11	3,298.06	3,298.06	3,722.05	3,722.05	-	Dist 719	
6/18/2025	\$5,466.61	2,568.22	2,568.22	2,898.39	2,898.39	-	Dist 728	
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	615,620.96	289,219.77	289,219.78	326,401.19	326,401.18			
Net Total on Roll	653,508.66		307,019.48		346,489.18			
Collection Surplus / (Deficit)	(37,887.70)		(17,799.70)		(20,088.00)			

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 July 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
ASSETS								
Cash - Operating Account	\$ 69,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,266
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	-	-	-	92	-	-	-	92
Acq. & Construction - Other	-	-	-	-	3,195	-	-	3,195
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,283	-	-	10,283
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	39,928
Revenue Fund	-	149,348	40,090	-	-	-	-	189,438
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,603,088	6,603,088
TOTAL ASSETS	\$ 106,452	\$ 319,000	\$ 80,018	\$ 104	\$ 15,807	\$ 2,296,282	\$ 6,603,088	\$ 9,420,751

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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>LIABILITIES</u>								
Accounts Payable	\$ 716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 716
Bonds Payable	-	-	-	-	-	-	5,432,088	5,432,088
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	30,798	-	2,329	-	-	-	6,603,088	6,636,215
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	319,000	77,689	-	-	-	-	396,689
Capital Projects	-	-	-	104	15,807	-	-	15,911
Unassigned:	75,654	-	-	-	-	2,296,282	-	2,371,936
TOTAL FUND BALANCES	75,654	319,000	77,689	104	15,807	2,296,282	-	2,784,536
TOTAL LIABILITIES & FUND BALANCES	\$ 106,452	\$ 319,000	\$ 80,018	\$ 104	\$ 15,807	\$ 2,296,282	\$ 6,603,088	\$ 9,420,751

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	289,711	1,113	100.39%
Special Assmnts- CDD Collected	65,371	66,493	1,122	101.72%
Developer Contribution	-	1,904	1,904	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	353,969	360,254	6,285	101.78%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	10,400	(400)	104.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	8,500	1,700	83.33%
ProfServ-Trustee Fees	6,400	4,256	2,144	66.50%
District Counsel	4,000	24,810	(20,810)	620.25%
District Engineer	2,500	6,301	(3,801)	252.04%
District Manager	25,000	37,434	(12,434)	149.74%
Auditing Services	5,250	7,800	(2,550)	148.57%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	505	(255)	202.00%
Clubhouse Internet, TV, Phone	1,200	752	448	62.67%
Public Officials Insurance	2,754	2,754	-	100.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	11,584	(10,584)	1158.40%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	1,250	250	83.33%
Dues, Licenses, Subscriptions	600	1,066	(466)	177.67%
Total Administration	80,854	118,912	(38,058)	147.07%
<u>Electric Utility Services</u>				
Utility - Electric	5,000	15,315	(10,315)	306.30%
Utility - StreetLights	50,000	35,283	14,717	70.57%
Total Electric Utility Services	55,000	50,598	4,402	92.00%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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>Water Utility Services</u>				
Utility - Water	1,000	3,442	(2,442)	344.20%
Total Water Utility Services	1,000	3,442	(2,442)	344.20%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	-	4,675	(4,675)	0.00%
Waterway Management	9,000	8,175	825	90.83%
ProfServ - Field Management Onsite Staff	12,000	10,000	2,000	83.33%
Amenity Center Cleaning & Supplies	1,000	2,200	(1,200)	220.00%
Contracts-Janitorial Services	7,000	4,880	2,120	69.71%
Contracts-Pools	15,000	4,260	10,740	28.40%
Contracts - Landscape	75,000	76,942	(1,942)	102.59%
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	3,625	(1,625)	181.25%
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%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
Security System Monitoring & Maint.	5,050	175	4,875	3.47%
Shared Maintenance Costs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	1,500	8,828	(7,328)	588.53%
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	158,784	46,331	77.41%
TOTAL EXPENDITURES	341,969	331,736	10,233	97.01%
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	28,518	16,518	237.65%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
TOTAL FINANCING SOURCES (USES)	12,000	-	(12,000)	0.00%
Net change in fund balance	<u>\$ 12,000</u>	<u>\$ 28,518</u>	<u>\$ (7,482)</u>	<u>237.65%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		47,136		
FUND BALANCE, ENDING		<u>\$ 75,654</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 14,558	\$ 14,558	0.00%
Special Assmnts- Tax Collector	325,700	327,904	2,204	100.68%
Special Assmnts- CDD Collected	-	1,238	1,238	0.00%
TOTAL REVENUES	325,700	343,700	18,000	105.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	130,000	-	100.00%
Interest Expense	192,463	194,006	(1,543)	100.80%
Total Debt Service	322,463	324,006	(1,543)	100.48%
TOTAL EXPENDITURES	322,463	324,006	(1,543)	100.48%
Excess (deficiency) of revenues Over (under) expenditures	3,237	19,694	16,457	608.40%
<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	\$ 19,694	\$ 9,983	608.40%
FUND BALANCE, BEGINNING (OCT 1, 2024)		299,306		
FUND BALANCE, ENDING		\$ 319,000		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 3,619	\$ 3,619	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
TOTAL REVENUES	79,855	83,474	3,619	104.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	25,000	25,000	-	100.00%
Interest Expense	61,680	61,680	-	100.00%
Total Debt Service	86,680	86,680	-	100.00%
TOTAL EXPENDITURES	86,680	86,680	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(6,825)	(3,206)	3,619	46.97%
<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)	\$ (3,206)	\$ 17,269	46.97%
FUND BALANCE, BEGINNING (OCT 1, 2024)		80,895		
FUND BALANCE, ENDING		\$ 77,689		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 334	\$ 334	0.00%
TOTAL REVENUES	-	334	334	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	37,756	(37,756)	0.00%
Total Construction In Progress	-	37,756	(37,756)	0.00%
TOTAL EXPENDITURES	-	37,756	(37,756)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(37,422)	(37,422)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		37,526		
FUND BALANCE, ENDING		<u>\$ 104</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,807	\$ 11,807	0.00%
TOTAL REVENUES	-	11,807	11,807	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,011,989	(1,011,989)	0.00%
Total Construction In Progress	-	1,011,989	(1,011,989)	0.00%
TOTAL EXPENDITURES	-	1,011,989	(1,011,989)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,000,182)	(1,000,182)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,015,989		
FUND BALANCE, ENDING		<u>\$ 15,807</u>		

