

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 06, 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, November 06, 2025, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **November 06, 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 Recreational Facilities Policies and Regulations / Parent Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities

4. CONSENT AGENDA

- A. Approval of Minutes of October 06, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance for September 2025
- C. Acceptance of the Financials and Approval of the Check Register for September 2025

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL FACILITIES POLICIES AND REGULATIONS

Recreational Facilities Policies and Regulations

The South Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Hillsborough County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the “**District**”), owns and maintains various Recreational Facilities throughout its boundaries, as well as an Amenity Center located at 13851 Buttress Oaks Way, Riverview, Florida 33578.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, and Various Common Area. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

General

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District's Board of Supervisors.

PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES

Any guests under the age of 18 that utilize the Recreational Facilities without an adult present MUST have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B) on file by the guest's legal guardian.**

Recreational Facilities and Amenity Center Usage Policies

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, and Various Common Area.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

1. _____ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. _____ **All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. _____ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. _____ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. _____ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. _____ All persons using the Amenity Center do so at their own risk.
7. _____ All persons using the Pool do so at their own risk.
8. _____ All persons using the Playground do so at their own risk.
9. _____ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities, with the exception of the Pool and Pool Patio, where bathing suits are permitted.
10. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
11. _____ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
12. _____ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
13. _____ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
14. _____ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
15. _____ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
16. _____ The pool area is not supervised by lifeguards.
17. _____ All swimmers must shower before initially entering the Pool.
18. _____ Furniture shall NOT be removed from the Amenity Center (i.e. Gathering Room, Pool, Pool Patio, etc.) at any time.
19. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
20. _____ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
21. _____ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
22. _____ Glitter and Confetti are **NOT** allowed on District property.
23. _____ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.
24. _____ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use District Recreational Facilities in such a manner that creates excessive noise, profanity, or boisterous action.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

25. _____ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool Patio any time except for verified service animals as defined by Florida Statutes.
26. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
27. _____ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
28. _____ Call 911 in the event of an emergency or any safety concerns.
29. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
30. _____ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

Pool and Pool Patio Specific Usage Policies

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. _____ In the event of an emergency, or any safety concern, please call 911.
2. _____ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. _____ Residents and Members under the age of 18 that utilize the pool or pool patio independently MUST have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. _____ The Pool and Pool Patio is open from Dawn until Dusk.
5. _____ All swimmers must shower before initially entering the pool.
6. _____ Flotation devices, such as rafts, rings, or play items, are NOT allowed in the pool or on the pool patio.
7. _____ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are NOT permitted on the pool patio.
8. _____ Persons with open cuts, wounds, sores, or blisters may NOT use the pool.
9. _____ Persons that are ill with diarrhea may NOT use the pool.
10. _____ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. _____ Animals are not permitted in or around the pool with the exception of certified service animals.
12. _____ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. _____ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. _____ All other general Recreational Facilities and Amenity Center Usage Policies apply.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS

POLICY ENFORCEMENT. Please be aware that District Representatives **MUST** protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will **NOT** be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

CONSEQUENCES. The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

- I. WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
- II. SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
 - a. 3 days
 - b. 7 days
 - c. 1 month
 - d. 3-6 months
 - e. Indefinite

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

SIGNATURES

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool Specific Usage Policies; the (3) Clubhouse Gathering Room Reservation Policies and Usage Agreement; the (4) Parental Consent and Waiver Form for Minor-Use of Recreational Facilities; and the (5) Consequences for Violations of Policies and Regulations listed above.

**South Creek
Community Development District**

District Representative Name: _____
Title: _____
Date of Signature: _____

Member (Resident/Member) *(please circle one)*

Printed Name: _____
Mailing Address: _____
Date of Signature: _____
Email Address: _____

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

EXHIBIT A

**South Creek
Community Development District**

Clubhouse Gathering Room Reservation Policies and Usage Agreement

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Clubhouse Gathering Room Reservation Policies and Usage Agreement

The South Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Hillsborough County, Florida (hereinafter the “**District**”) owns and maintains an Amenity Center located at 13851 Buttress Oaks Way, Riverview, Florida 33578.

The Amenity Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, and Various Common Areas. The Clubhouse Gathering Room is the ONLY space available for purposes of resident and/or non-resident rental.

Reservation Date: _____ Day: _____

Time Reserved: _____ *Type of Party:* _____

Resident: _____ *Non-Resident:* _____

Non-Resident: *Non-Resident Business:*

IF Renting to a Non-Resident: *Name of Non-Resident:* _____

DOB of Non-Resident: _____

Mailing Address of Non-Resident:

Applicant/Renter Information:

Name: _____

Address: _____

Home Phone Number: Cell Phone Number:

Security Deposit of \$200.00 Received on: _____ *in the total amount of: \$200.00*

The Clubhouse Gathering Room (PLEASE NOTE that this does **NOT** include pool or pool patio access) may be rented for private events. ONLY the Gathering Room is available for rental, during the hours of 9:00 a.m. and 11:00 p.m. Rentals are allowed for a maximum of six (6) hours total, unless otherwise approved ahead of time and in writing by the District's Board of Supervisors and the District Manager. Rentals are on a first-come first-serve basis, with a mandatory Security Deposit DUE at time of reservation in order to officially effectuate reservation of the requested Date and Time.

Gathering Room Rental Fees for Residents and Non-Residents

Residents:

Up to four (4) hours = \$50.00

Up to six (6) hours = \$100.00

Refundable Security Deposit = \$200.00

Non-Residents:

Up to four (4) hours = \$150.00

Up to six (6) hours = \$200.00

Refundable Security Deposit = \$400.00

Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of 72 hours prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Gathering Room Rental Usage Policies

1. _____ All persons using the Gathering Room do so at their own risk.
2. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. _____ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT (NO EXCEPTIONS)**.
4. _____ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. _____ Furniture shall **NOT** be removed from the Gathering Room at any time.
6. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. _____ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. _____ Non-perishable items left in the Gathering Room after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. _____ All persons renting and utilizing the Gathering Room shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. _____ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. _____ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. _____ Use of the Gathering Room is **STRICTLY** limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. _____ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is **STRICTLY PROHIBITED**.
14. _____ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
 - i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. _____ **ALL CLEANING MUST BE COMPLETED**, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room **AFTER** ending time of the reservation will be considered as **TRESPASSING** and **NOT ONLY** will the **SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED** but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff’s Office).
16. _____ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. _____ Approval of all events is subject to the discretion of the District Manager and/or the

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. _____ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. _____ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. _____ Call 911 in the event of an emergency or any safety concerns.
22. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

**South Creek
Community Development District**

District Representative Name: _____
Title: _____
Date of Signature: _____

Renter (Resident/Non-Resident) *(please circle one)*

Printed Name: _____
Date of Signature: _____
Email Address: _____

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Permission to use Gathering Room, Release of Liability, and Indemnification Agreement

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of \$50.00 for rentals up to four (4) hours or Rental Fee of \$100.00 for rentals up to six (6) hours. Every rental will require the receipt of a \$200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: South Creek CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

Renter's Printed Name and Signature

Date

District Representative Name and Signature

Date

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

CHECK PAYMENT FORM

*This form must be completed by **each individual** issuing a check to the South Creek unity Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID **MUST** be obtained **for each individual occurrence.***

TODAY'S DATE: _____

NAME OF ISSUER: _____

DOB: _____

ADDRESS: _____

HOME PHONE: _____

CELL PHONE: _____

DRIVER LICENSE NUMBER: _____

Please attach a copy of Driver's license.

