

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 02, 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
Paul Young, Field Inspections Manager

Regular Meeting Agenda

Thursday, October 02, 2025, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **October 02, 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: 240 062 334 037 6 **Passcode:** wU2Sy36X

Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

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 Resolution 2025-01; Designation of Officers
- B. Consideration of Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement
- C. Consideration of Resolution 2026-03; Budget Amendment

4. CONSENT AGENDA

- A. Approval of Minutes of September 04, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance for August 2025
- C. Acceptance of the Financials and Approval of the Check Register for August 2025
- D. Ratification of Egis Proposal of Insurance Coverage
- E. Ratification of JNJ Amenity Services Estimate #EST0005 (\$90.00)

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. District Officers. The District officers are as follows:

_____ is appointed Chairperson.
_____ is appointed Vice-Chairperson.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Secretary.
_____ is appointed Treasurer.
_____ is appointed Assistant Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Adopted this 2nd day of October, 2025.

Attest:

South Creek Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns, maintains, and operates certain recreational facilities;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations for its amenity facilities;

WHEREAS, the Board held a public hearing on Tuesday, October 2, 2025, to receive public comment on its proposed Clubhouse Gathering Room Reservation Policies and Usage Agreement (the “**Reservation Policies and Usage Agreement**”);

WHEREAS, the proposed Reservation Policies and Usage Agreement are meant to provide for efficient and effective District operations, and for the safety and security of the District and its members; and

WHEREAS, after hearing and considering public comment, the Board has determined that the proposed Reservation Policies and Usage Agreement should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. **Adoption.** The Board hereby adopts the Clubhouse Gathering Room Reservation Policies and Usage Agreement for the Recreational Facilities as finalized in the form attached hereto as **Exhibit A**.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. **Effective Date.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED on October 2, 2025.

Attest:

**South Creek
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

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

EXHIBIT A

South Creek Community Development District

Clubhouse Gathering Room Reservation Policies and Usage Agreement

RESOLUTION 2026-03

**A RESOLUTION AMENDING THE SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND BUDGET FOR FISCAL YEAR 2026**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of South Creek Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 2nd day of October and be reflected in the District’s Audited Financial Statements for Fiscal Year Ended September 30, 2026.

**South Creek
Community Development District**

by: _____
Chairman/ Vice Chairman

Attest:

by: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Tax Collector	-	-	-	999	999
Rental Income	-	-	-	300	300
Special Assmnts- Tax Collector	288,598	-	288,598	289,711	1,113
Special Assmnts- CDD Collected	65,371	-	65,371	66,493	1,122
Developer Contribution	-	-	-	1,904	1,904
Other Miscellaneous Revenues	-	-	-	50	50
TOTAL REVENUES	353,969	-	353,969	359,457	5,488
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	10,000	2,400	12,400	12,400	-
Dissemination Agent/Reporting	8,400	600	9,000	9,350	(350)
Trustees Fees	8,200	-	8,200	8,297	(97)
Disclosure Report	-	900	900	850	50
District Counsel	4,000	24,000	28,000	26,826	1,174
District Engineer	2,500	12,000	14,500	12,667	1,833
District Management	25,000	15,500	40,500	40,619	(119)
Auditing Services	5,250	2,500	7,750	7,800	(50)
Website ADA Compliance	1,500	-	1,500	1,500	-
Postage, Phone, Faxes, Copies	250	-	250	572	(322)
Amenity Internet	1,200	-	1,200	752	448
Public Officials Insurance	2,754	-	2,754	2,754	-
Deductible	2,500	(2,500)	-	-	-
Legal Advertising	1,000	10,500	11,500	11,678	(178)
Bank Fees	100	-	100	531	(431)
Website Admin Services	1,500	-	1,500	1,552	(52)
Dues, Licenses & Fees	600	500	1,100	1,341	(241)
Total Administration	74,754	66,400	141,154	139,489	1,665
<u>Electric Utility Services</u>					
Electric Utility Services	5,000	12,500	17,500	17,117	383
Street Lights	50,000	-	50,000	44,582	5,418
Total Electric Utility Services	55,000	12,500	67,500	61,699	5,801
<u>Water Utility Services</u>					
Water/Waste	1,000	2,500	3,500	3,544	(44)
Total Water Utility Services	1,000	2,500	3,500	3,544	(44)
<u>Water-Sewer Comb Services</u>					
Water/Waste	-	-	-	100	(100)
Total Water-Sewer Comb Services	-	-	-	100	(100)
<u>Other Physical Environment</u>					
Pool Monitor	12,000	(12,000)	-	-	-

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Wildlife Control	-	4,500	4,500	4,675	(175)
Waterway Management	1,000	31,000	32,000	31,994	6
Field Management	12,000		12,000	12,000	-
Amenity Center Cleaning & Supplies	-	-	-	3,595	(3,595)
Janitorial - Contract	7,000	-	7,000	4,880	2,120
Pool Maintenance - Contract	15,000	-	15,000	13,920	1,080
Debris Clean Up	3,000	(3,000)	-	-	-
Landscape Maintenance - Contract	75,000	-	75,000	76,942	(1,942)
Amenity Pest Control	1,200	-	1,200	1,010	190
Janitorial Services & Supplies	1,500	-	1,500	-	1,500
General Liability	3,365	-	3,365	2,500	865
Property & Casualty Insurance	30,000	(5,000)	25,000	9,071	15,929
Landscaping - R&M	2,000	-	2,000	2,910	(910)
R&M-Pools	500	-	500	175	325
Sidewalk, Pavement, Signage R&M	1,000	(1,000)	-	-	-
Amenity R&M	6,000	-	6,000	4,562	1,438
Entrance Monuments, Fence, Walls R&M	1,000	5,000	6,000	5,815	185
Landscape - Annuals	4,000	(4,000)	-	-	-
Landscaping - Mulch	2,000	-	2,000	3,625	(1,625)
Aquatics - Contract	9,000	(9,000)	-	-	-
Amenity Camera R&M	1,000	(1,000)	-	-	-
Landscaping - Plant Replacement Program	4,000	-	4,000	666	3,334
Security System Monitoring & Maint.	5,050	-	5,050	5,479	(429)
Shared Well with HOA	5,000	(5,000)	-	-	-
MISC	1,500	10,500	12,000	11,928	72
Landscape Miscellaneous	-	-	-	924	(924)
Irrigation Maintenance	5,000	1,000	6,000	6,379	(379)
Mitigation Maintenance	2,400	(2,400)	-	-	-
Aquatic Plant Replacement	1,000	(1,000)	-	-	-
Access Control R&M	1,500	(1,500)	-	-	-
Key Card Distribution	2,500	(2,500)	-	-	-
Dog Waste Station Service and Supplies	3,000	-	3,000	1,012	1,988
Amenity Furniture R&M	1,000	(1,000)	-	-	-
Total Other Physical Environment	219,515	3,600	223,115	204,062	19,053
TOTAL EXPENDITURES	350,269	85,000	435,269	408,894	26,375
Excess (deficiency) of revenues					
Over (under) expenditures	3,700	(85,000)	(81,300)	(49,437)	31,863
Net change in fund balance	3,700	(85,000)	(81,300)	(49,437)	31,863
FUND BALANCE, BEGINNING (OCT 1, 2024)	32,190	-	32,190	32,189	(1)
FUND BALANCE, ENDING	\$ 35,890	\$ (85,000)	\$ (49,110)	\$ (17,248)	\$ 31,862

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

The regular meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, September 4, 2025, and called to order at 2:54 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
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

Business Items

A. Consideration of Goals & Objectives

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Goals & Objectives, were approved. 5-0

B. Consideration of Grau & Associates Audit Engagement Letter

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Grau & Associates Audit Engagement Letter at a cost of \$6,400.00, was accepted. 5-0

C. Consideration of Addendum No. 1 to the Aquatic Maintenance Services Agreement

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Addendum No. 1 to the Aquatic Maintenance Services Agreement, at a cost of \$1,000 per/month, was accepted. 5-0

D. Consideration of FY 2025-2026 Operations and Maintenance Budget Funding Agreement

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor FY 2025-2026 Operations and Maintenance Budget Funding Agreement, in the amount of \$88,756.00, was accepted. 5-0

FOURTH ORDER OF BUSINESS

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)

F. Ratification of JNJ Amenity Services Proposal EST0004 – Light Pressure Washing of Loungers (\$175.00)

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, with the exception of the ratification of *Steadfast* Estimate-Eisenhower Empty Lot, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

- Ms. Evans requested RFP for mulch.
- Mr. de la Ossa mentioned payments regarding damages to the amenity.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, the meeting was adjourned at 2:58 pm. 5-0

Jayna Cooper

Kelly Evans

92 District Manager

Chairperson

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	8/1/2025	20048	\$1,200.00	\$1,200.00	POOL SVC
BLUE LIFE POOL SERVICE LLC	3/4/2025	17587	\$1,260.00	\$1,260.00	POOL SVCS
BLUE LIFE POOL SERVICE LLC	5/3/2025	18250	\$1,200.00	\$1,200.00	POOL SVCS
BLUE LIFE POOL SERVICE LLC	11/1/2024	17583	\$1,200.00	\$1,200.00	POOL SVCS
BLUE LIFE POOL SERVICE LLC	12/1/2024	17584	\$1,200.00	\$1,200.00	POOL SVCS
BLUE LIFE POOL SERVICE LLC	1/1/2025	17585	\$1,200.00	\$1,200.00	POOL SVCS
BLUE LIFE POOL SERVICE LLC	2/2/2025	17586	\$1,200.00	\$1,200.00	POOL SVCS
CHARTER COMMUNICATION ACH	8/6/2025	2972133080625 ACH	\$99.99	\$99.99	INTERNET
CITY-WIDE CLEANING LLC	8/10/2025	19557	\$200.00	\$200.00	MONTHLY SERV
INFRAMARK LLC	8/1/2025	155239	\$850.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155239	\$1,375.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155239	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155239	\$125.00	\$3,350.00	DISTRICT INVOICE
INFRAMARK LLC	8/28/2025	157198	\$52.40		DISTRICT INVOICE
INFRAMARK LLC	8/28/2025	157198	\$65.23		COPIES AND POSTAGE
INFRAMARK LLC	8/28/2025	157198	\$435.14	\$552.77	DISTRIC INVOICE
STANTEC CONSULTING SERVICES	8/14/2025	2442485	\$6,366.00	\$6,366.00	DISTRICT ENGG SVCS
STEADFAST CONTRACTORS ALLIANCE	8/1/2025	SA-14177	\$6,709.67	\$6,709.67	LANDSCAPE AUG SVC
STEADFAST CONTRACTORS ALLIANCE	8/1/2025	SA-14176	\$6,709.67	\$6,709.67	AUG SVC 25
STEADFAST CONTRACTORS ALLIANCE	8/1/2025	SA-14090	\$595.00	\$595.00	SERVICE AUG 25
STEADFAST CONTRACTORS ALLIANCE	8/19/2025	SA-14595	\$2,500.00	\$2,500.00	SERVICE AUG 25
SWINE SOLUTIONS LLC	8/24/2025	647	\$1,350.00	\$1,350.00	AUG TRAPPING SVC
Monthly Contract Subtotal			\$36,893.10	\$36,893.10	
Variable Contract					
STRALEY ROBIN VERICKER	8/15/2025	26966	\$929.50	\$929.50	PROFESSIONAL SERVICES