Bank Account Statement

South Creek CDD

Wednesday, August 20, 2025

Page 1

Bank Account No. 5561

Statement No. 07_25

Statement Date 07/31/2025

G/L Account No. 101001 Balance	69,266.20	Statement Balance	71,079.20
		Outstanding Deposits	797.60
Positive Adjustments	0.00		
Subtotal	69,266.20	Subtotal	71,876.80
Negative Adjustments	0.00	Outstanding Checks	-2,610.60
Ending G/L Balance	69,266.20	Ending Balance	69,266.20

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
02/01/2025		JE000530	Utility - Electric	Rev Bank recon adj Teco	99.35	99.35	0.00
04/01/2025		JE000596	Utility - Electric	Reverse Bank recon adj	260.45	260.45	0.00
07/17/2025	Payment	BD00014	Special Assmnts-CDD Collected	Deposit No. BD00014	25.15	25.15	0.00
07/31/2025		JE000675	Supervisor Fees	Reversal to Clear GL	200.00	200.00	0.00
Total Deposits					584.95	584.95	0.00
Checks							
10/01/2022		JE000018		Outstanding Check# 1063;	-200.00	-200.00	0.00
06/09/2025	Payment	1419	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
06/26/2025	Payment	100062	JNJ CLEANING SERVICES LLC	Inv: 0563	-610.00	-610.00	0.00
07/03/2025	Payment	100063	STRALEY ROBIN VERICKER	Inv: 26637	-3,413.50	-3,413.50	0.00
07/03/2025	Payment	100064	CONSULTING GROUP, LLC	Inv: 3584	-175.00	-175.00	0.00
07/03/2025	Payment	100065	CITY-WIDE CLEANING LLC	Inv: 19472	-215.00	-215.00	0.00
07/03/2025	Payment	100066	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-12909	-1,975.00	-1,975.00	0.00
07/03/2025	Payment	100067	SWINE SOLUTIONS LLC	Inv: 607	-1,350.00	-1,350.00	0.00
07/03/2025	Payment	100068	SWINE SOLUTIONS LLC	Inv: 624, Inv: 607	-2,700.00	-2,700.00	0.00
07/03/2025	Payment	100069	INFRAMARK LLC	Inv: 151864, Inv: 152948	-3,858.70	-3,858.70	0.00
07/09/2025	Payment	100070	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-13374, Inv: SA-13450	-7,304.67	-7,304.67	0.00
07/09/2025	Payment	100071	TIMES PUBLISHING COM	Inv: 4409-070225	-4,592.00	-4,592.00	0.00
07/09/2025	Payment	100072	BLUE LIFE POOL SERVICE LLC	Inv: 18934	-1,260.00	-1,260.00	0.00

Bank Account Statement

South Creek CDD

Wednesday, August 20, 2025

Page 2

Bank Account No. 5561

Statement No. 07_25

Statement Date

07/31/2025

07/11/2025	Payment	300042	TECO ACH	Inv: 062025-6141 ACH	-126.32	-126.32	0.00
07/14/2025	Payment	1422	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
07/14/2025	Payment	1423	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
07/14/2025	Payment	1424	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
07/14/2025	Payment	1425	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
07/14/2025	Payment	1427	SOUTH CREEK CDD	Check for Vendor V00017	-2,898.39	-2,898.39	0.00
07/15/2025	Payment	100073	STRALEY ROBIN VERICKER	Inv: 26803	-2,427.00	-2,427.00	0.00
07/15/2025	Payment	100074	TIMES PUBLISHING COM	Inv: 44422-070925	-401.50	-401.50	0.00
07/18/2025	Payment	300043	BOCC - HILLSBOROUGH COUNTY ACH CHARTER	Inv: 063025-5140 ACH	-97.95	-97.95	0.00
07/23/2025	Payment	300044	COMMUNICATION ACH	Inv: 2972133070625 ACH	-74.99	-74.99	0.00
07/28/2025	Payment	100075	CITY-WIDE CLEANING LLC	Inv: 19524	-200.00	-200.00	0.00
07/28/2025	Payment	300045	TECO ACH	Inv: 070825-0321 ACH	-4,649.41	-4,649.41	0.00
07/29/2025	Payment	300046	TECO ACH	Inv: 070825-4853 ACH	-129.20	-129.20	0.00
07/29/2025	Payment	300047	TECO ACH	Inv: 070825-0243 ACH	-380.88	-380.88	0.00
07/31/2025		JE000676	Utility - Electric	Reversal to Clear GL	-99.35	-99.35	0.00
07/31/2025		JE000677	Utility - Electric	Reversal to Clear GL	-260.45	-260.45	0.00
Total Checks					-40,399.31	-40,399.31	0.00