PLACE OF EMPLOYMENT: _____

WORK PHONE: _____

AMOUNT OF CHECK: _____

REASON FOR CHECK: _____

Non-Sufficient Funds (NSF) Policy:

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

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

EXHIBIT B

**South Creek
Community Development District**

Parental Consent and Waiver Form for Minor-Use of Recreational Facilities

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, _____, hereby agree on behalf of myself, and _____ (child/minor) to the following:

Disclaimer and Use of Recreational Facilities at Your Own Risk

PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK. The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The South Creek Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.

**NOTICE TO THE MINOR CHILD'S
NATURAL LEGAL GUARDIAN**

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY

**SOUTH CREEK
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DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: _____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____ Date: _____

**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, October 2, 2025, and called to order at 2:33 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

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Tonja Stewart	District Engineer
Paul Young	Field Manager
Residents	

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 none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-01; Designation of Officers

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-01; Designation of Officers, with Rollamay Turkoane and Wesley Elias as Assistant Secretaries, was adopted. 4-0

B. Consideration of Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement, was adopted. 4-0

C. Consideration of Resolution 2026-03; Budget Amendment

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-03; Budget Amendment, was adopted. 4-0

FOURTH ORDER OF BUSINESS

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)**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda, was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next item followed.

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

The Field Inspections and Aquatics Reports were presented, copies of which were included in the agenda package. Mr. Young provided updates, pending/completed items. Discussion ensued.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:39 pm. 4-0

Jayna Cooper
District Manager

Kelly Evans
Chairperson

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	9/1/2025	20440	\$1,200.00	\$1,200.00	POOL SVCS
BUSINESS OBSERVER, INC.	9/5/2025	25-02624H	\$94.06	\$94.06	LEGAL AD
CHARTER COMMUNICATION ACH	9/6/2025	2972133090625-ACH	\$99.99	\$99.99	INTERNET
INFRAMARK LLC	9/5/2025	158096	\$850.00		DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158096	\$1,375.00		DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158096	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158096	\$125.00	\$3,350.00	DISTRICT INVOICE
INFRAMARK LLC	9/22/2025	159301	\$2.22	\$2.22	POSTAGE
JNJ CLEANING SERVICES LLC	8/27/2025	INV0011	\$610.00	\$610.00	CLEANING SVCS
JNJ CLEANING SERVICES LLC	9/25/2025	INV0022	\$785.00	\$785.00	AMENITY CLEANING SVCS
STEADFAST CONTRACTORS ALLIANCE	9/1/2025	SA-15050	\$6,709.67	\$6,709.67	SERVICE SEPT 25
STEADFAST CONTRACTORS ALLIANCE	9/1/2025	SA-14940	\$595.00	\$595.00	SERVICE OCT 24
SWINE SOLUTIONS LLC	9/24/2025	655	\$1,350.00	\$1,350.00	TRAPPING SVC
Monthly Contract Subtotal			\$14,795.94	\$14,795.94	
Variable Contract					
STRALEY ROBIN VERICKER	9/16/2025	27126	\$1,086.00	\$1,086.00	PROFESSIONAL SERVICES
Variable Contract Subtotal			\$1,086.00	\$1,086.00	
Utilities					
BOCC - HILLSBOROUGH COUNTY ACH	8/27/2025	082725-5140-ACH	\$100.43	\$100.43	WATER
TECO ACH	9/5/2025	090525-7859-ACH	\$603.03	\$603.03	ELECTRIC
TECO ACH	9/5/2025	090525-0321-ACH	\$4,649.41	\$4,649.41	ELECTRIC
TECO ACH	9/5/2025	090525-0243-ACH	\$381.06	\$381.06	ELECTRIC
TECO ACH	9/5/2025	090525-4853-ACH	\$106.83	\$106.83	ELECTRIC
Utilities Subtotal			\$5,840.76	\$5,840.76	

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
CARLOS DE LA OSSA	9/4/2025	CO-090425	\$200.00	\$200.00	BOARD 9/4/25
EGIS INSURANCE	9/19/2025	29668	\$15,239.00	\$15,239.00	Prepaid Insurance
KELLY ANN EVANS	9/4/2025	KE-090425	\$200.00	\$200.00	BOARD 9/4/25
LORI A. CAMPAGNA	9/4/2025	LC-090425	\$200.00	\$200.00	BOARD 9/4/25
NICHOLAS J. DISTER	9/4/2025	ND-090425	\$200.00	\$200.00	BOARD 9/4/25
RYAN MOTKO	9/4/2025	RM-090425	\$200.00	\$200.00	BOARD 9/4/25
SIGNAL 88, LLC	9/1/2025	US_72719	\$2,720.00	\$2,720.00	SEC SVCS
SIGNAL 88, LLC	8/18/2025	US_69934	\$2,312.00	\$2,312.00	SEC SVCS
SIGNAL 88, LLC	8/18/2025	US_69933	\$272.00	\$272.00	SEC SVCS
Regular Services Subtotal			\$21,543.00	\$21,543.00	
TOTAL			\$43,265.70	\$43,265.70	

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
20440	09/01/2025	\$1,200.00	10/01/2025	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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02624H

Date 09/05/2025

Attn:
South Creek CDD Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02624H Notice of Regular Board Meeting Schedule Fiscal Year 2025-2026 RE: South Creek CDD Board of Supervisors Meetings at 2:00 PM on 10/2/25 et al Published: 9/5/2025	\$94.06
---	---------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$94.06

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2025/2026 SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the South Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at **the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 2025

25-02624H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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

September 6, 2025

Invoice Number: 2972133090625

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 09/06/25 through 10/05/25
details on following pages

Previous Balance	99.99
Payments Received -Thank You!	-99.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	99.99
Other Charges	0.00
Current Charges	\$99.99
YOUR AUTO PAY WILL BE PROCESSED 09/23/25	
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 09072025 NNNNNNNN 01 001016 0004SOUTH CREEK AMENITY
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

September 6, 2025

SOUTH CREEK AMENITY

Invoice Number: 2972133090625

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: 2972133090625
 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 09072025 NNNNNNNN 01 001016 0004

Charge Details

Previous Balance		99.99
EFT Payment	08/23	-99.99
Remaining Balance		\$0.00

Payments received after 09/06/25 will appear on your next bill.

Service from 09/06/25 through 10/05/25

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.





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158096

CUSTOMER ID

C2311

PO#

INVOICE

DATE

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

BILL TO

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

Services provided for the Month of: September 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#

159301

CUSTOMER ID

C2311

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

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
Postage	3	Ea	0.74		2.22
Subtotal					2.22

Subtotal	\$2.22
-----------------	--------

Tax	\$0.00
------------	--------

Total Due	\$2.22
------------------	--------

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.

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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.



JNJ AMENITY SERVICES

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

INVOICE

INV0011

DATE

08/27/2025

DUE DATE

09/15/2025

BALANCE DUE

USD \$610.00

BILL TO

South Creek CDD c/o Inframark

2005 Pan Am Circle Suite 300
Tampa FL 33607
inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$610.00	1	\$610.00
TOTAL			\$610.00

Payment Info

BY CHECK

JNJ AMENITY SERVICES LLC

BALANCE DUE

USD \$610.00

Amenity cleaning services - August 2025

****Please submit payment to the new address showing on invoice!**
Thank you!



JNJ AMENITY SERVICES

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

INVOICE

INV0022

DATE

09/25/2025

DUE DATE

10/15/2025

BALANCE DUE

USD \$785.00

BILL TO

South Creek CDD c/o Inframark

2005 Pan Am Circle Suite 300
Tampa FL 33607
inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$610.00	1	\$610.00
Furniture pressure wash	\$175.00	1	\$175.00
TOTAL			\$785.00

Payment Info

BY CHECK
JNJ AMENITY SERVICES LLC

BALANCE DUE
USD \$785.00

September 2025 amenity cleaning service

****Please submit payment to the new address showing on invoice!**
Thank you!



Steadfast Alliance

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

Invoice

Date	Invoice #
9/1/2025	SA-15050

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 September 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