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract Subtotal			\$929.50	\$929.50	
Utilities					
BOCC - HILLSBOROUGH COUNTY ACH	7/29/2025	072925-5140 ACH	\$101.67	\$101.67	WATER
TECO ACH	7/22/2025	072225-6141 ACH	\$106.08	\$106.08	ELECTRIC
TECO ACH	8/6/2025	080625-4853 ACH	\$123.16	\$123.16	ELECTRIC
TECO ACH	8/6/2025	080625-7859 ACH	\$580.24	\$580.24	ELECTRIC
TECO ACH	8/6/2025	080625-0243 ACH	\$406.39	\$406.39	ELECTRIC
TECO ACH	8/6/2025	082725-0321 ACH	\$4,649.41	\$4,649.41	ELECTRIC
TECO ACH	8/20/2025	082025-6141 ACH	\$90.97	\$90.97	ELECTRIC
Utilities Subtotal			\$6,057.92	\$6,057.92	
Regular Services					
CARLOS DE LA OSSA	8/7/2025	CO-080725	\$200.00	\$200.00	BOARD 8/7/25
KELLY ANN EVANS	8/7/2025	KE-080725	\$200.00	\$200.00	BOARD 8/7/25
LORI A. CAMPAGNA	8/7/2025	LC-080725	\$200.00	\$200.00	BOARD 8/7/25
NICHOLAS J. DISTER	8/7/2025	ND-080725	\$200.00	\$200.00	BOARD 8/7/25
RYAN MOTKO	8/7/2025	RM-080725	\$200.00	\$200.00	BOARD 8/7/25
U.S. BANK	7/25/2025	7835426	\$4,040.63	\$4,040.63	TRUSTE FEES
Regular Services Subtotal			\$5,040.63	\$5,040.63	
TOTAL			\$48,921.15	\$48,921.15	

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
20048	08/01/2025	\$1,200.00	08/31/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,200.00	1,200.00

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

Pay invoice

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
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INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17587	03/04/2025	\$1,260.00	04/03/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE MAR 2025	1	1,200.00	1,200.00
	CYA MAINTENANCE	CYA FEE 3 TIMES A YEAR ONLY	1	60.00	60.00

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

Pay invoice

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PO Box 1628
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INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18250	05/03/2025	\$1,200.00	06/02/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,200.00	1,200.00

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

Pay invoice

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

Invoice



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Riverview, Florida 33578
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INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17583	11/01/2024	\$1,200.00	12/02/2024	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE NOV 2024	1	1,200.00	1,200.00

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

Pay invoice

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INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17584	12/01/2024	\$1,200.00	12/31/2024	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE DEC 2024	1	1,200.00	1,200.00

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

Pay invoice

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33578
Riverview, Florida 33578
Estados Unidos

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17585	01/01/2025	\$1,200.00	01/31/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE JAN 2025	1	1,200.00	1,200.00

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

Pay invoice

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
17586	02/02/2025	\$1,200.00	03/04/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE FEB 2025	1	1,200.00	1,200.00

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

Pay invoice

August 6, 2025

Invoice Number: 2972133080625

Account Number: 8337 12 029 2972133

Security Code: 5857

Service At: 13851 BUTTRESS OAKS WAY
RIVERVIEW FL 33578-6275

Auto Pay Notice

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 855-252-0675

SummaryService from 08/06/25 through 09/05/25
details on following pages

Previous Balance	74.99
Payments Received -Thank You!	-74.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	99.99
Other Charges	0.00
Current Charges	\$99.99
YOUR AUTO PAY WILL BE PROCESSED 08/23/25	
Total Due by Auto Pay	\$99.99

NEWS AND INFORMATION

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

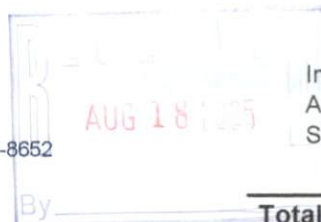
Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-833-584-1017 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 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 08072025 NNNNNNNN 01 000970 0004SOUTH CREEK AMENITY
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

August 6, 2025

SOUTH CREEK AMENITY

Invoice Number: 2972133080625

Account Number: 8337 12 029 2972133

Service At: 13851 BUTTRESS OAKS WAY
RIVERVIEW FL 33578-6275**Total Due by Auto Pay \$99.99**CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029297213300099994

Invoice Number: 2972133080625
 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 08072025 NNNNNNNN 01 000970 0004

Charge Details

Previous Balance	74.99
EFT Payment 07/23	-74.99
Remaining Balance	\$0.00

Payments received after 08/06/25 will appear on your next bill.

Service from 08/06/25 through 09/05/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-40.01

Your promotional price will expire on 08/05/26

Promotional Discount	-70.00
----------------------	--------

Your promotional price will expire on 08/05/26

Business WiFi	10.00
	\$99.99

Spectrum Business™ Internet Total **\$99.99**

Other Charges

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

Current Charges \$99.99

Total Due by Auto Pay \$99.99

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. 19557

TO:

Southerick

DATE:

8/10/25

2005 Pro Am Col

Tamp. 18.1

1/2 Southbrook

[illegible]



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

155239

CUSTOMER ID

C2311

PO#

INVOICE

DATE

8/1/2025

NET TERMS

Due On Receipt

DUE DATE

8/1/2025

BILL TO

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

Services provided for the Month of: August 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#

157198

CUSTOMER ID

C2311

PO#

INVOICE

DATE

8/28/2025

NET TERMS

Due On Receipt

DUE DATE

8/28/2025

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
Mail notices sent on 7-18-25 \$435.14	1	Ea	435.14		435.14
6-2-25 ACE HARDWARE OF SUN CI : \$52.40	1	Ea	52.40		52.40
B/W Copies	425	Ea	0.15		63.75
Postage	2	Ea	0.74		1.48
Subtotal					552.77

Subtotal

\$552.77

Tax

\$0.00

Total Due

\$552.77

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

Page 1 of 3

Invoice Number	2442485
Invoice Date	August 14, 2025
Customer Number	159127
Project Number	238202116

Bill To

South Creek Community
Development District
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: South Creek CDD

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$7,764.00
Authorization Previously Billed:	\$708.50
Authorization Budget Remaining:	\$689.50
Authorization Billed to Date:	\$7,074.50
Current Invoice Due:	\$6,366.00
For Period Ending:	August 8, 2025

Email Invoice: InframarkCMS@payableslockbox.com
CC: jayna.cooper@inframark.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Page 2 of 3

Invoice Number

2442485

Project Number

238202116

Top Task 2025

FY 2025 District Engineering Task

Professional Services

Billing Level

Level 06

Medcalf, Wyatt J	2024-12-09	0.50	150.00	75.00
		0.50		75.00

Level 07

Nurse, Vanessa M	2024-12-10	1.00	160.00	160.00
Nurse, Vanessa M (OT)	2024-12-11	2.00	160.00	320.00
Nurse, Vanessa M	2025-01-21	1.00	167.00	167.00
Nurse, Vanessa M	2025-01-22	0.25	167.00	41.75
Nurse, Vanessa M	2025-01-23	0.50	167.00	83.50
Nurse, Vanessa M	2025-01-24	1.50	167.00	250.50
Nurse, Vanessa M	2025-01-27	2.00	167.00	334.00
Nurse, Vanessa M	2025-01-31	1.50	167.00	250.50
Nurse, Vanessa M	2025-02-03	0.50	167.00	83.50
Nurse, Vanessa M	2025-02-04	1.00	167.00	167.00
Nurse, Vanessa M	2025-02-05	1.00	167.00	167.00
Nurse, Vanessa M	2025-02-06	2.00	167.00	334.00
Nurse, Vanessa M	2025-02-24	0.50	167.00	83.50
Nurse, Vanessa M	2025-02-25	3.00	167.00	501.00
Nurse, Vanessa M	2025-02-26	2.00	167.00	334.00
Nurse, Vanessa M	2025-03-04	3.50	167.00	584.50
Nurse, Vanessa M	2025-04-28	0.25	167.00	41.75
Nurse, Vanessa M	2025-06-16	0.25	167.00	41.75
		23.75		3,945.25

Level 08

Litzelfelner, Samantha Lee	2025-04-22	0.25	177.00	44.25
Litzelfelner, Samantha Lee	2025-04-24	0.25	177.00	44.25
Litzelfelner, Samantha Lee	2025-04-29	1.00	177.00	177.00
Litzelfelner, Samantha Lee	2025-05-06	1.00	177.00	177.00
		2.50		442.50

Level 09

Nurse, Vanessa M	2025-07-23	0.25	183.00	45.75
		0.25		45.75

Level 10

Rankin, Ashley Alexandra	2025-07-20	0.25	190.00	47.50
Rankin, Ashley Alexandra	2025-07-22	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-01-23	1.50	190.00	285.00
Waag, R Tyson (Tyson)	2025-01-24	0.25	190.00	47.50

INVOICE

Page 3 of 3

Invoice Number

2442485

Project Number

238202116

Waag, R Tyson (Tyson)	2025-01-27	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-01-28	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-02-05	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-03-06	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-03-17	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-03-28	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-04-03	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-05-01	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-06-05	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-07-10	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-08-06	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-08-07	0.25	190.00	47.50
		7.25		1,377.50