Adjustments

Total Adjustments

Outstanding Checks

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
06/09/2025	Payment	1420	RYAN MOTKO	Check for Vendor V00021		-200.00
07/02/2025	Payment	1421	LINDSAY SATMARY	Check for Vendor V00065		-300.00
07/14/2025	Payment	1426	RYAN MOTKO	Check for Vendor V00021		-200.00
07/28/2025	Payment	100076	INFRAMARK LLC	Inv: 154336		-21.08
07/28/2025	Payment	100077	AFFORDABLE BACKFLOW TESTING & IRRIGATION	Inv: 071325-		-50.00
07/29/2025	Payment	100078	SWINE SOLUTIONS LLC	Inv: 636		-1,350.00
Total Outstanding Checks						-2,610.60

Outstanding Deposits

02/05/2025	Payment	BD00005		Deposit No. BD00005		797.60
Total Outstanding Deposits						797.60

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	--------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	100063	07/03/25	V00009	STRALEY ROBIN VERICKER	26637	District Counsel May 2025	District Counsel	531146-51401	\$3,413.50
001	100064	07/03/25	V00048	FIELDS CONSULTING GROUP, LLC	3584	Pool Closure Signs	Miscellaneous Maintenance	546922-53908	\$175.00
001	100065	07/03/25	V00038	CITY-WIDE CLEANING LLC	19472	Dog Park Contract June 2025	Miscellaneous Maintenance	546922-53908	\$215.00
001	100066	07/03/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-12909	Tree Removal	Landscape- Storm Clean Up & Tree Removal	546515-53908	\$1,975.00
001	100067	07/03/25	V00026	SWINE SOLUTIONS LLC	607	Hog Trapping Service	Miscellaneous Maintenance	546922-53908	\$1,350.00
001	100068	07/03/25	V00062	SWINE SOLUTIONS LLC	607	Hog Trapping Service June 2025	Miscellaneous Maintenance	546922-53908	\$1,350.00
001	100068	07/03/25	V00062	SWINE SOLUTIONS LLC	624	Hog Trapping Service June 2025	Miscellaneous Maintenance	546922-53908	\$1,350.00
001	100069	07/03/25	V00019	INFRAMARK LLC	151864	Email Renewals and Postage	Email Renewals	554020-51301	\$479.40
001	100069	07/03/25	V00019	INFRAMARK LLC	151864	Email Renewals and Postage	Postage	541024-51301	\$29.30
001	100069	07/03/25	V00019	INFRAMARK LLC	152948	JULY 2025 MGMNT SVCS	DISTRICT INVOICE	531142-51301	\$850.00
001	100069	07/03/25	V00019	INFRAMARK LLC	152948	JULY 2025 MGMNT SVCS	DISTRICT INVOICE	531150-51301	\$1,375.00
001	100069	07/03/25	V00019	INFRAMARK LLC	152948	JULY 2025 MGMNT SVCS	DISTRICT INVOICE	531106-53908	\$1,000.00
001	100069	07/03/25	V00019	INFRAMARK LLC	152948	JULY 2025 MGMNT SVCS	DISTRICT INVOICE	549936-51301	\$125.00
001	100070	07/09/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-13450	LANDSCAPE MAINT JULY 2025	SERVICE JULY 25	534171-53908	\$6,709.67
001	100070	07/09/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-13374	SVC JULY 2025	SERVICE JULY 25	531085-53908	\$595.00
001	100071	07/09/25	V00007	TIMES PUBLISHING COM	4409-070225	LEGAL AD	AD	548002-51301	\$4,592.00
001	100072	07/09/25	V00061	BLUE LIFE POOL SERVICE LLC	18934	POOL SVC	POOL SVCS	534078-53908	\$1,260.00
001	100073	07/15/25	V00009	STRALEY ROBIN VERICKER	26803	JUNE 2025 PROF SVCS	District Counsel	531146-51401	\$2,427.00
001	100074	07/15/25	V00007	TIMES PUBLISHING COM	44422-070925	LEGAL AD	AD	548002-51301	\$401.50
001	100075	07/28/25	V00038	CITY-WIDE CLEANING LLC	19524	MONTHLY SVCS	MONTHLY SERV	531165-53908	\$200.00
001	100076	07/28/25	V00019	INFRAMARK LLC	154336	JUNE 2025 POSTAGE	POSTAGE JUNE 2025	541024-51301	\$21.08
001	100077	07/28/25	V00031	AFFORDABLE BACKFLOW TESTING & IRRIGATION	071325-	BACKFLOW PREVENTER TEST	Miscellaneous Maintenance	546922-53908	\$50.00
001	100078	07/29/25	V00062	SWINE SOLUTIONS LLC	636	TRAPPING SVCS	Miscellaneous Maintenance	546922-53908	\$1,350.00
001	1421	07/02/25	V00065	LINDSAY SATMARY	LS 062325	Clubhouse Rental Refund	Miscellaneous Maintenance	546922-53908	\$300.00
001	1422	07/14/25	V00027	CARLOS DE LA OSSA	CO-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1423	07/14/25	V00016	KELLY ANN EVANS	KE-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1424	07/14/25	V00029	LORI A. CAMPAGNA	LC-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1425	07/14/25	V00012	NICHOLAS J. DISTER	ND-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1426	07/14/25	V00021	RYAN MOTKO	RM-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	300042	07/11/25	V00022	TECO ACH	062025-6141 ACH	TECO 5-2-25 - 6-2-25	Utility - Electric	543041-53100	\$126.32
001	300043	07/18/25	V00028	BOCC - HILLSBOROUGH COUNTY ACH	063025-5140 ACH	WATER	Utility - Water	543018-53600	\$97.95
001	300044	07/23/25	V00044	CHARTER COMMUNICATION ACH	2972133070625 ACH	INTERNET	Miscellaneous Maintenance	546922-53908	\$74.99
001	300045	07/28/25	V00022	TECO ACH	070825-0321 ACH	ELECTRIC	Utility - Electric	543041-53100	\$4,649.41
001	300046	07/29/25	V00022	TECO ACH	070825-4853 ACH	ELECTRIC	Utility - Electric	543041-53100	\$129.20
001	300047	07/29/25	V00022	TECO ACH	070825-0243 ACH	ELECTRIC	Utility - Electric	543041-53100	\$380.88
Fund Total									\$38,052.20