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 655
DATE 09/24/2025
TERMS Net 30
DUE DATE 10/24/2025

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

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

September 16, 2025
Client: 001545
Matter: 000001
Invoice #: 27126

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/5/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/6/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
8/7/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
8/7/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
8/8/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/25/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$39.00
8/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/29/2025	LC	REVIEW CORRESPONDENCE AND BUDGET FUNDING; PREPARE DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$156.00
Total Professional Services			3.4	\$1,086.00

September 16, 2025
Client: 001545
Matter: 000001
Invoice #: 27126

Page: 2

Total Services	\$1,086.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,086.00
Previous Balance		\$929.50
Less Payments		(\$929.50)
PAY THIS AMOUNT		\$1,086.00

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	08/27/2025	09/17/2025

Summary of Account Charges

Previous Balance	\$101.67
Net Payments - Thank You	\$-101.67
Total Account Charges	\$100.43
AMOUNT DUE	\$100.43

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

451 0

DUE DATE

09/17/2025

**Auto Pay Scheduled
DO NOT PAY**



0065919651409 00000100438



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	08/27/2025	09/17/2025

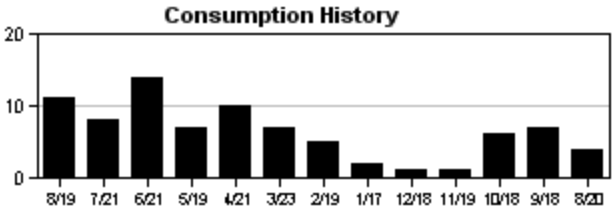
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	07/21/2025	7261	08/19/2025	7272	11 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$0.03
Water Base Charge	\$12.52
Water Usage Charge	\$0.01
Total Service Address Charges	\$18.59



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	08/27/2025	09/17/2025

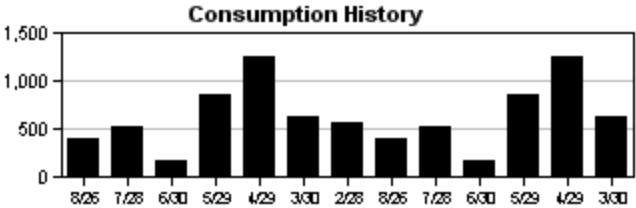
Service Address: 13851 BUTTRESS OAKS WAY

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	07/28/2025	19086	08/26/2025	19492	406 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$1.23
Water Base Charge	\$20.91
Water Usage Charge	\$0.42
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$2.65
Total Service Address Charges	\$81.84





SOUTH CREEK COMMUNITY DEVELOPMENT
14009 KINWARD PL
RIVERVIEW, FL 33578

Statement Date: September 05, 2025

Amount Due: \$603.03

Due Date: September 26, 2025

Account #: 211035337859

Past Due – Pay Immediately

Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due	\$580.24
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$0.95
Past Due – Pay Immediately	\$579.29
Current Month's Charges – Pay by September 26, 2025	\$23.74

Amount Due \$603.03

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



Scan here to view
your account online.

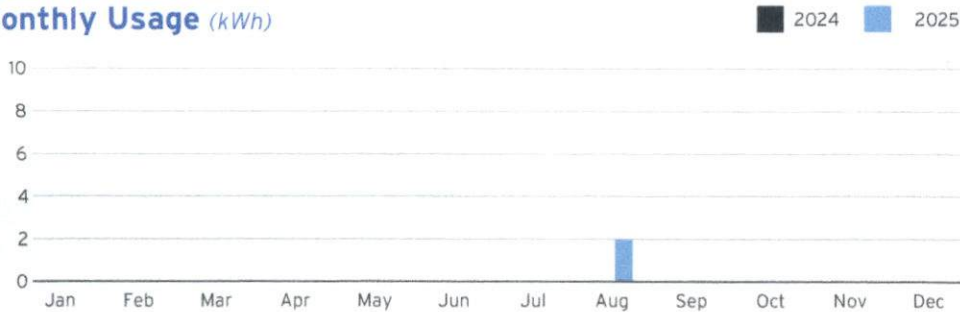
SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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 #: 211035337859

Due Date: September 26, 2025

Amount Due: \$603.03

Payment Amount: \$ _____

618051182747

Past Due – \$579.29

Current – \$23.74



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.

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.

6180511827472110353378590000000603032



Service For:
14009 KINWARD PL
RIVERVIEW, FL 33578

Account #: 211035337859
Statement Date: September 05, 2025
Charges Due: September 26, 2025

Meter Read

Service Period: Aug 01, 2025 - Aug 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809754	08/29/2025	2	2	0 kWh	1	29 Days

Charge Details

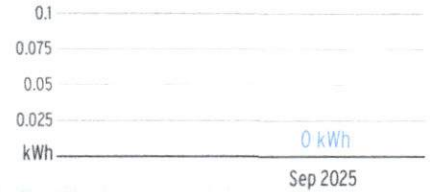
	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	Electric Service Cost		\$18.74

	Other Fees and Charges		
	Electric Late Payment Fee		\$5.00
	Total Other Fees and Charges		\$5.00

Total Current Month's Charges	\$23.74
--------------------------------------	----------------

	Miscellaneous Credits		
	Sales Tax Credit		-\$0.95
	Total Current Month's Credits		-\$0.95

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill

- Bank Draft**
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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: September 05, 2025

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

Due Date: September 26, 2025

Account #: 221008480321

DO NOT PAY. Your account will be drafted on September 26, 2025

Account Summary

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

Amount Due by September 26, 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.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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

Account #: 221008480321

Due Date: September 26, 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: \$ _____

687186675342

Your account will be
drafted on September 26, 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: September 05, 2025
Charges Due: September 26, 2025

Service Period: Aug 01, 2025 - Aug 29, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 29 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$754.93
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	Lighting Charges	\$754.93

Billing information continues on next page →

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other Correspondences:

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

Contact Us

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

Account #: 221008480321
Statement Date: September 05, 2025
Charges Due: September 26, 2025

Service Period: Aug 01, 2025 - Aug 29, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

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

Billing information continues on next page →




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

Account #: 221008480321
Statement Date: September 05, 2025
Charges Due: September 26, 2025

Service Period: Aug 01, 2025 - Aug 29, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

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

Billing information continues on next page →




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

Account #: 221008480321
Statement Date: September 05, 2025
Charges Due: September 26, 2025

Service Period: Aug 01, 2025 - Aug 29, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

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

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



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

Account #: 221008480321
Statement Date: September 05, 2025
Charges Due: September 26, 2025

Important Messages



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

Statement Date: September 05, 2025

Amount Due: \$381.06

Due Date: September 26, 2025

Account #: 211032690243

DO NOT PAY. Your account will be drafted on September 26, 2025

Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due \$406.39

Payment(s) Received Since Last Statement -\$406.39

Current Month's Charges \$381.06

Amount Due by September 26, 2025 \$381.06

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 **3.61% lower** than it was in your previous period.



Scan here to view your account online.