Level 14

Stewart, Tonja L	2025-03-14	1.00	240.00	240.00
Stewart, Tonja L	2025-03-27	1.00	240.00	240.00
		2.00		480.00

Professional Services Subtotal

36.25

6,366.00

Top Task 2025 Total

6,366.00

Total Fees & Disbursements

\$6,366.00

INVOICE TOTAL (USD)

\$6,366.00

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-04-22	238202116	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	PROJECT MANAGER SUPPORT	
2025-04-24	238202116	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	PROJECT MANAGER SUPPORT	
2025-04-29	238202116	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	1.00	177.00	177.00	PROJECT MANAGER SUPPORT	
2025-05-06	238202116	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	1.00	177.00	177.00	PROJECT MANAGER SUPPORT	
2024-12-09	238202116	2025	Direct - Regular	MEDCALF, WYATT J	0.50	150.00	75.00	GIS PARCEL IDENTIFICATION AND EXPORT TO CAD	
2024-12-10	238202116	2025	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00	PREPARED NEW OWNERSHIP MAP	
2024-12-11	238202116	2025	Direct - Overtime	NURSE, VANESSA M	2.00	160.00	320.00	PREPARED NEW OWNERSHIP MAP	
2025-01-23	238202116	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	UPDATED EPG MAPPING ONEDRIVE FOLDER	
2025-02-05	238202116	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	CORRESPONDENCE RE: SIDEWALK REPAIRS	
2025-02-06	238202116	2025	Direct - Regular	NURSE, VANESSA M	2.00	167.00	334.00	CORRESPONDENCE RE: SIDEWALK REPAIRS	
2025-02-24	238202116	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	MAPPING COORDINATION/STATUS TRACKING FOR EPG MEETING	
2025-02-25	238202116	2025	Direct - Regular	NURSE, VANESSA M	3.00	167.00	501.00	UPDATED MAINTENANCE MAP	
2025-02-26	238202116	2025	Direct - Regular	NURSE, VANESSA M	2.00	167.00	334.00	UPDATED MAINTENANCE MAP	
2025-03-04	238202116	2025	Direct - Regular	NURSE, VANESSA M	3.50	167.00	584.50	UPDATED MAINTENACE MAP	
2025-04-28	238202116	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	PROJECT MANAGER SUPPORT	
2025-06-16	238202116	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	REVIEWED AND REVISED CHANGE ORDER #2025-1	
2025-07-23	238202116	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	DOWNLOADED FY2025 BUDGET AND UPDATED LATEST DM INFO IN PREPARATION TO OPEN NEW FY2025 TASK	
2025-07-20	238202116	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT COORDINATION	
2025-07-22	238202116	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT COORDINATION	
2025-03-14	238202116	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	DISCUSS WETLAND MITIGATION MONITORING REPORT WITH DM	
2025-01-23	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	REVIEW PLANS AND PLATS TO DETERMINE IF CDD PARCEL IS A CONSERVATION.	
2025-01-24	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CORRESPONDENCE WITH DM.	
2025-01-27	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM AND TEAM COORDINATION.	
2025-01-28	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	PROVIDE RESPONSE TO DM AND SITE MAINTENANCE REGARDING WETLAND DITCH ON NORTH SIDE OF PROPERTY.	
2025-02-05	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH DM AND TEAM COORDINATION.	
2025-03-06	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	REVIEW AGENDA AND MEETING ATTENDANCE.	
2025-03-17	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REVIEW EMAIL CORRESPONDENCE REGARDING WETLAND MONITORING REPORT 1.	
2025-03-28	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REVIEW MAPPING AND PROVIDE ACCESS TO TWO INFRAMARK DMS	
2025-04-03	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-05-01	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-06-05	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-07-10	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE VIA TEAMS	
2025-08-06	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY BOARD MEETING PREPARATION.	
2025-08-07	238202116	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY BOARD MEETING ATTENDANCE (BUDGET MEETING AND REGULAR AGENDA).	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
Total Project 238202116					27.00		\$4,748.25		



Steadfast Alliance

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

Invoice

Date	Invoice #
8/1/2025	SA-14177

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 August 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



Steadfast Alliance

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

Invoice

Date	Invoice #
8/1/2025	SA-14176

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 August 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



Steadfast Alliance

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

Invoice

Date	Invoice #
8/19/2025	SA-14595

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Bush Hog / Tractor Mow		1,000.00		1,000.00
30	Environmental Labor		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.				

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

Total	\$2,500.00
Payments/Credits	\$0.00
Balance Due	\$2,500.00

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 647
DATE 08/24/2025
TERMS Net 30
DUE DATE 09/23/2025

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 15, 2025

Client: 001545

Matter: 000001

Invoice #: 26966

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/3/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
7/8/2025	WAS	DRAFT NO FISHING POLICY AND RESOLUTION ADOPTING NO FISHING POLICY.	0.8	\$268.00
7/9/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
7/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
7/10/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
Total Professional Services			2.5	\$929.50

August 15, 2025
Client: 001545
Matter: 000001
Invoice #: 26966

Page: 2

Total Services	\$929.50	
Total Disbursements	\$0.00	
Total Current Charges		\$929.50
Previous Balance		\$5,840.50
Less Payments		(\$5,840.50)
PAY THIS AMOUNT		\$929.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	07/29/2025	08/19/2025

Summary of Account Charges

Previous Balance	\$97.95
Net Payments - Thank You	\$-97.95
Total Account Charges	\$101.67
AMOUNT DUE	\$101.67

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

491 0

DUE DATE

08/19/2025

**Auto Pay Scheduled
DO NOT PAY**



0065919651409 00000101675



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	07/29/2025	08/19/2025

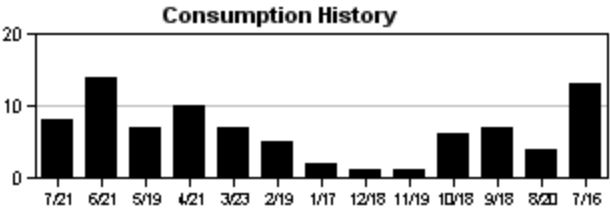
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	06/21/2025	7253	07/21/2025	7261	8 GAL	ACTUAL	WATER

Service Address Charges

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	07/29/2025	08/19/2025

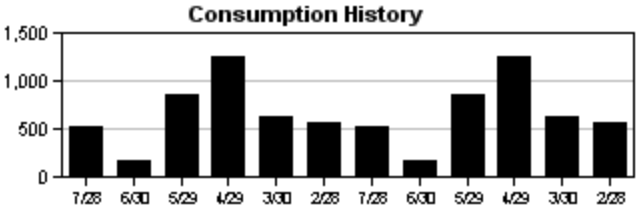
Service Address: 13851 BUTTRESS OAKS WAY

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	06/30/2025	18561	07/28/2025	19086	525 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$1.59
Water Base Charge	\$20.91
Water Usage Charge	\$0.54
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$3.42
Total Service Address Charges	\$83.09





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

Statement Date: July 22, 2025

Amount Due: \$106.08

Due Date: August 12, 2025

Account #: 221008846141

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

Account Summary

Current Service Period: June 17, 2025 - July 16, 2025

Previous Amount Due \$126.32

Payment(s) Received Since Last Statement -\$126.32

Current Month's Charges \$106.08

Amount Due by August 12, 2025 \$106.08

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 **0% higher** than the same period last year.

Your average daily kWh used was **9.52% lower** than it was in your previous period.



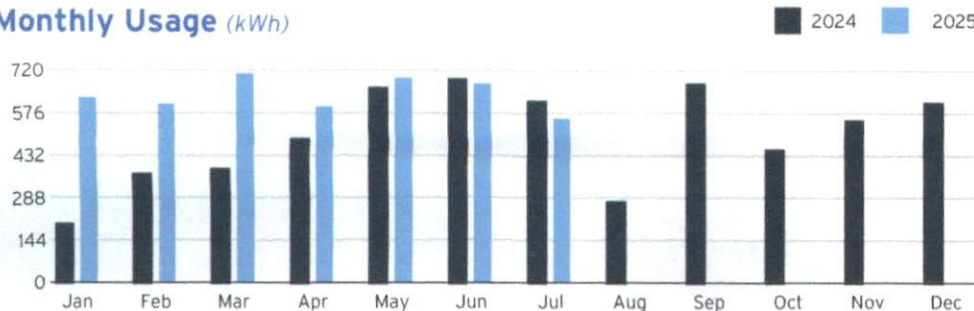
Scan here to view your account online.

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

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap SYSTEMS™

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

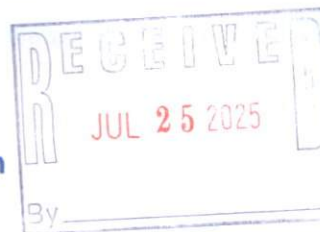
Due Date: August 12, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$106.08

Payment Amount: \$ _____

688421197051

Your account will be
drafted on August 12, 2025

00006238 FTECO107222522524210 00000 02 00000000 13217 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: July 22, 2025
Charges Due: August 12, 2025

Meter Read

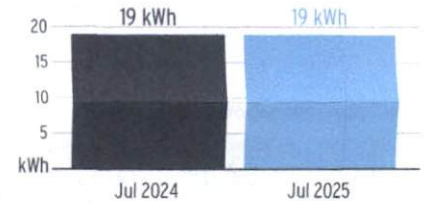
Service Period: Jun 17, 2025 - Jul 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	07/16/2025	17,698	17,140	558 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	558 kWh @ \$0.08641/kWh	\$48.22
Fuel Charge	558 kWh @ \$0.03391/kWh	\$18.92
Storm Protection Charge	558 kWh @ \$0.00577/kWh	\$3.22
Clean Energy Transition Mechanism	558 kWh @ \$0.00418/kWh	\$2.33
Storm Surcharge	558 kWh @ \$0.02121/kWh	\$11.84
Florida Gross Receipt Tax		\$2.65
Electric Service Cost		\$106.08

Total Current Month's Charges

\$106.08

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.



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

Statement Date: August 06, 2025

Amount Due: \$123.16

Due Date: August 27, 2025

Account #: 211024964853

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$129.20

Payment(s) Received Since Last Statement -\$129.20

Current Month's Charges \$123.16

Amount Due by August 27, 2025 \$123.16

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



Your average daily kWh used was **26.67% lower** than the same period last year.