SERIES 2021 DEBT SERVICE FUND - 200

200	1427	07/14/25	V00017	SOUTH CREEK CDD	06182025 - 728	FY25 TAX DIST ID 728	SERIES 2021 FY25 TAX DIST ID 728	103200	\$2,898.39
Fund Total									\$2,898.39

Total Checks Paid	\$40,950.59
--------------------------	--------------------



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
7/18/2025 8/17/2025 EST-SCA2137

BILL TO

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

SHIP TO

SM1054
South Creek CDD
10441 Alder Green Dr
Riverview FL 33578

DESCRIPTION	QTY	RATE	AMOUNT
Bush Hog / Tractor Mow	1.00	1,000.00	1,000.00
Environmental Labor	30.00	50.00	1,500.00

Scope:

One Time Service for new pond Phase 4.

- Bush Hog new pond along Grace Sweat, Phase 4.
- Brush cut along the water line.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 2,500.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this 11 day of August, 2025.

Signature: Jayna Cooper

Printed Name and Title: Jayna Cooper

Representing (Name of Firm): south Creek CDD



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
7/28/2025 8/27/2025 EST-SCA2163

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

SHIP TO
SM1054
South Creek CDD
10441 Alder Green Dr
Riverview FL 33578

DESCRIPTION	QTY	RATE	AMOUNT
Eisenhower Empty Lot	1.00	1,800.00	1,800.00

Scope:
Cut down the large field shown on map provided. Edge and blow-off the sidewalks.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 1,800.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this 11 day of August, 2025.

Signature: Jayna Cooper

Printed Name and Title: Jayna Cooper

Representing (Name of Firm): South Creek CDD



South Creek CDD

Field Inspection Report - Steadfast

Tuesday, August 19, 2025

Prepared For Board of Supervisors

17 Items Identified

Paul Young

District Field Inspector

Green - Completed

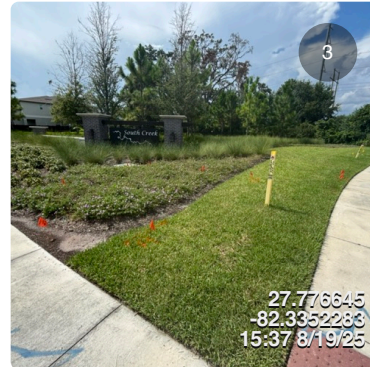
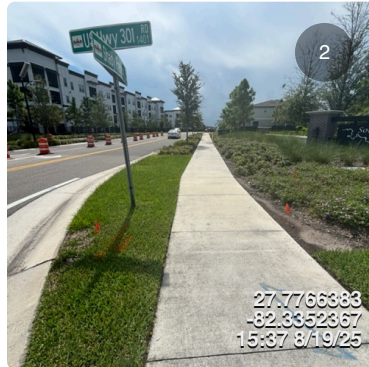
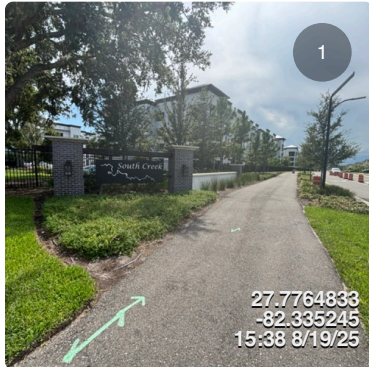
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Shady Preserve Dr. Entrance