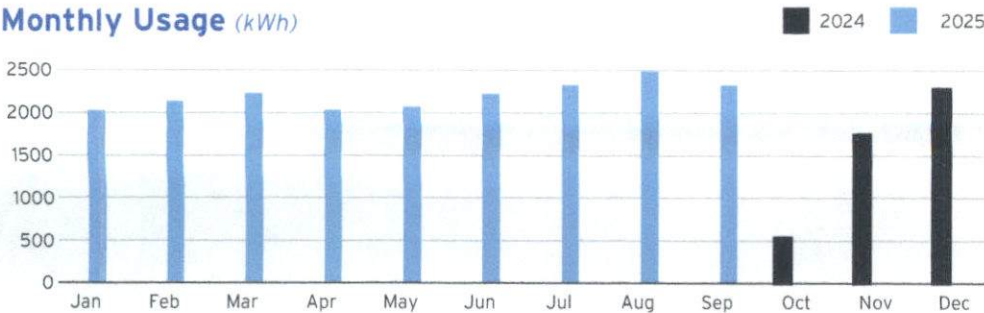
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



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



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

Account #: 211032690243

Due Date: September 26, 2025

Amount Due: \$381.06

Payment Amount: \$ _____

656322625099

Your account will be drafted on September 26, 2025



Pay your bill online at TampaElectric.com

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

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00004018 FTECO109062500320810 00000 03 00000000 18609 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.



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

Account #: 211032690243
Statement Date: September 05, 2025
Charges Due: September 26, 2025

Meter Read

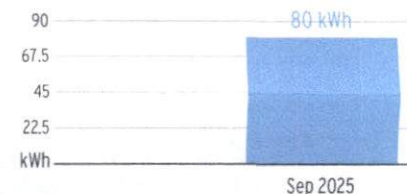
Service Period: Aug 01, 2025 - Aug 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000342031	08/29/2025	27,916	25,584	2,332 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,332 kWh @ \$0.08641/kWh	\$201.51
Fuel Charge	2,332 kWh @ \$0.03391/kWh	\$79.08
Storm Protection Charge	2,332 kWh @ \$0.00577/kWh	\$13.46
Clean Energy Transition Mechanism	2,332 kWh @ \$0.00418/kWh	\$9.75
Storm Surcharge	2,332 kWh @ \$0.02121/kWh	\$49.46
Florida Gross Receipt Tax		\$9.53
Electric Service Cost		\$381.06

Total Current Month's Charges

\$381.06

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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

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P.O. Box 31318
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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

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

Statement Date: September 05, 2025

Amount Due: \$106.83

Due Date: September 26, 2025

Account #: 211024964853

DO NOT PAY. Your account will be drafted on September 26, 2025

Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due \$123.16

Payment(s) Received Since Last Statement -\$123.16

Current Month's Charges \$106.83

Amount Due by September 26, 2025 \$106.83

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 **50% lower** than the same period last year.

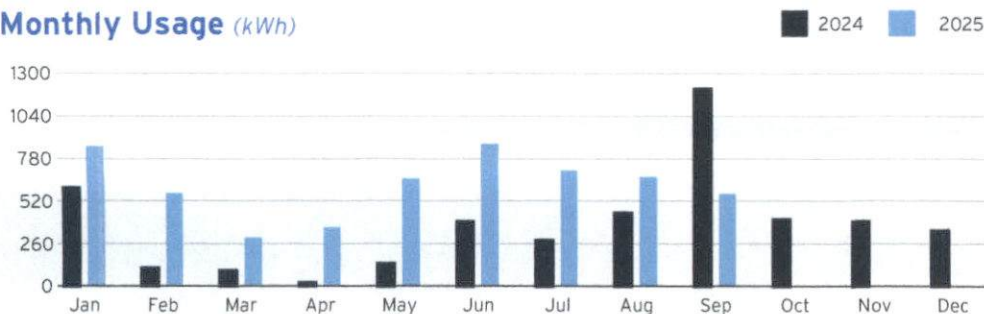


Your average daily kWh used was **9.09% lower** than it was in your previous period.



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211024964853

Due Date: September 26, 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: \$106.83

Payment Amount: \$ _____

606940110322

Your account will be drafted on September 26, 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: September 05, 2025
Charges Due: September 26, 2025

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Aug 01, 2025 - Aug 29, 2025

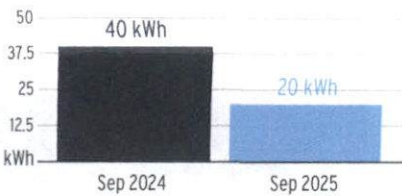
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	08/29/2025	13,996	13,429	567 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	567 kWh @ \$0.08641/kWh	\$48.99
	Fuel Charge	567 kWh @ \$0.03391/kWh	\$19.23
	Storm Protection Charge	567 kWh @ \$0.00577/kWh	\$3.27
	Clean Energy Transition Mechanism	567 kWh @ \$0.00418/kWh	\$2.37
	Storm Surcharge	567 kWh @ \$0.02121/kWh	\$12.03
	Florida Gross Receipt Tax		\$2.67
	Electric Service Cost		\$106.83

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$106.83

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Tampa, FL 33631-3318
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Toll Free: **866-689-6469**

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

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="checkbox"/>	\$200
2	Carlos de la Ossa	<input checked="" type="checkbox"/>	\$200
3	Ryan Motko	<input type="checkbox"/>	\$200
4	Nicholas Dister	<input type="checkbox"/>	\$200
5	Lori Campagna	<input type="checkbox"/>	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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



INVOICE

Customer	South Creek Community Development District
Acct #	1068
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

South Creek Community Development District
c/o Meritus Corporation
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 15,239.00
Payment Amount	
Payment for:	Invoice#29668
100125784	

Thank You

Please detach and return with payment



Customer: South Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
29668	10/01/2025	Renew policy	Policy #100125784 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	15,239.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 15,239.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/19/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input checked="" type="checkbox"/>	\$200
2	Carlos de la Ossa	<input checked="" type="checkbox"/>	\$200
3	Ryan Motko	<input checked="" type="checkbox"/>	\$200
4	Nicholas Dister	<input checked="" type="checkbox"/>	\$200
5	Lori Campagna	<input checked="" type="checkbox"/>	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="text" value="x"/>	\$200
2	Carlos de la Ossa	<input type="text" value="x"/>	\$200
3	Ryan Motko	<input type="text" value="x"/>	\$200
4	Nicholas Dister	<input type="text" value="X"/>	\$200
5	Lori Campagna	<input type="text" value="x"/>	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="text" value="x"/>	\$200
2	Carlos de la Ossa	<input type="text" value="x"/>	\$200
3	Ryan Motko	<input type="text" value="x"/>	\$200
4	Nicholas Dister	<input type="text" value="x"/>	\$200
5	Lori Campagna	<input type="text" value="x"/>	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="checkbox"/>	\$200
2	Carlos de la Ossa	<input type="checkbox"/>	\$200
3	Ryan Motko	<input type="checkbox"/>	\$200
4	Nicholas Dister	<input type="checkbox"/>	\$200
5	Lori Campagna	<input type="checkbox"/>	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

South Creek CDD

2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: US_72719
Invoice Date: 2025-09-01
Due Date: 2025-09-16
Terms: NET15
Customer ID: 214399
Customer PO:

Amount Due: \$2,720.00

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-08-01- 2025-08-31	Dedicated Security Officer - South Creek Dedicated Pool : : Service Location: South Creek CDD	80	\$34.00	\$2,720.00

Subtotal	\$2,720.00
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$2,720.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.