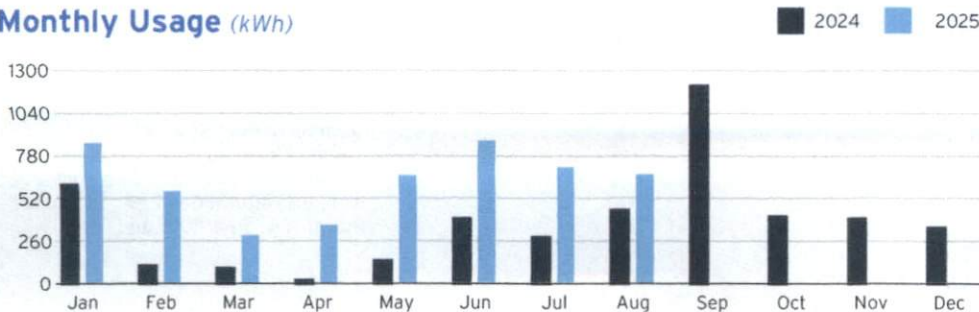


Your average daily kWh used was **12% lower** than it was in your previous period.



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

Let's be honest.
You don't
need me
anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

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



Account #: 211024964853

Due Date: August 27, 2025

Amount Due: \$123.16

Payment Amount: \$ _____

603236404747

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

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

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Jul 02, 2025 - Jul 31, 2025

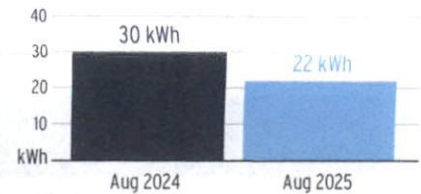
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	07/31/2025	13,429	12,761	668 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	668 kWh @ \$0.08641/kWh	\$57.72
	Fuel Charge	668 kWh @ \$0.03391/kWh	\$22.65
	Storm Protection Charge	668 kWh @ \$0.00577/kWh	\$3.85
	Clean Energy Transition Mechanism	668 kWh @ \$0.00418/kWh	\$2.79
	Storm Surcharge	668 kWh @ \$0.02121/kWh	\$14.17
	Florida Gross Receipt Tax		\$3.08
	Electric Service Cost		\$123.16

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$123.16

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.



SOUTH CREEK COMMUNITY DEVELOPMENT
14009 KINWARD PL
RIVERVIEW, FL 33578

Statement Date: August 06, 2025

Amount Due: \$580.24

Due Date: August 27, 2025

Account #: 211035337859

Account Summary

Current Service Period: July 15, 2025 - July 31, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$580.24
-------------------------	----------

Amount Due by August 27, 2025	\$580.24
-------------------------------	----------

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



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

Let's be honest.
You don't
need me
anymore.



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.



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

Account #: 211035337859

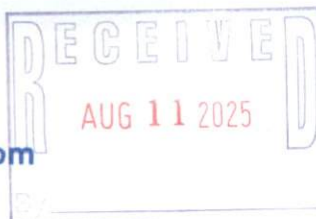
Due Date: August 27, 2025



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: \$580.24

Payment Amount: \$ _____

667433640085

00004473 FTECO108072500070710 00000 03 01000000 18597 006

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.

6674336400852110353378590000000580249



Service For:
14009 KINWARD PL
RIVERVIEW, FL 33578

Account #: 211035337859
Statement Date: August 06, 2025
Charges Due: August 27, 2025

Meter Read

Service Period: Jul 15, 2025 - Jul 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809754	07/31/2025	2	0	2 kWh	1	17 Days

Charge Details



Electric Charges

Daily Basic Service Charge	17 days @ \$0.63000	\$10.71
Energy Charge	2 kWh @ \$0.08641/kWh	\$0.17
Fuel Charge	2 kWh @ \$0.03391/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00577/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
Florida Gross Receipt Tax		\$0.28
Electric Service Cost		\$11.29
State Tax		\$0.95
Total Electric Cost, Local Fees and Taxes		\$12.24



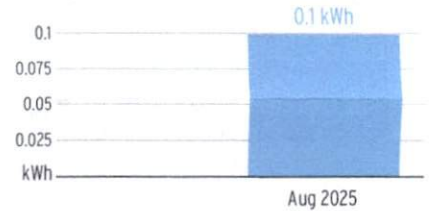
Other Fees and Charges

Electric Security Deposit	\$400.00
Elec Connection Chrg Initial	\$168.00
Total Other Fees and Charges	\$568.00

Total Current Month's Charges

\$580.24

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

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

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

Ways To Pay Your Bill



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

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 06, 2025

Amount Due: \$406.39

Due Date: August 27, 2025

Account #: 211032690243

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$380.88

Payment(s) Received Since Last Statement -\$380.88

Current Month's Charges \$406.39

Amount Due by August 27, 2025 \$406.39

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

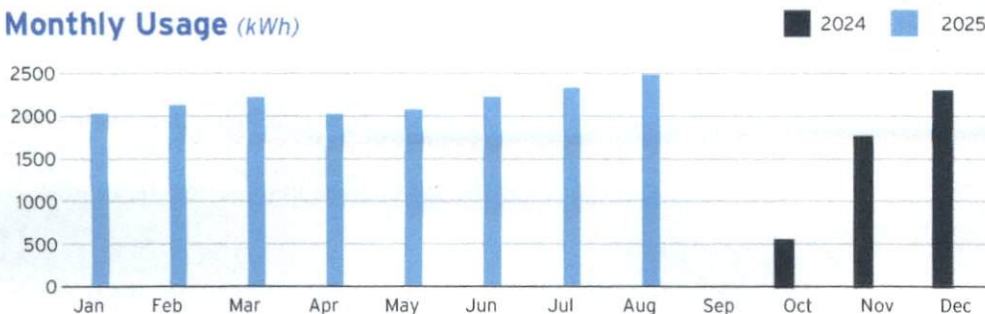


Your average daily kWh used was **3.75% higher** than it was in your previous period.



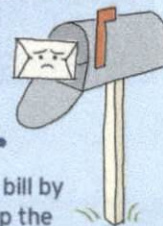
Scan here to view your account online.

Monthly Usage (kWh)



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

Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211032690243

Due Date: August 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: \$406.39

Payment Amount: \$ _____

647680701962

Your account will be drafted on August 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: August 06, 2025
Charges Due: August 27, 2025

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000342031	07/31/2025	25,584	23,093	2,491 kWh	1	30 Days

Charge Details



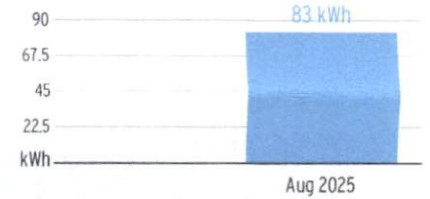
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	2,491 kWh @ \$0.08641/kWh	\$215.25
Fuel Charge	2,491 kWh @ \$0.03391/kWh	\$84.47
Storm Protection Charge	2,491 kWh @ \$0.00577/kWh	\$14.37
Clean Energy Transition Mechanism	2,491 kWh @ \$0.00418/kWh	\$10.41
Storm Surcharge	2,491 kWh @ \$0.02121/kWh	\$52.83
Florida Gross Receipt Tax		\$10.16
Electric Service Cost		\$406.39

Total Current Month's Charges

\$406.39

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



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: August 06, 2025

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

Due Date: August 27, 2025

Account #: 221008480321

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

Account Summary

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

Amount Due by August 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.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at **TECOaccount.com**
and select "ON" to enroll.

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: August 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: \$ _____

660026290556

Your account will be
drafted on August 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: August 06, 2025
Charges Due: August 27, 2025

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 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.



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Phone:

Commercial Customer Care:

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813-223-0800 (Hillsborough)

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7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 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: August 06, 2025
Charges Due: August 27, 2025

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 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: August 06, 2025
Charges Due: August 27, 2025

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 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: August 06, 2025
Charges Due: August 27, 2025

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Amount Due: \$90.97

Due Date: September 10, 2025

Account #: 221008846141

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary


Current Service Period: July 17, 2025 - August 14, 2025


Previous Amount Due	\$106.08
Payment(s) Received Since Last Statement	-\$106.08
Current Month's Charges	\$90.97

Amount Due by September 10, 2025 **\$90.97**

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 **77.78% higher** than the same period last year.

 Your average daily kWh used was **15.79% lower** than it was in your previous period.



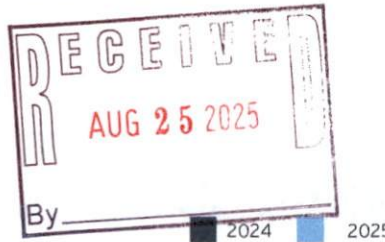
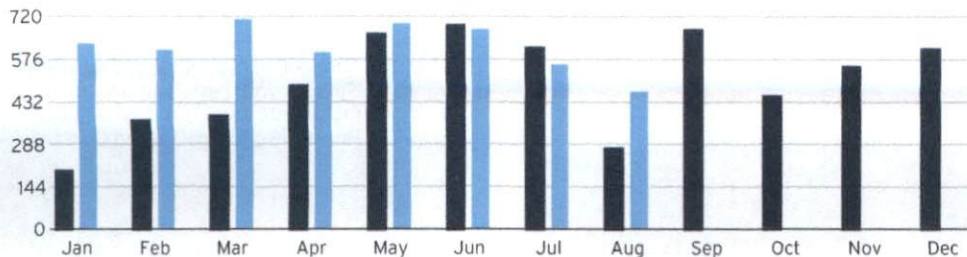
Scan here to view your account online.

Let's be honest.
You don't need me anymore.