Assigned To: Steadfast

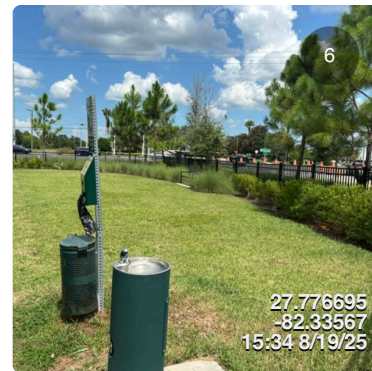
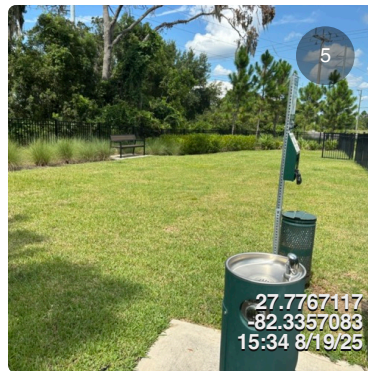
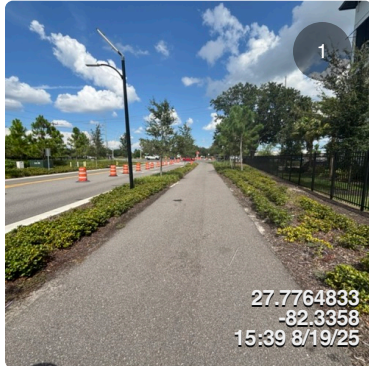
- 1). S. Creek II South Entrance is well maintained.
- 2). CDD sidewalk landscape is well maintained.
- 3). US301 landscape is well maintained.



Item 2 - Dog Park

Assigned To: Steadfast

- 1). Sidewalk beds along TH's are well maintained.
- 2). Landscape along dog park is well maintained.
- 3/4). Walkway to dog gate is well maintained.
- 5/6). Dog park 1 & 2 are well maintained with ample dog station supplies.



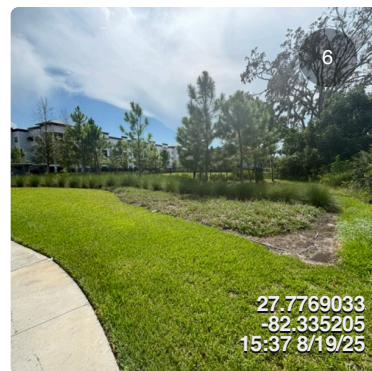
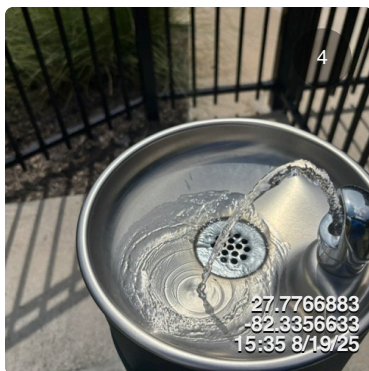
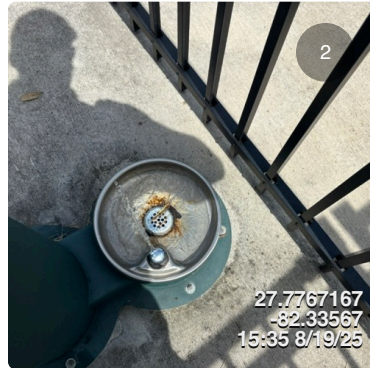
Item 3 - Dog Park Landscape

Assigned To: Steadfast

Water fountains are fully operational.

5). Irrigation well and control box is clear of overgrowth and accessible.

6). US301 Landscape is well maintained.

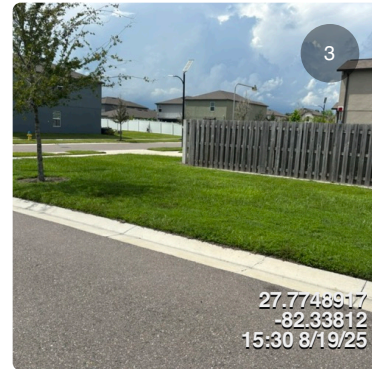
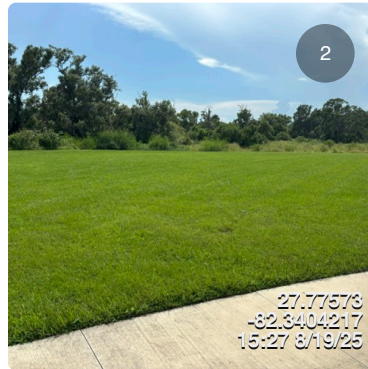


Item 4 - Poseidon Way

Assigned To: Steadfast

1/2). Pocket Park - Blue Plum Court is well maintained.

3/4/5). Lift station and landscape is well maintained.