Please be aware, fraudsters may attempt to impersonate home office or franchise employees, instructing you to change the above banking information, if payment via EFT, and/or remit mailing address, if payment via check. If you suspect you have been contacted by a scammer, requesting either of these changes, please contact us immediately by contacting billing@teamsignal.com, or call (877)498-8494.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246

Omaha, NE 68108

remittance@teamsignal.com

BILL TO

South Creek CDD

2005 Pan Am Circle Suite 300

Tampa, FL 33607

INVOICE

Invoice Number: US_69934
Invoice Date: 2025-08-18
Due Date: 2025-09-02
Terms: NET15
Customer ID: 214399
Customer PO:

Amount Due: \$2,312.00

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-07-01- 2025-07-31	Dedicated Security Officer - : : Service Location: South Creek CDD	56	\$34.00	\$1,904.00
2025-07-01- 2025-07-31	Dedicated Security Officer - 4th of July: : Service Location: South Creek CDD	8	\$51.00	\$408.00

Subtotal	\$2,312.00
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$2,312.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

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Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

South Creek CDD

2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: US_69933
Invoice Date: 2025-08-18
Due Date: 2025-09-02
Terms: NET15
Customer ID: 214399
Customer PO:

Amount Due: \$272.00

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-06-01- 2025-06-30	Dedicated Security Officer - : : Service Location: South Creek CDD	8	\$34.00	\$272.00

Subtotal	\$272.00
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$272.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

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South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



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

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 16,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,117
Accounts Receivable - HOA	37	-	-	-	-	-	-	37
Due From Other Funds	-	3,193	-	-	2,329	-	-	5,522
Investments:								
Acq. & Construction - Amenity	-	-	-	92	-	-	-	92
Acq. & Construction - Other	-	-	-	-	3,218	-	-	3,218
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,357	-	-	10,357
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	39,928
Revenue Fund	-	151,593	40,668	-	-	-	-	192,261
Fixed Assets								
Construction Work In Process	-	-	-	-	-	5,635,587	-	5,635,587
Amount To Be Provided	-	-	-	-	-	-	6,526,000	6,526,000
TOTAL ASSETS	\$ 16,154	\$ 317,636	\$ 80,596	\$ 104	\$ 15,904	\$ 5,635,587	\$ 6,526,000	\$ 12,591,981
LIABILITIES								
Accounts Payable	\$ 26,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,845
Accounts Payable - Other	2,640	-	-	-	-	-	-	2,640
Bonds Payable	-	-	-	-	-	-	5,380,000	5,380,000
Bonds Payable - Series 2024	-	-	-	-	-	-	1,146,000	1,146,000
Due To Other Funds	5,514	-	8	-	-	-	-	5,522
TOTAL LIABILITIES	34,999	-	8	-	-	-	6,526,000	6,561,007

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

		SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024			
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
				FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	317,636	80,588	-	-	-	-	398,224
Capital Projects	-	-	-	104	15,904	-	-	16,008
Unassigned:	(18,845)	-	-	-	-	5,635,587	-	5,616,742
TOTAL FUND BALANCES	(18,845)	317,636	80,588	104	15,904	5,635,587	-	6,030,974
TOTAL LIABILITIES & FUND BALANCES	\$ 16,154	\$ 317,636	\$ 80,596	\$ 104	\$ 15,904	\$ 5,635,587	\$ 6,526,000	\$ 12,591,981

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 45	\$ 45	0.00%
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	359,502	5,533	101.56%

EXPENDITURES

Administration

Supervisor Fees	10,000	12,400	(2,400)	124.00%
Dissemination Agent/Reporting	8,400	10,200	(1,800)	121.43%
Trustees Fees	8,200	8,297	(97)	101.18%
District Counsel	4,000	26,826	(22,826)	670.65%
District Engineer	2,500	12,667	(10,167)	506.68%
District Management	25,000	40,619	(15,619)	162.48%
Auditing Services	5,250	7,800	(2,550)	148.57%
Website ADA Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	572	(322)	228.80%
Amenity Internet	1,200	1,027	173	85.58%
Public Officials Insurance	2,754	2,754	-	100.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	11,678	(10,678)	1167.80%
Bank Fees	100	779	(679)	779.00%
Website Admin Services	1,500	1,552	(52)	103.47%
Dues, Licenses & Fees	600	1,341	(741)	223.50%
Total Administration	74,754	140,012	(65,258)	187.30%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electric Utility Services	5,000	17,213	(12,213)	344.26%
Street Lights	50,000	44,582	5,418	89.16%
Total Electric Utility Services	55,000	61,795	(6,795)	112.35%
<u>Water Utility Services</u>				
Water/Waste	1,000	3,644	(2,644)	364.40%
Total Water Utility Services	1,000	3,644	(2,644)	364.40%
<u>Other Physical Environment</u>				
Pool Monitor	12,000	-	12,000	0.00%
Wildlife Control	-	12,775	(12,775)	0.00%
Waterway Management	1,000	31,994	(30,994)	3199.40%
Field Management	12,000	12,000	-	100.00%
Janitorial - Contract	7,000	8,675	(1,675)	123.93%
Pool Maintenance - Contract	15,000	13,920	1,080	92.80%
Debris Clean Up	3,000	-	3,000	0.00%
Landscape Maintenance - Contract	75,000	77,942	(2,942)	103.92%
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	2,000	3,834	(1,834)	191.70%
R&M-Pools	500	350	150	70.00%
Sidewalk, Pavement, Signage R&M	1,000	-	1,000	0.00%
Amenity R&M	6,000	4,862	1,138	81.03%
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	9,000	-	9,000	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	5,479	(429)	108.50%
Shared Well with HOA	5,000	-	5,000	0.00%
MISC	1,500	2,613	(1,113)	174.20%
Irrigation Maintenance	5,000	6,528	(1,528)	130.56%
Mitigation Maintenance	2,400	-	2,400	0.00%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Aquatic Plant Replacement	1,000	-	1,000	0.00%
Access Control R&M	1,500	-	1,500	0.00%
Key Card Distribution	2,500	-	2,500	0.00%
Dog Waste Station Service and Supplies	3,000	1,427	1,573	47.57%
Amenity Furniture R&M	1,000	-	1,000	0.00%
Total Other Physical Environment	219,515	205,086	14,429	93.43%
TOTAL EXPENDITURES	350,269	410,537	(60,268)	117.21%
Excess (deficiency) of revenues Over (under) expenditures	3,700	(51,035)	(54,735)	-1379.32%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,700	-	(3,700)	0.00%
TOTAL FINANCING SOURCES (USES)	3,700	-	(3,700)	0.00%
Net change in fund balance	<u>\$ 3,700</u>	<u>\$ (51,035)</u>	<u>\$ (62,135)</u>	<u>-1379.32%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		32,190		
FUND BALANCE, ENDING		<u>\$ (18,845)</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,804	\$ 16,804	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	345,946	20,246	106.22%
<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	21,940	18,703	677.79%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
TOTAL FINANCING SOURCES (USES)	3,237	-	(3,237)	0.00%
Net change in fund balance	\$ 3,237	\$ 21,940	\$ 12,229	677.79%
FUND BALANCE, BEGINNING (OCT 1, 2024)		295,696		
FUND BALANCE, ENDING		\$ 317,636		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2024 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,197	\$ 4,197	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
TOTAL REVENUES	79,855	84,052	4,197	105.26%
<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)	(2,628)	4,197	38.51%
<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)	\$ (2,628)	\$ 17,847	38.51%
FUND BALANCE, BEGINNING (OCT 1, 2024)		83,216		
FUND BALANCE, ENDING		\$ 80,588		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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 September 30, 2025
Series 2024 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,904	\$ 11,904	0.00%
TOTAL REVENUES	-	11,904	11,904	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	-	(1,000,085)	(1,000,085)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,015,989		
FUND BALANCE, ENDING		<u>\$ 15,904</u>		

Bank Account Statement

South Creek CDD

Wednesday, October 15, 2025

Page 1

Bank Account No. 5561

Statement No. 09_25

Statement Date 09/30/2025

G/L Account No. 101001 Balance	16,117.36	Statement Balance	18,002.85
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	16,117.36	Subtotal	18,002.85
Negative Adjustments	0.00	Outstanding Checks	-1,885.49
Ending G/L Balance	16,117.36	Ending Balance	16,117.36