You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

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: September 10, 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: \$90.97

Payment Amount: \$ _____

603236414232

Your account will be
drafted on September 10, 2025

00005987 FTECO108212500030710 00000 02 00000000 12694 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: August 20, 2025
Charges Due: September 10, 2025

Meter Read

Service Period: Jul 17, 2025 - Aug 14, 2025

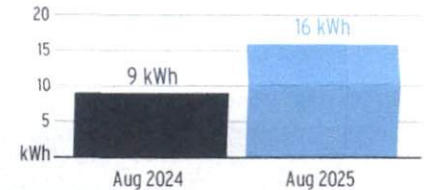
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000877781	08/14/2025	18,163	17,698		465 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	465 kWh @ \$0.08641/kWh	\$40.18
	Fuel Charge	465 kWh @ \$0.03391/kWh	\$15.77
	Storm Protection Charge	465 kWh @ \$0.00577/kWh	\$2.68
	Clean Energy Transition Mechanism	465 kWh @ \$0.00418/kWh	\$1.94
	Storm Surcharge	465 kWh @ \$0.02121/kWh	\$9.86
	Florida Gross Receipt Tax		\$2.27
	Electric Service Cost		\$90.97

Avg kWh Used Per Day



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Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$90.97

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813-223-0800 (Hillsborough)

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7-1-1

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Energy-Saving Programs:

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: August 07, 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
5	Lori Campagna	X	\$200

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

Approved for payment:

Jayna Cooper

08/07/2025

District Manager Signature

Date

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

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08/07/2025

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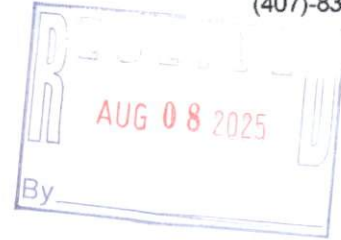
Date

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



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

Invoice Number: 7835426
Account Number: 273464000
Invoice Date: 07/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807



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

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND,SERIES 2021
(ASSESSMENT AREA ONE PROJECT)**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

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

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND,SERIES 2021
(ASSESSMENT AREA ONE PROJECT)**

Invoice Number: 7835426
Account Number: 273464000
Current Due: \$4,040.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 273464000
Invoice # 7835426
Attn: Fee Dept St. Paul

Please mail payments to:

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





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

Invoice Number: 7835426
Invoice Date: 07/25/2025
Account Number: 273464000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND,SERIES 2021
(ASSESSMENT AREA ONE PROJECT)**

Accounts Included 273464000 273464001 273464002 273464003 273464004 273464005
In This Relationship: 273464006 273464007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$3,750.00
Incidental Expenses 07/01/2025 to 06/30/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 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	\$ 27,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,064
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	-	-	-	-	3,207	-	-	3,207
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,320	-	-	10,320
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	39,928
Revenue Fund	-	150,464	40,379	-	-	-	-	190,843
Fixed Assets								
Construction Work In Process	-	-	-	-	-	2,296,282	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	6,603,088	6,603,088
TOTAL ASSETS	\$ 64,250	\$ 320,116	\$ 80,307	\$ 104	\$ 15,856	\$ 2,296,282	\$ 6,603,088	\$ 9,380,003
LIABILITIES								
Accounts Payable	\$ 8,778	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,778
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	38,860	-	2,329	-	-	-	6,603,088	6,644,277

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	320,116	77,978	-	-	-	-	398,094
Capital Projects	-	-	-	104	15,856	-	-	15,960
Unassigned:	25,390	-	-	-	-	2,296,282	-	2,321,672
TOTAL FUND BALANCES	25,390	320,116	77,978	104	15,856	2,296,282	-	2,735,726
TOTAL LIABILITIES & FUND BALANCES	\$ 64,250	\$ 320,116	\$ 80,307	\$ 104	\$ 15,856	\$ 2,296,282	\$ 6,603,088	\$ 9,380,003

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
Interest - Tax Collector	\$ -	\$ 999	\$ 999	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	359,457	5,488	101.55%

EXPENDITURES

Administration

Supervisor Fees	10,000	11,400	(1,400)	114.00%
ProfServ-Construction	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	10,200	9,350	850	91.67%
Trustees Fees	6,400	8,297	(1,897)	129.64%
District Counsel	4,000	25,740	(21,740)	643.50%
District Engineer	2,500	12,667	(10,167)	506.68%
District Management	25,000	39,244	(14,244)	156.98%
Auditing Services	5,250	7,800	(2,550)	148.57%
Website ADA Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	570	(320)	228.00%
Amenity Internet	1,200	752	448	62.67%
Public Officials Insurance	2,754	2,754	-	100.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	11,584	(10,584)	1158.40%
Bank Fees	100	531	(431)	531.00%
Website Admin Services	1,500	1,427	73	95.13%
Dues, Licenses & Fees	600	1,066	(466)	177.67%
Total Administration	80,854	134,682	(53,828)	166.57%

Electric Utility Services

Electric Utility Services	5,000	11,377	(6,377)	227.54%
Street Lights	50,000	44,582	5,418	89.16%
Total Electric Utility Services	55,000	55,959	(959)	101.74%

Water Utility Services

Water/Waste	1,000	3,544	(2,544)	354.40%
Total Water Utility Services	1,000	3,544	(2,544)	354.40%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Wildlife Control	-	4,675	(4,675)	0.00%
Waterway Management	9,000	24,689	(15,689)	274.32%
Field Management	12,000	11,000	1,000	91.67%
Amenity Center Cleaning & Supplies	1,000	2,810	(1,810)	281.00%
Janitorial - Contract	7,000	4,880	2,120	69.71%
Pool Maintenance - Contract	15,000	12,720	2,280	84.80%
Landscape Maintenance - Contract	75,000	76,942	(1,942)	102.59%
Amenity Pest Control	1,200	1,010	190	84.17%
Janitorial Services & Supplies	1,500	-	1,500	0.00%
General Liability	3,365	2,500	865	74.29%
Property & Casualty Insurance	30,000	9,071	20,929	30.24%
Landscaping - R&M	3,000	2,910	90	97.00%
R&M-Pools	500	175	325	35.00%
Sidewalk, Pavement, Signage R&M	1,000	-	1,000	0.00%
Amenity R&M	5,000	4,562	438	91.24%
Entrance Monuments, Fence, Walls R&M	1,000	5,815	(4,815)	581.50%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscaping - Mulch	2,000	3,625	(1,625)	181.25%
Aquatics - Contract	1,000	-	1,000	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Landscaping - Plant Replacement Program	4,000	666	3,334	16.65%
Security System Monitoring & Maint.	5,050	175	4,875	3.47%
Shared Well with HOA	5,000	-	5,000	0.00%
MISC	1,500	10,478	(8,978)	698.53%
Landscape Miscellaneous	2,000	924	1,076	46.20%
Irrigation Maintenance	5,000	6,379	(1,379)	127.58%
Mitigation Maintenance	1,000	-	1,000	0.00%
Access Control R&M	2,500	-	2,500	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dog Waste Station Service and Supplies	3,000	1,012	1,988	33.73%
Amenity Furniture R&M	1,000	-	1,000	0.00%
Total Other Physical Environment	205,115	187,018	18,097	91.18%
TOTAL EXPENDITURES	341,969	381,203	(39,234)	111.47%
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	(21,746)	(33,746)	-181.22%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
TOTAL FINANCING SOURCES (USES)	12,000	-	(12,000)	0.00%
Net change in fund balance	\$ 12,000	\$ (21,746)	\$ (57,746)	-181.22%
FUND BALANCE, BEGINNING (OCT 1, 2024)		47,136		
FUND BALANCE, ENDING		\$ 25,390		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 15,674	\$ 15,674	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	344,816	19,116	105.87%
<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	20,810	17,573	642.88%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
TOTAL FINANCING SOURCES (USES)	3,237	-	(3,237)	0.00%
Net change in fund balance	<u>\$ 3,237</u>	<u>\$ 20,810</u>	<u>\$ 11,099</u>	<u>642.88%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		299,306		
FUND BALANCE, ENDING		<u>\$ 320,116</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 3,908	\$ 3,908	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
TOTAL REVENUES	79,855	83,763	3,908	104.89%
<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)	(2,917)	3,908	42.74%
<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)	\$ (2,917)	\$ 17,558	42.74%
FUND BALANCE, BEGINNING (OCT 1, 2024)		80,895		
FUND BALANCE, ENDING		\$ 77,978		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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 August 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	\$ -	\$ 11,856	\$ 11,856	0.00%
TOTAL REVENUES	-	11,856	11,856	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	-	(1,000,133)	(1,000,133)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,015,989		
FUND BALANCE, ENDING		\$ 15,856		

Bank Account Statement

South Creek CDD

Monday, September 22, 2025

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Bank Account No. 5561

Statement No. 08_25

Statement Date 08/31/2025

G/L Account No. 101001 Balance	27,064.14	Statement Balance	39,225.28
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	27,064.14	Subtotal	39,225.28
Negative Adjustments	0.00	Outstanding Checks	-12,161.14
Ending G/L Balance	27,064.14	Ending Balance	27,064.14

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/05/2025	Payment	BD00005	Interest - Tax Collector	Deposit No. BD00005	797.60	797.60	0.00
08/29/2025		JE000692	Interest - Investments	Interest Earned	0.06	0.06	0.00
Total Deposits					797.66	797.66	0.00
Checks							
							0.00
06/09/2025	Payment	1420	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
07/28/2025	Payment	100076	INFRAMARK LLC	Inv: 154336	-21.08	-21.08	0.00
07/28/2025	Payment	100077	AFFORDABLE BACKFLOW TESTING & IRRIGATION	Inv: 071325-	-50.00	-50.00	0.00
07/29/2025	Payment	100078	SWINE SOLUTIONS LLC	Inv: 636	-1,350.00	-1,350.00	0.00
08/04/2025	Payment	100079	JNJ CLEANING SERVICES LLC	Inv: 0582	-610.00	-610.00	0.00
08/06/2025	Payment	100080	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-14176, Inv: SA-14177, Inv: SA-14090	-14,014.34	-14,014.34	0.00
08/06/2025	Payment	100081	BLUE LIFE POOL SERVICE LLC	Inv: 20048	-1,200.00	-1,200.00	0.00
08/07/2025	Payment	100082	INFRAMARK LLC	Inv: 155239	-3,350.00	-3,350.00	0.00
08/08/2025	Payment	300048	TECO ACH	Inv: 072225-6141 ACH	-106.08	-106.08	0.00
08/08/2025	Payment	300049	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 072925-5140 ACH	-101.67	-101.67	0.00
08/12/2025	Payment	1428	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
08/12/2025	Payment	1429	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
08/12/2025	Payment	1430	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
08/12/2025	Payment	1432	U.S. BANK	Check for Vendor V00023	-4,040.63	-4,040.63	0.00
08/12/2025	Payment	1433	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00

Bank Account Statement

South Creek CDD

Monday, September 22, 2025
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Bank Account No. 5561
Statement No. 08_25