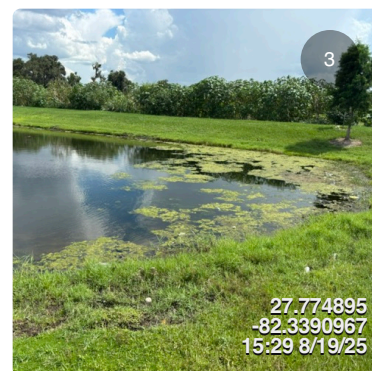
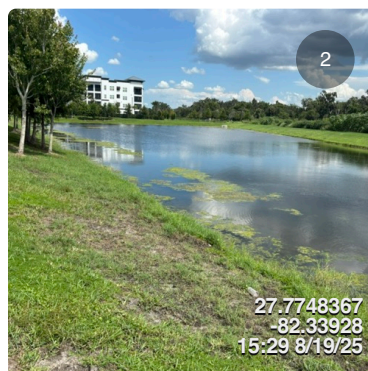
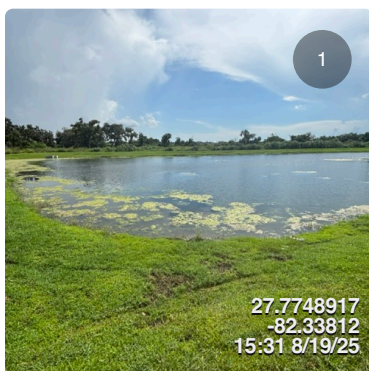


Item 5 - Pond A Poseidon Way

Due By: Thursday, August 28, 2025

Assigned To: Steadfast Aquatics

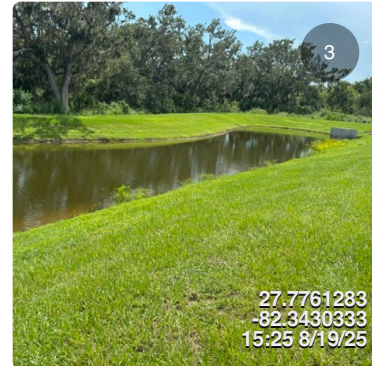
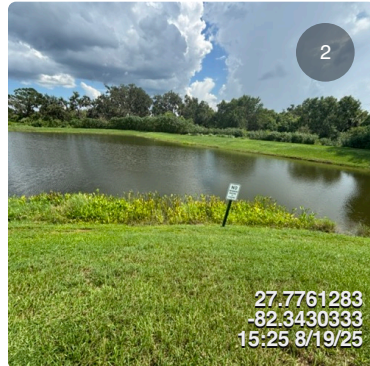
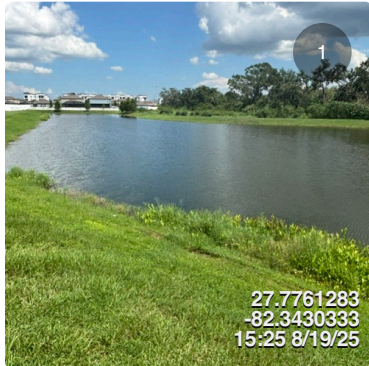
Algae forming along the ponds edge.



Item 6 - Pond B Grace Sweat Road

Assigned To: Steadfast Aquatics

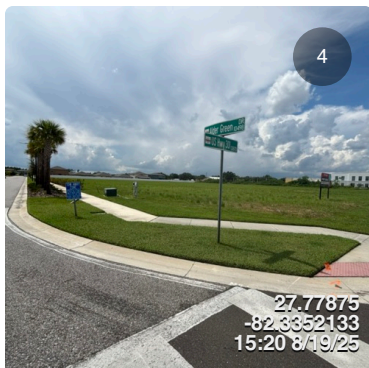
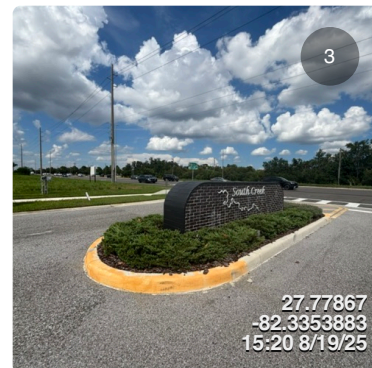
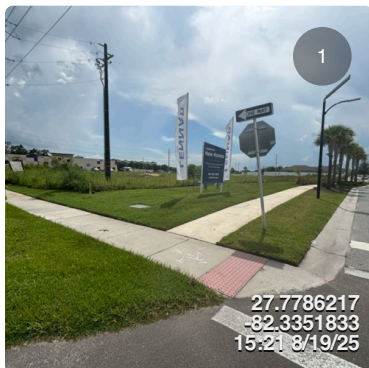
Pond B is well maintained.



Item 7 - Alder Green Drive

Assigned To: Steadfast

- 1). Alder Green Drive entrance is well maintained.
- 5). Scarlet Skimmer Dr rock island - weeds have been treated.



Item 8 - Buttress Oaks Way

Assigned To: Steadfast

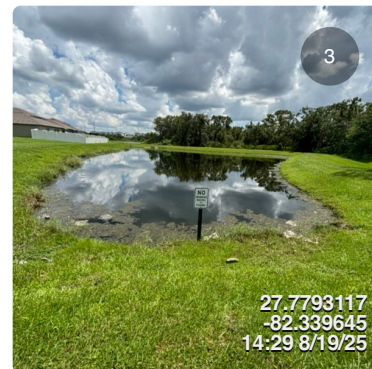
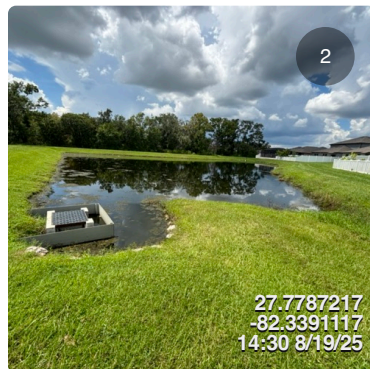
- 1). Simmons Loop is well maintained.
- 2). Buttress Oaks Way entrance is well maintained.