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000743	Interest - Investments	Interest Earned	46.47	46.47	0.00
Total Deposits					46.47	46.47	0.00
Checks							
							0.00
08/25/2025	Payment	100083	STRALEY ROBIN VERICKER	Inv: 26966	-929.50	-929.50	0.00
08/25/2025	Payment	100085	BLUE LIFE POOL SERVICE LLC	Inv: 17583, Inv: 17584, Inv: 17585, Inv: 17586, Inv: 1825	-7,260.00	-7,260.00	0.00
08/28/2025	Payment	100086	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-14595	-2,500.00	-2,500.00	0.00
08/25/2025	Payment	300055	TECO ACH	Inv: 082025-6141 ACH	-90.97	-90.97	0.00
09/09/2025	Payment	1434	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
09/09/2025	Payment	1435	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
09/09/2025	Payment	1436	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
09/09/2025	Payment	1437	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
09/09/2025	Payment	1438	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
08/19/2025	Payment	300057	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 082725-5140-ACH	-100.43	-100.43	0.00
09/19/2025	Payment	300058	CHARTER COMMUNICATION ACH	Inv: 2972133090625-ACH	-99.99	-99.99	0.00
09/23/2025	Payment	100087	INFRAMARK LLC	Inv: 157198, Inv: 158096	-3,902.77	-3,902.77	0.00
09/25/2025	Payment	300059	TECO ACH	Inv: 090525-0321-ACH	-4,649.41	-4,649.41	0.00
09/25/2025	Payment	300060	TECO ACH	Inv: 090525-0243-ACH	-381.06	-381.06	0.00
09/25/2025	Payment	300061	TECO ACH	Inv: 090525-4853-ACH	-106.83	-106.83	0.00
09/22/2025		JE000744	Bank Fees	Bank Fees	-247.94	-247.94	0.00
Total Checks					-21,268.90	-21,268.90	0.00

Bank Account Statement

South Creek CDD

Wednesday, October 15, 2025

Page 2

Bank Account No. 5561

Statement No. 09_25

Statement Date 09/30/2025

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
08/26/2025	Payment	300052	TECO ACH	Inv: 080625-7859 ACH	-580.24
09/12/2025	Payment	300056	TECO ACH	Inv: 090525-7859-ACH	-603.03
09/29/2025	Payment	100088	INFRAMARK LLC	Inv: 159301	-2.22

Total Outstanding Checks -1,885.49

Outstanding Deposits

Total Outstanding Deposits

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(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	100087	09/23/25	V00019	INFRAMARK LLC	157198	JULY 2025 MGMNT SVCS	DISTRICT INVOICE	549936-51301	\$52.40
001	100087	09/23/25	V00019	INFRAMARK LLC	157198	JULY 2025 MGMNT SVCS	COPIES AND POSTAGE	541024-51301	\$65.23
001	100087	09/23/25	V00019	INFRAMARK LLC	157198	JULY 2025 MGMNT SVCS	DISTRIC INVOICE	531150-51301	\$435.14
001	100087	09/23/25	V00019	INFRAMARK LLC	158096	SEPT 2025 MGMNT SVCS	DISTRICT INVOICE	531142-51301	\$850.00
001	100087	09/23/25	V00019	INFRAMARK LLC	158096	SEPT 2025 MGMNT SVCS	DISTRICT INVOICE	531150-51301	\$1,375.00
001	100087	09/23/25	V00019	INFRAMARK LLC	158096	SEPT 2025 MGMNT SVCS	DISTRICT INVOICE	531106-53908	\$1,000.00
001	100087	09/23/25	V00019	INFRAMARK LLC	158096	SEPT 2025 MGMNT SVCS	DISTRICT INVOICE	549936-51301	\$125.00
001	100088	09/29/25	V00019	INFRAMARK LLC	159301	AUG 2026 MGMNT SVCS	POSTAGE	541024-51301	\$2.22
001	1434	09/09/25	V00027	CARLOS DE LA OSSA	CO-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1435	09/09/25	V00016	KELLY ANN EVANS	KE-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1436	09/09/25	V00029	LORI A. CAMPAGNA	LC-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1437	09/09/25	V00012	NICHOLAS J. DISTER	ND-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1438	09/09/25	V00021	RYAN MOTKO	RM-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	300056	09/12/25	V00022	TECO ACH	090525-7859-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$603.03
001	300058	09/19/25	V00044	CHARTER COMMUNICATION ACH	2972133090625-ACH	INTERNET	MISC	546922-53908	\$99.99
001	300059	09/25/25	V00022	TECO ACH	090525-0321-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$4,649.41
001	300060	09/25/25	V00022	TECO ACH	090525-0243-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$381.06
001	300061	09/25/25	V00022	TECO ACH	090525-4853-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$106.83
Fund Total									\$10,745.31

Total Checks Paid	\$10,745.31
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South Creek CDD

Field Inspection Report

Thursday, October 16, 2025

Prepared For Board of Supervisors

15 Items Identified

Paul Young

District Field Inspector

Green – Indicates Item is in progress or completed.

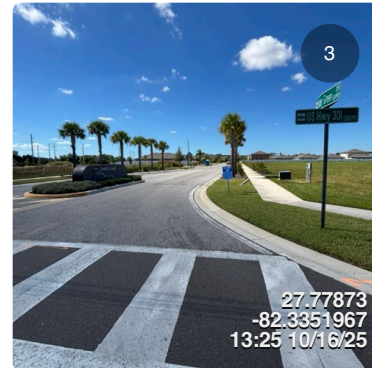
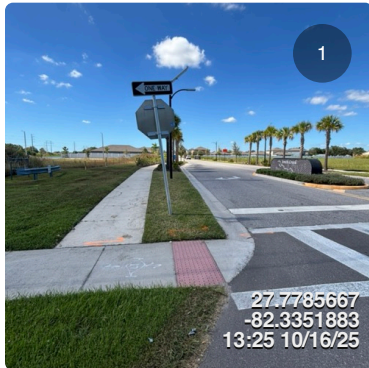
Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

Item 1 - SOUTH CREEK MAIN ENTRANCE

Assigned To: Steadfast

- 1). Alder Green exit lane is well maintained.
- 2). Center median community signage.
- 3). Entrance lane to South Creek phase one is well maintained.

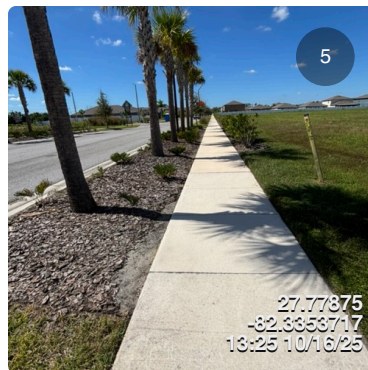
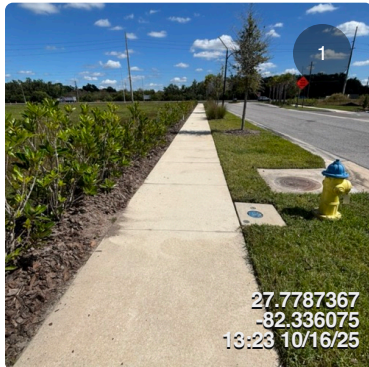


Item 2 - ALDER GREEN

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

Sidewalk was pressure washed on 10/17/25.