Statement Date 08/31/2025

08/18/2025	Payment	300050	CHARTER COMMUNICATION ACH	Inv: 2972133080625 ACH	-99.99	-99.99	0.00
08/25/2025	Payment	100084	CITY-WIDE CLEANING LLC	Inv: 19557	-200.00	-200.00	0.00
08/26/2025	Payment	300051	TECO ACH	Inv: 080625-4853 ACH	-123.16	-123.16	0.00
08/26/2025	Payment	300053	TECO ACH	Inv: 080625-0243 ACH	-406.39	-406.39	0.00
08/25/2025	Payment	300054	TECO ACH	Inv: 082725-0321 ACH	-4,649.41	-4,649.41	0.00
08/27/2025		JE000691	Bank Fees	Truist Bank	-531.23	-531.23	0.00
08/31/2025		JE000693	Interest - Tax Collector	Clear outstanding deposit	-797.60	-797.60	0.00
Total Checks					-32,651.58	-32,651.58	0.00

Adjustments

Total Adjustments

Outstanding Checks

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
08/12/2025	Payment	1431	RYAN MOTKO	Check for Vendor V00021		-200.00
08/25/2025	Payment	100083	STRALEY ROBIN VERICKER	Inv: 26966		-929.50
08/25/2025	Payment	100085	BLUE LIFE POOL SERVICE LLC	Inv: 17583, Inv: 17584, Inv: 17585, Inv: 17586, Inv: 1825		-7,260.00
08/26/2025	Payment	300052	TECO ACH	Inv: 080625-7859 ACH		-580.24
08/28/2025	Payment	100086	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-14595		-2,500.00
08/25/2025	Payment	300055	TECO ACH	Inv: 082025-6141 ACH		-90.97
08/19/2025	Payment	300057	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 082725-5140-ACH		-100.43
Total Outstanding Checks						-12,161.14

Outstanding Deposits

Total Outstanding Deposits

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(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	100079	08/04/25	V00047	JNJ CLEANING SERVICES LLC	0582	AMENITY CLEANING SVCS	Amenity Center Cleaning & Supplies	531165-53908	\$610.00
001	100080	08/06/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-14177	LANDSCAPE AUG SVC	Waterway Management	531085-53908	\$6,709.67
001	100080	08/06/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-14176	AUG SVCS 25	AUG SVC 25	531085-53908	\$6,709.67
001	100080	08/06/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-14090	AUG SVCS 25	SERVICE AUG 25	531085-53908	\$595.00
001	100081	08/06/25	V00061	BLUE LIFE POOL SERVICE LLC	20048	REGULAR POOL SVC	POOL SVC	534078-53908	\$1,200.00
001	100082	08/07/25	V00019	INFRAMARK LLC	155239	AUG 2025 MGMNT SVCS	DISTRICT INVOICE	531142-51301	\$850.00
001	100082	08/07/25	V00019	INFRAMARK LLC	155239	AUG 2025 MGMNT SVCS	DISTRICT INVOICE	531150-51301	\$1,375.00
001	100082	08/07/25	V00019	INFRAMARK LLC	155239	AUG 2025 MGMNT SVCS	DISTRICT INVOICE	531106-53908	\$1,000.00
001	100082	08/07/25	V00019	INFRAMARK LLC	155239	AUG 2025 MGMNT SVCS	DISTRICT INVOICE	549936-51301	\$125.00
001	100083	08/25/25	V00009	STRALEY ROBIN VERICKER	26966	PROF SVCS JULY	PROFESSIONAL SERVICES	531146-51401	\$929.50
001	100084	08/25/25	V00038	CITY-WIDE CLEANING LLC	19557	AUG SVCS - dog park	MONTHLY SERV	546922-53908	\$200.00
001	100085	08/25/25	V00061	BLUE LIFE POOL SERVICE LLC	17587	POOL SVCS March 2025	POOL SVCS	534078-53908	\$1,260.00
001	100085	08/25/25	V00061	BLUE LIFE POOL SERVICE LLC	18250	POOL SVCS May 2025	POOL SVCS	534078-53908	\$1,200.00
001	100085	08/25/25	V00061	BLUE LIFE POOL SERVICE LLC	17583	POOL SVCS November 2024	POOL SVCS	534078-53908	\$1,200.00
001	100085	08/25/25	V00061	BLUE LIFE POOL SERVICE LLC	17584	POOL SVCS December 2024	POOL SVCS	534078-53908	\$1,200.00
001	100085	08/25/25	V00061	BLUE LIFE POOL SERVICE LLC	17585	POOL SVCS January 2025	POOL SVCS	534078-53908	\$1,200.00
001	100085	08/25/25	V00061	BLUE LIFE POOL SERVICE LLC	17586	POOL SVCS Feb 2025	POOL SVCS	534078-53908	\$1,200.00
001	100086	08/28/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-14595	SVC AUG 25	SERVICE AUG 25	531085-53908	\$2,500.00
001	1428	08/12/25	V00027	CARLOS DE LA OSSA	CO-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1429	08/12/25	V00016	KELLY ANN EVANS	KE-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1430	08/12/25	V00029	LORI A. CAMPAGNA	LC-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1431	08/12/25	V00021	RYAN MOTKO	RM-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1432	08/12/25	V00023	U.S. BANK	7835426	TRUSTEE FEES	TRUSTEE FEES	531045-51301	\$4,040.63
001	1433	08/12/25	V00012	NICHOLAS J. DISTER	ND-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	300048	08/08/25	V00022	TECO ACH	072225-6141 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$106.08
001	300049	08/08/25	V00028	BOCC - HILLSBOROUGH COUNTY ACH	072925-5140 ACH	WATER	Water/Waste	543018-53600	\$101.67
001	300050	08/18/25	V00044	CHARTER COMMUNICATION ACH	2972133080625 ACH	INTERNET	MISC	546922-53908	\$99.99
001	300051	08/26/25	V00022	TECO ACH	080625-4853 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$123.16
001	300052	08/26/25	V00022	TECO ACH	080625-7859 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$580.24
001	300053	08/26/25	V00022	TECO ACH	080625-0243 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$406.39
001	300054	08/25/25	V00022	TECO ACH	082725-0321 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$4,649.41
001	300055	08/25/25	V00022	TECO ACH	082025-6141 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$90.97
001	300057	08/19/25	V00028	BOCC - HILLSBOROUGH COUNTY ACH	082725-5140-ACH	WATER	Water/Waste	543018-53600	\$100.43
Fund Total									\$41,362.81

Total Checks Paid	\$41,362.81
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Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

South Creek Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

South Creek Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125784

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$708,409
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$8,430

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**South Creek Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 120
Tampa, FL 33607**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125784

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$8,430
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,469
Public Officials and Employment Practices Liability	\$2,840
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$15,239

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:
(None)



PARTICIPATION AGREEMENT **Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

South Creek Community Development District

(Name of Local Governmental Entity)	
By: DocuSigned by: <i>Kelly Evans</i> FDCDE1C9D0C24C7...	Kelly Evans
Signature	Print Name
Witness By: DocuSigned by: <i>Jayna Cooper</i> D2AA837090BA417	Jayna Cooper
Signature	Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION


South Creek Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$708,409	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: DocuSigned by:

FDCDETC9D0C24C7... Date: 9/23/2025

Name: Kelly Evans

Title: chairman



Property Schedule

South Creek Community Development District

Policy No.: 100125784
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
1	Concrete Wall Phase 1		2021	10/01/2025		\$81,293		\$81,293	
	Buttress Oaks Way Riverview FL 33578		Masonry non combustible	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
2	PVC fencing Phase 1		2021	10/01/2025		\$69,680		\$69,680	
	Various Riverview FL 33578		Non combustible	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
3	Mailbox Kiosk Phase 1		2021	10/01/2025		\$58,066		\$58,066	
	Alder Green Dr Riverview FL 33578		Non combustible	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
4	Monument Phase 1		2021	10/01/2025		\$58,066		\$58,066	
	Alder Green Dr Riverview FL 33578		Masonry non combustible	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
5	PVC fencing Phase 11		2022	10/01/2025		\$92,906		\$92,906	
	Various Riverview FL 33578		Non combustible	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
6	Dog Park w iron picket fencing Phase 11		2022	10/01/2025		\$92,906		\$92,906	
	Shady Preserve Drive Riverview FL 33578		Non combustible	10/01/2026					
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
7	2 Monuments at entrance Phase 11		2022	10/01/2025		\$92,906		\$92,906	
	Shady Preserve Drive Riverview FL 33578		Masonry non combustible	10/01/2026					

Sign: _____

Print Name: _____

Date: _____



Property Schedule
South Creek Community Development District

Schedule Items Effective As of: 10/01/2025

Policy No.: 100125784
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Mailbox Kiosk Phase 11		2022	10/01/2025	\$81,293			
	Shady Preserve Drive Riverview FL 33578		Non combustible	10/01/2026			\$81,293	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Irrigation Equipment (Well pump, Controllers		2021	10/01/2025	\$81,293			
	Various Riverview FL 33578		Pump / lift station	10/01/2026			\$81,293	
			Total:	Building Value \$708,409		Contents Value \$0		Insured Value \$708,409

Sign: _____ Print Name: _____ Date: _____



JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539
8137818999
services@jnjcleanservices.com

ESTIMATE

EST0005

DATE

09/18/2025

TOTAL

USD \$90.00

TO

South Creek CDD c/o Inframark

2005 Pan Am Circle Suite 300

Tampa FL 33607

inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Park trash can and debris Cost is for trash can and trash found around park area only.	\$40.00	1	\$40.00
Trash around parking lot and sidewalks Cost is for trash found in parking lot and sidewalks around the amenity center.	\$25.00	1	\$25.00
Wasp nest/mud nest	\$25.00	1	\$25.00
TOTAL			USD \$90.00

Jayna Cooper
District Manager

9/24/2025



South Creek CDD

Field Inspection Report - Steadfast

Monday, September 15, 2025

Prepared For Board of Supervisors

16 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Entrance Sign Phase I

Assigned To: District

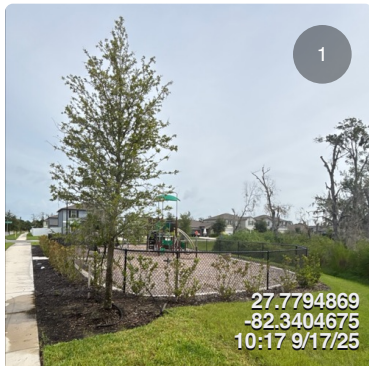
Entrance signs at Buttress Oaks and Alder Green Drive are well maintained.