Item 9 - Pond C & D

Assigned To: Steadfast Aquatics

- 1). Pond C - Algae along water's edge.
- 2). Pond D - Control structure is clear of debris.
- 3). Pond D - Algae and trash along water banks.



Item 10 - Mailbox Kiosk

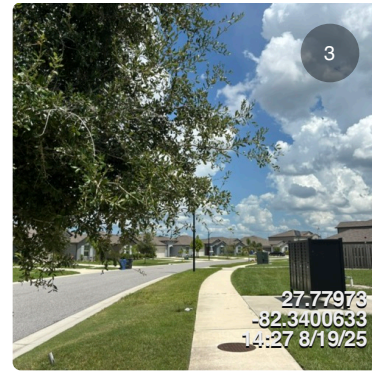
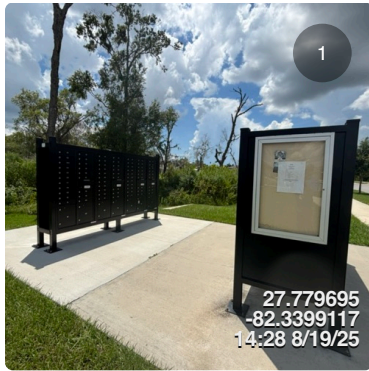
Due By: Thursday, August 28, 2025

Assigned To: Steadfast

1/2). Mailbox kiosk is clean.

3/4). Cut back low limbs encroaching sidewalk and pedestrian walkway.

5). Pin down potential trip hazard - tree irrigation bubbler near playground.

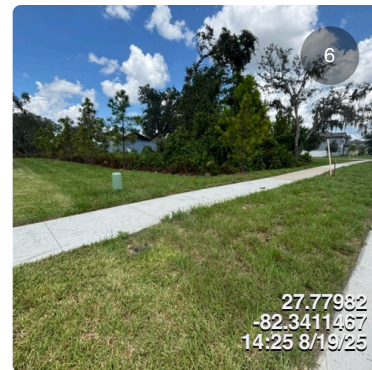


Item 11 - Alder Green Drive

Assigned To: Steadfast

Buttress Oaks Way and Alder Green Drive landscape is well maintained.

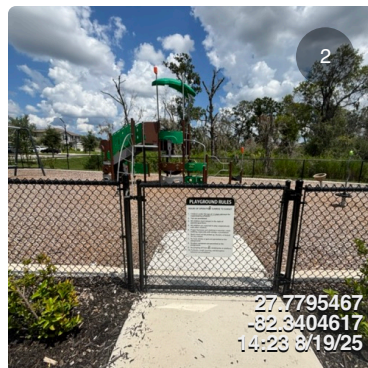
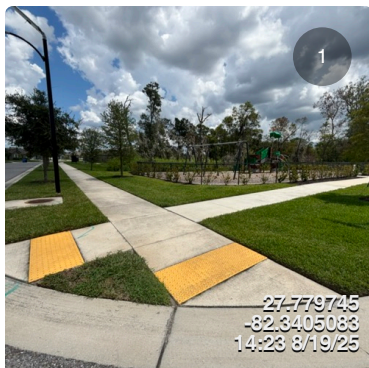
Pictures 5/6 - Steadfast completed the addendum and will maintain moving forward.



Item 12 - Playground

Assigned To: District

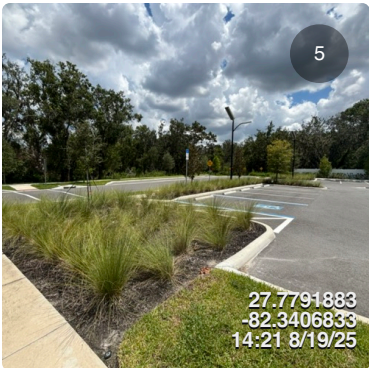
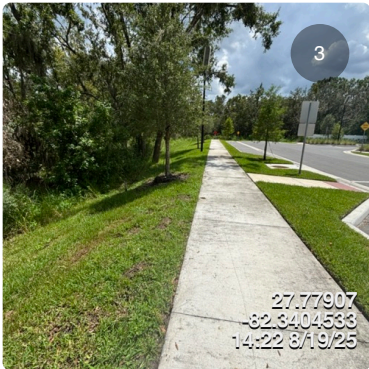
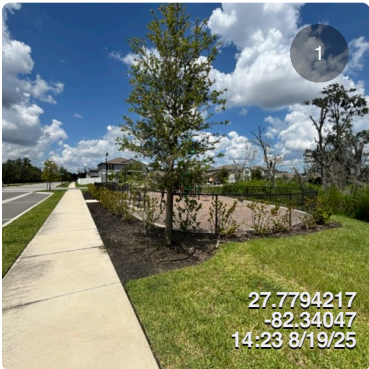
Playground is clean and orderly, all equipment is operational.