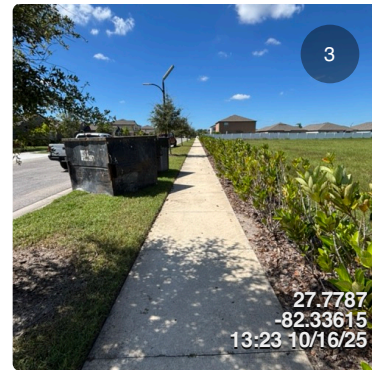
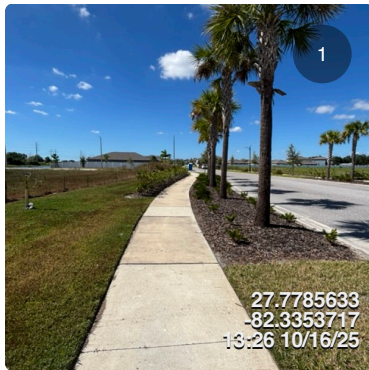


Item 3 - MODEL HOME CONSTRUCTION DUMPSTER

Due By: Tuesday, November 4, 2025

Assigned To: Steadfast

- 1). Mulch refresh is scheduled for November.
- 2). Remove all dead plants.
- 3). Construction dumpsters have been staged on CDD sod.
- 4). Model home under renovation.

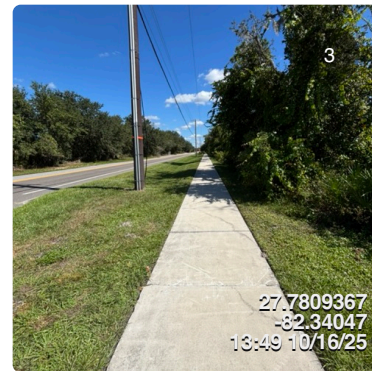
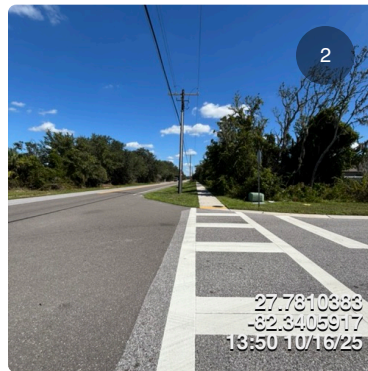
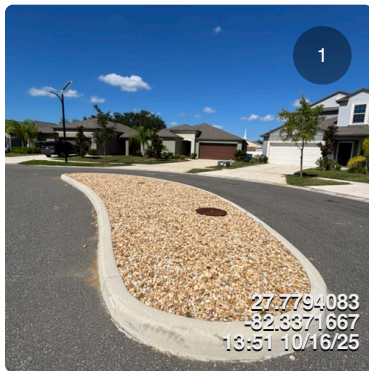


Item 4 - BUTTRESS ENTRANCES

Assigned To: Steadfast

Item Completed: Yes

- 1). Scarlett Skimmer Drive is clear of weeds.
- 2). Buttress entrance south is well maintained.
- 3). Sidewalks are edged and overgrowth is groomed.
- 4). Buttress entrance is well maintained.
- 5). Buttress and Alder Green is maintained.
- 6). Landscape along Buttress wall is well maintained.

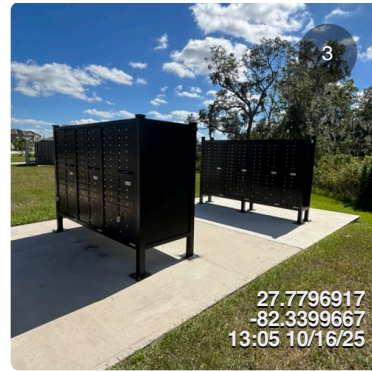


Item 5 - PLAYGROUND / MAILBOX KIOSK

Due By: Tuesday, November 4, 2025

Assigned To: Steadfast / District

- 1). Playground rules are clear and visible. All equipment is operational.
- 2). Steadfast - **remove all weeds during service.**
- 5). Mailboxes are clean.



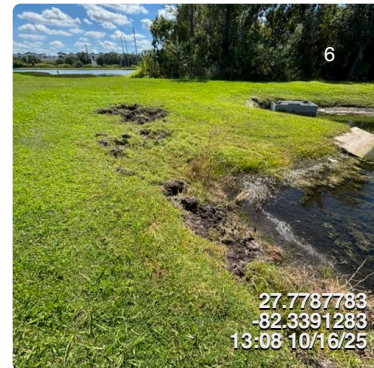
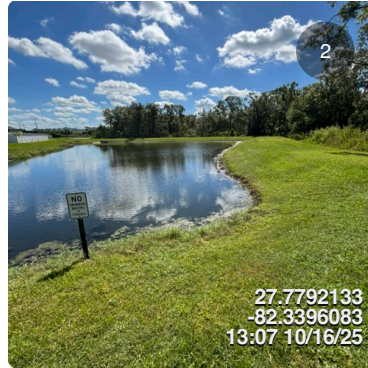
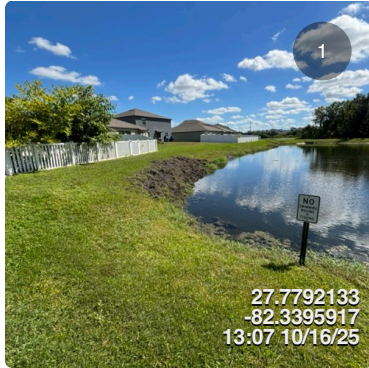
Item 6 - POND D - ALDER GREEN ROAD

Due By: Tuesday, November 4, 2025

Assigned To: Steadfast Aquatics

Pond has some algae forming on the water's edge.

Banks have been damaged by wild hogs - trapper has been made aware.

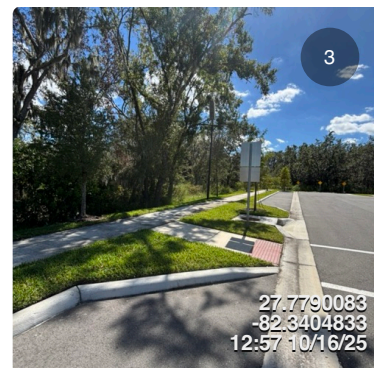


Item 7 - BUTRESS

Due By: Tuesday, November 4, 2025

Assigned To: Steadfast

Treat ant mounds in tree beds along sidewalk from playground.

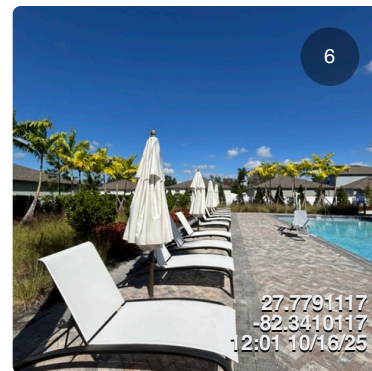
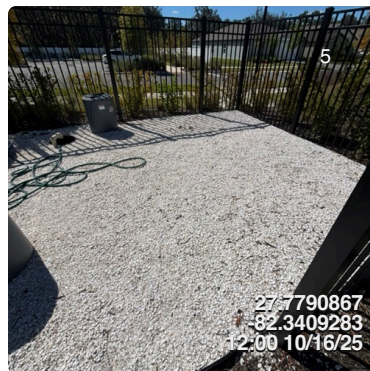
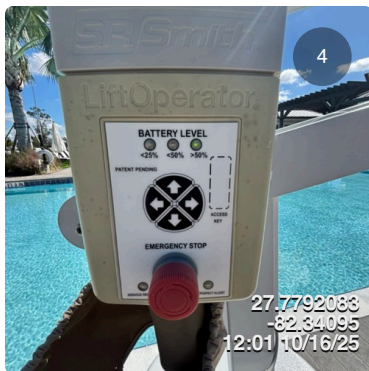
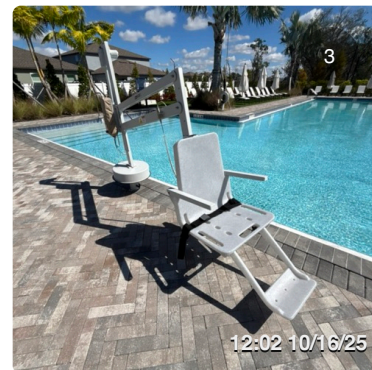
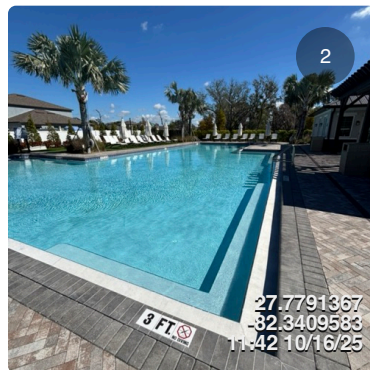
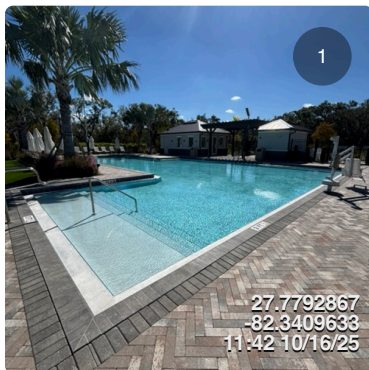