Item 2 - Playground

Assigned To: District Manager

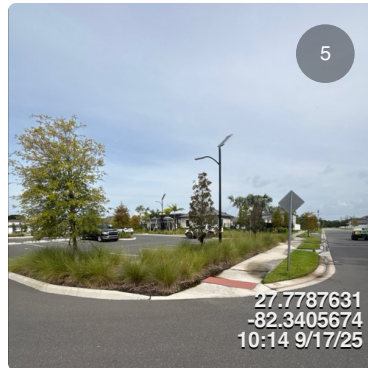
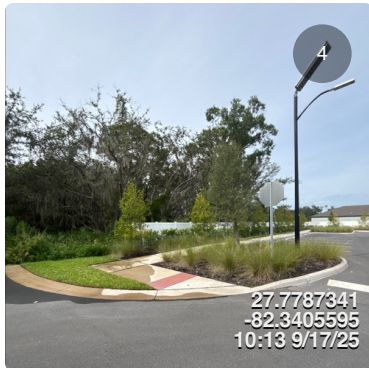
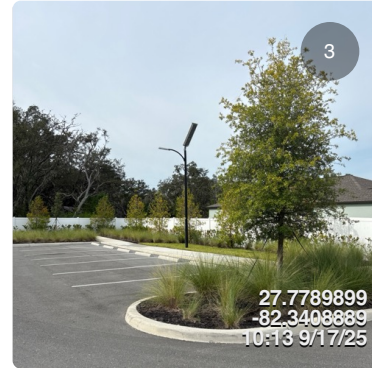
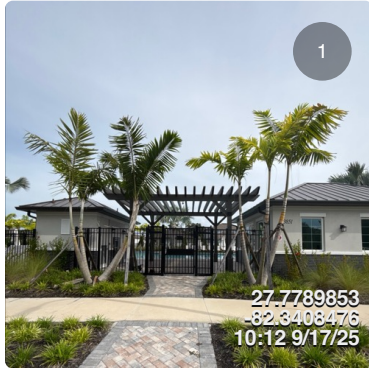
Playground equipment is functioning as expected. JNJ cleaning services will provide a porter estimate to include collecting trash in and around playground area while on-site cleaning the community center.



Item 3 - Amentity Center

Assigned To: Steadfast

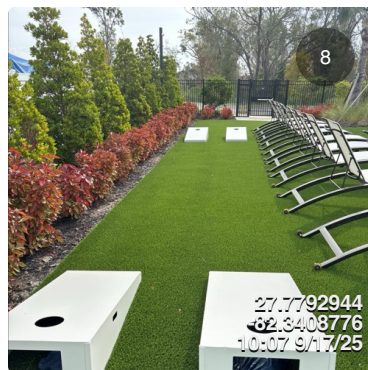
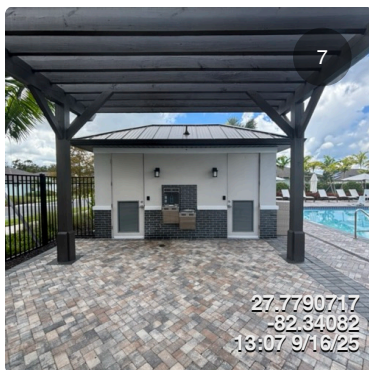
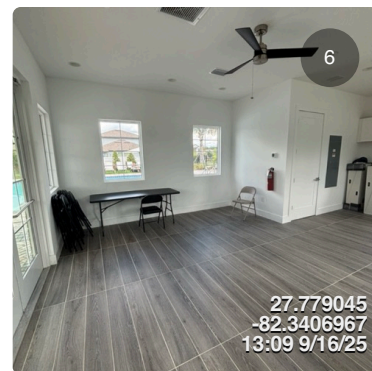
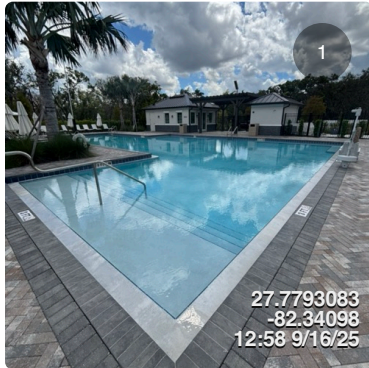
Landscape at the community center is well maintained. Steadfast Aquatics division picture #6 was currently on-site treating the ponds.



Item 4 - Pool

Assigned To: District Manager

Amenity center is clean and organized. Blue Life pools were on-site 9/15/25 for chemical fill and 9/17/25 to clean the filters and pool. JNJ cleaning services was on-site 9/17/25 and cleaned windows and scope of work.

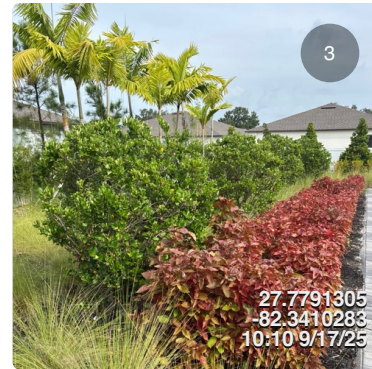
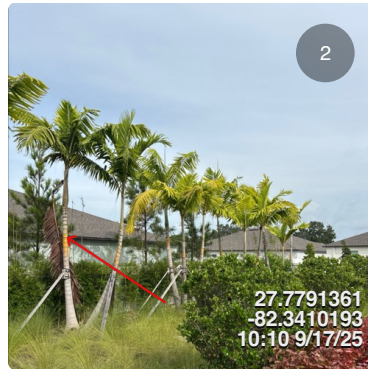


Item 5 - Pool Landscape

Due By: Wednesday, September 24, 2025

Assigned To: Steadfast

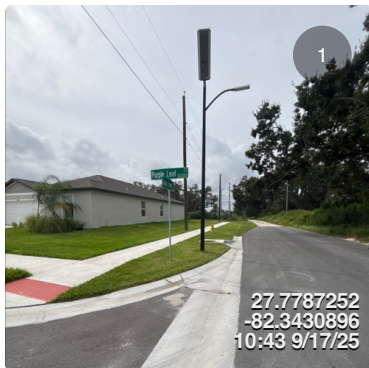
- 1). Remove low hanging fronds.
- 2). Palms starting to turn yellow - report fertility dates or scheduled to apply.
- 3). Pool landscape is well maintained.



Item 6 - Grace Sweat Road Amenity Pond

Assigned To: Steadfast

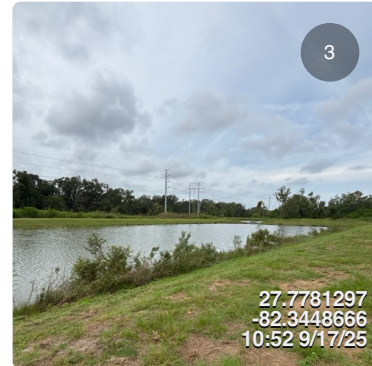
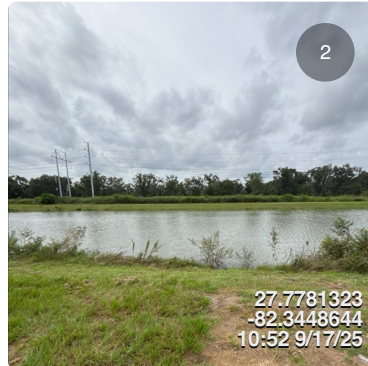
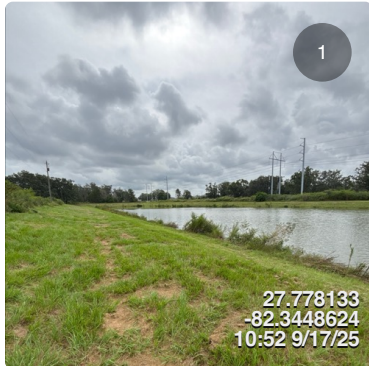
Overflow retention pond is well maintained.



Item 7 - Grace Sweat Pond - Water Feature

Assigned To: Steadfast Aquatics

1). Steadfast Aquatics on-site 9/17/25 and treated pond.



Item 8 - AlderGreen Dr. / Buttress Oaks Way

Assigned To: Steadfast

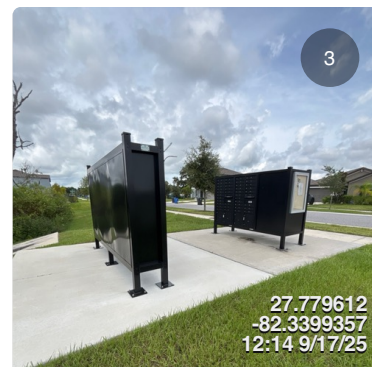
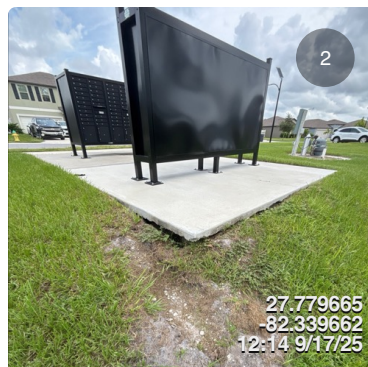
Buttress landscape is well maintained.



Item 9 - Mailbox Kiosk

Assigned To: District Manager

Mailbox kiosk is clean and orderly. Concrete pad has a wash out occurring along the back corner.