Item 13 - Amenity Center Sidewalks

Assigned To: Steadfast

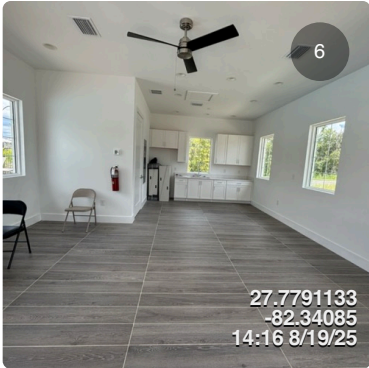
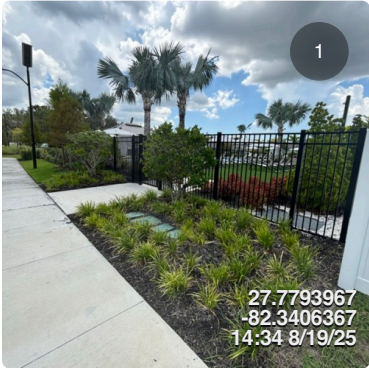
Landscape along sidewalks to Amenity Center are well maintained. The sod damaged by hogs has grown and refilled gaps.



Item 14 - Amenity Landscape Beds

Assigned To: Steadfast

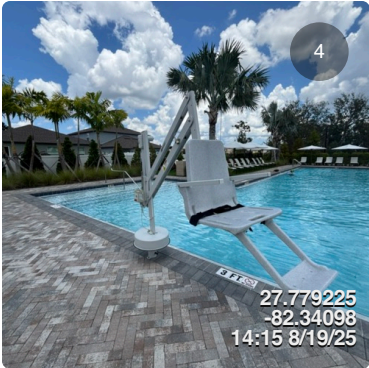
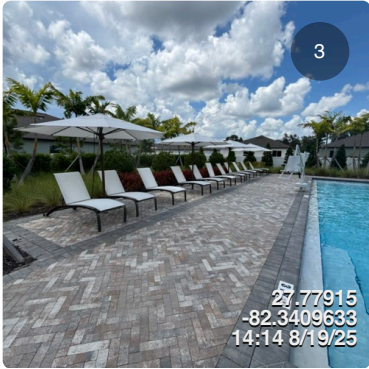
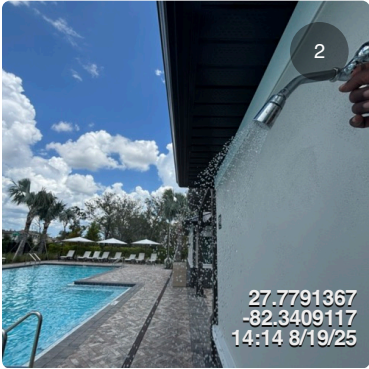
Amenity landscape beds are well maintained. The bathrooms are operational as well as the water fountains. The club house is clean and orderly.



Item 15 - Amenity Pool

Assigned To: District

Amenity pool is clean and blue. Pool furniture is intact and orderly. Pool shower is operational. Landscape beds are well maintained.



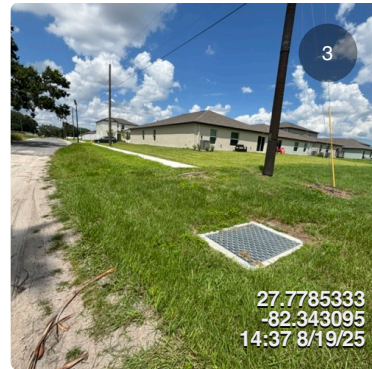
Item 16 - Amenity Pond

Due By: Thursday, August 28, 2025

Assigned To: Steadfast

1/2/3). Corner of Purple Leaf Court & Grace Sweat Road from curb to sidewalk is missing service.

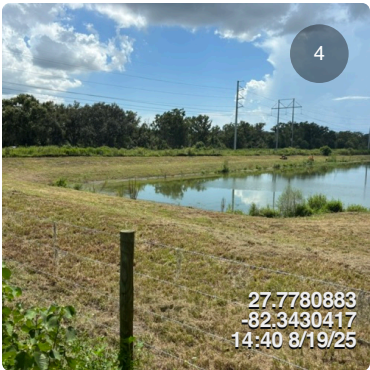
4/5). Amenity Pond is maintained.



Item 17 - Water Feature Pond

Assigned To: Steadfast

New pond addendum has been mowed, initial clearing completed on 8/19/25. Pond is now on the maintenance scope of work.





South Creek CDD Aquatics

Aquatic Treatment Report

August 2025

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940



Daily Logs List

Aug 6, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez


Log Notes:

Treated ponds 1, 2 and 4 for Algae. Treated all ponds for grasses.

Weather Conditions:

Partly cloudy with isolated storms

Wed, Aug 6, 2025, 12:35 PM

 Partly cloudy with isolated storms

93°F
75°F

Wind: 6 mph
Humidity: 90%
Total Precip: 0.17"

Attachments: 6





Printed: Aug 26, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 20, 2025

Job: SE1214 South Creek CDD RAM**Title:****Added By:** Juan Lopez**Log Notes:**

Treated all ponds for grass and algae

Weather Conditions:

Partly cloudy with showers

Wed, Aug 20, 2025, 12:00 AM

**93°F****75°F**

Wind: 9 mph

Humidity: 91%

Total Precip: 0.01"

Attachments: 4



SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