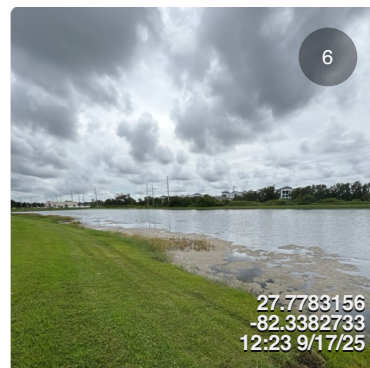
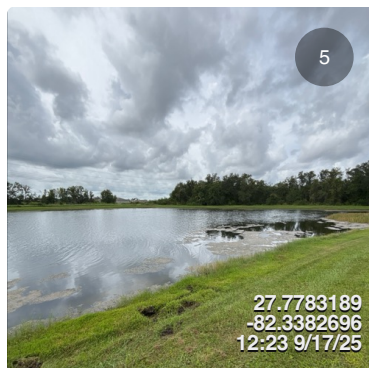
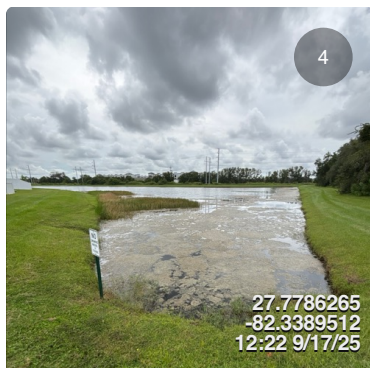
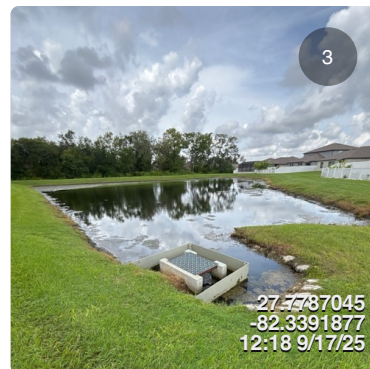
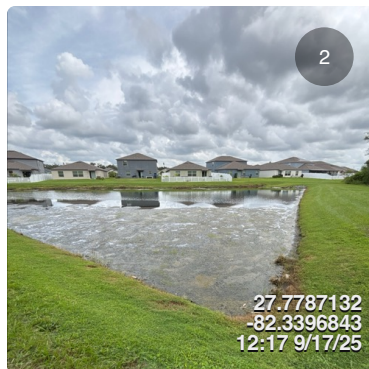
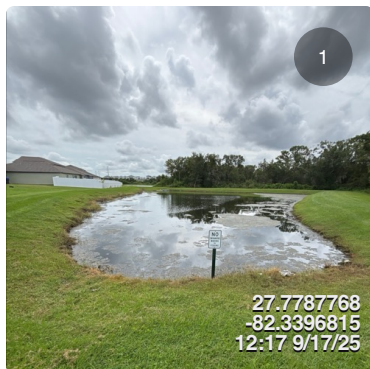


Item 10 - Alder Green Drive Ponds

Assigned To: Steadfast Aquatics

1-3). Pond D - Alder Green Drive - treated on 9/17/25.

4-6). Pond C - Alder Green Drive - treated on 9/17/25.

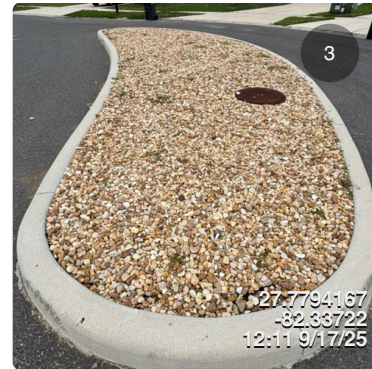


Item 11 - Alder Green Drive Landscape

Due By: Wednesday, September 24, 2025

Assigned To: Steadfast

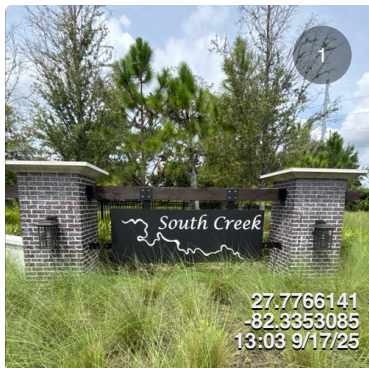
- 1). Landscape is well maintained.
- 2). Mulch refresh estimate requested from Steadfast.
- 3). **Scarlett Skimmer Drive rock median - maintain weed control.**



Item 12 - Shady Preserve Entrance Sign

Assigned To: District Manager

Phase II community signs are clean and visible.

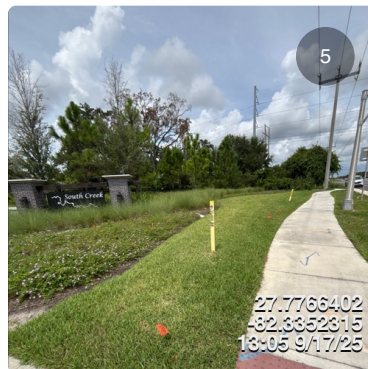
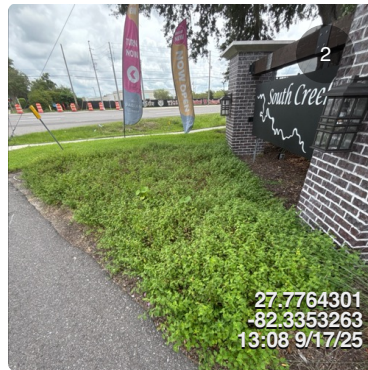
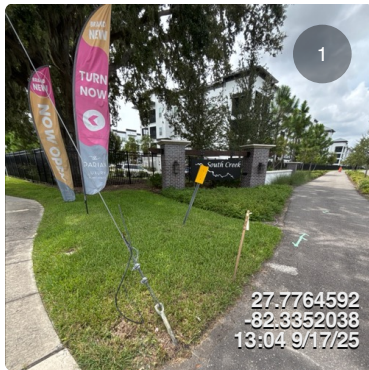


Item 13 - Shady Preserve Landscape

Due By: Wednesday, September 24, 2025

Assigned To: Steadfast

- 1). Exit side of Shady Preserve is well maintained.
- 2). Lantana flowers are not visible like the rest of the property - provide fertility schedule.
- 3). Investigate struggling sod.
- 4-6). Well maintained.



Item 14 - Dog Park

Due By: Wednesday, September 24, 2025

Assigned To: Steadfast

1-2). Dog park is well maintained.

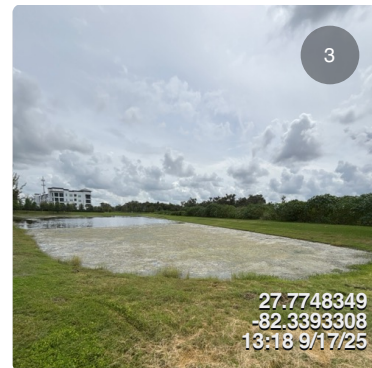
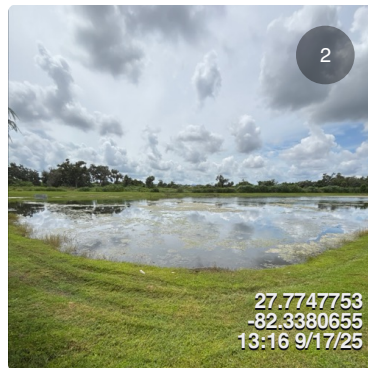
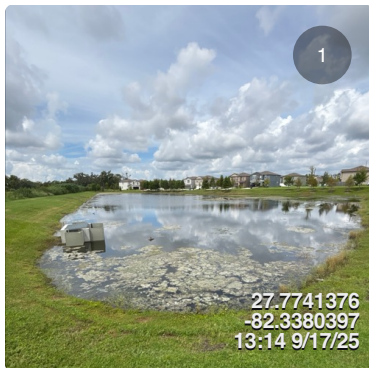
3). **Viburnum bush is encroaching irrigation clock and well structure.**



Item 15 - Pond A - Poseidon Way

Assigned To: Steadfast Aquatics

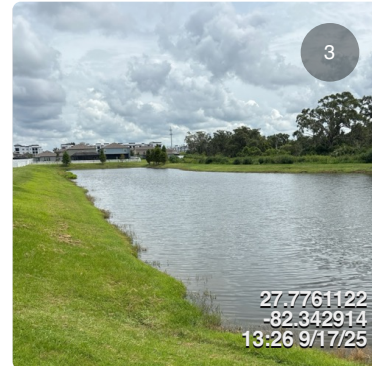
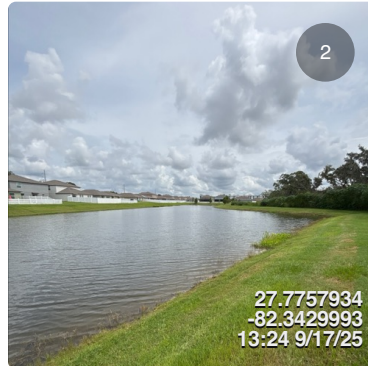
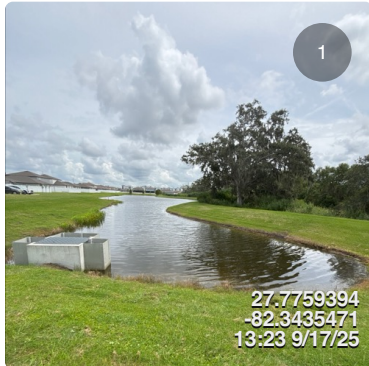
Pond A was treated on 9/17/25, technician reported extra care and chemicals used on Pond A to control algae.



Item 16 - Pond B

Assigned To: Steadfast Aquatics

Pond B treated on 9/17/25.





Daily Logs List

Sep 17, 2025

Job: SM1054 South Creek CDD Maintenance

Title: Wet check

Added By: Amauri Diaz

Log Notes:

The property has 3 timers: timer 1 located by the pool with 11 zones starting at 9:00 pm, timer 2 located to the left of the mailboxes with 12 zones starting at 7:00 pm. It has a battery timer. If a break is detected, it is repaired. Timer 3 has 17 zones. Breaks are detected and repaired. Zone 6 is broken.

Partes

1-1/2 cap

1-1/2 90

3-1/2 net coupling

1-bubblers

Weather Conditions:

Partly cloudy with isolated storms

Wed, Sep 17, 2025, 10:15 AM



83°F

76°F

Wind: 9 mph

Humidity: 89%

Total Precip: 0.42"

Attachments: 136











South Creek CDD Aquatics

Aquatic Treatment Report

September 2025

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



Daily Logs List

Sep 5, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

Log Notes:

Ponds 1,2,3,4, treated for algae and grasses. Pond 6, inspection

Weather Conditions:

Mostly sunny

Fri, Sep 5, 2024, 9:57 AM



80°F

55°F

Wind: 17 mph
Humidity: 87%
Total Precip: 0"

Attachments: 8





Daily Logs List

Sep 17, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

Log Notes:

Treated ponds for algae and grasses.

Weather Conditions:

Partly cloudy with isolated storms

Wed, Sep 17, 2025, 12:44 PM



85°F

72°F

Wind: 7 mph
Humidity: 94%
Total Precip: 0.83"

Attachments: 6





SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