Item 8 - AMENITY CENTER

Assigned To: Blue Life Pools

Item Completed: Yes

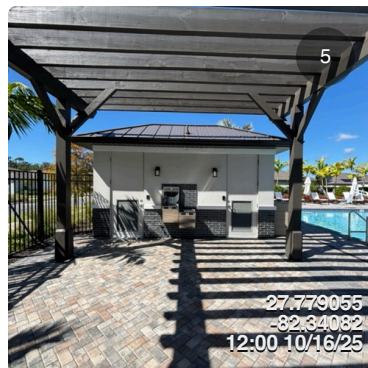
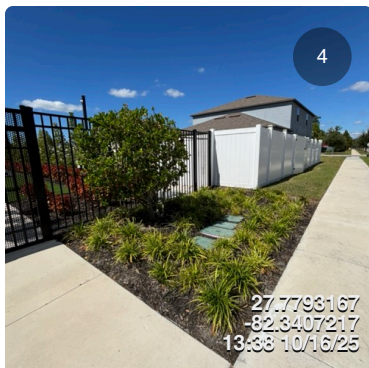
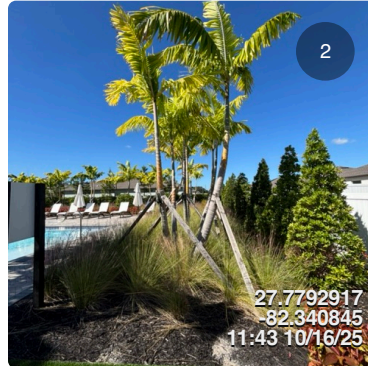
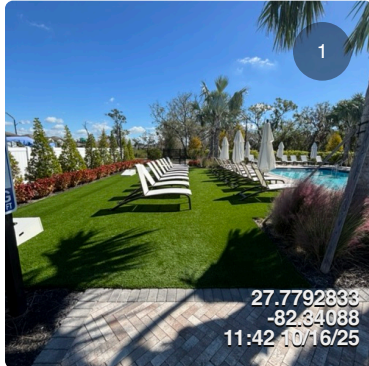
- 1). Pool is clear and blue
- 2). Last pool reading 10/15, 7 ppm total chlorine, 7.8PH ph, 2 1/2 G liquid chlorine, 1/2 G muriatic acid. Skimmed, Chemical test, Log Signed.
- 3). ADA chair operational - Weather cover pending delivery - estimated Nov. week 1.
- 4). Battery charged and ready level.
- 5). Pool cage is clean and clean of weeds.
- 6). Pool furniture is clean and orderly.



Item 9 - AMENITY LANDSCAPE

Assigned To: Steadfast

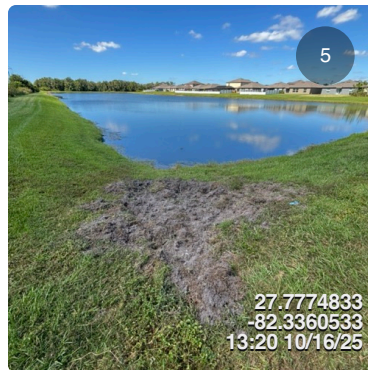
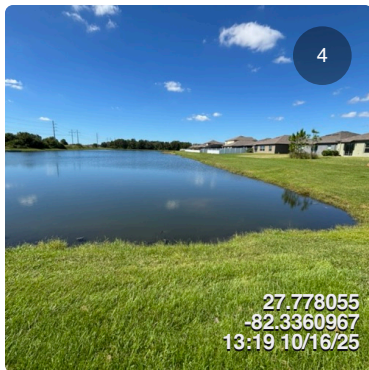
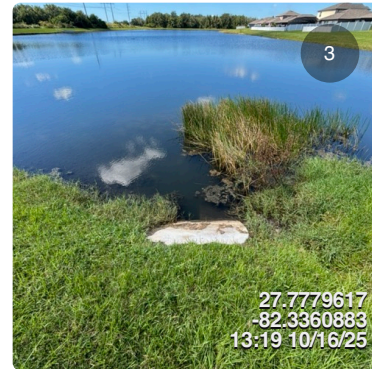
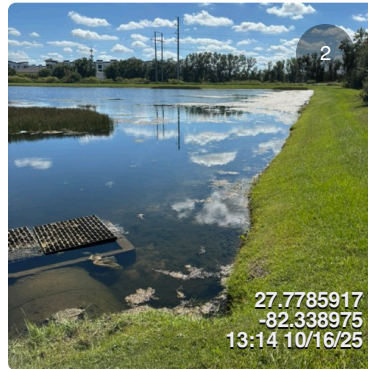
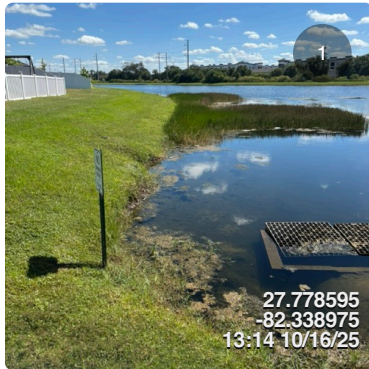
- 1). Interior landscape is well maintained.
- 2). Palms are yellowing, provide fertility schedule.
- 3). Perimeter sidewalk beds are well maintained.
- 4). Bathrooms are clean and operational.
- 5). All water fountains, spigots, sinks and toilets have normal pressure and flow.



Item 10 - POND C - ALDER GREEN

Assigned To: Steadfast

Pond C has some algae forming along the water's edge. Hogs have damaged the banks behind O2Bkids. Trapper has been notified.

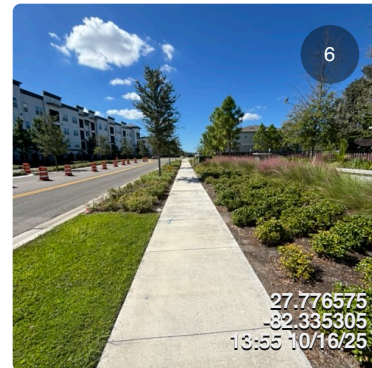
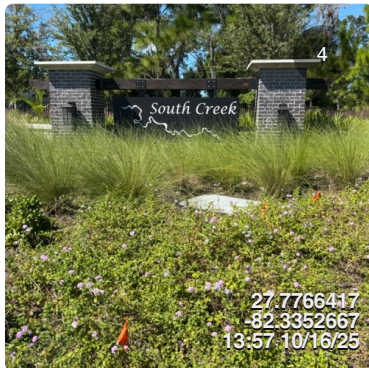
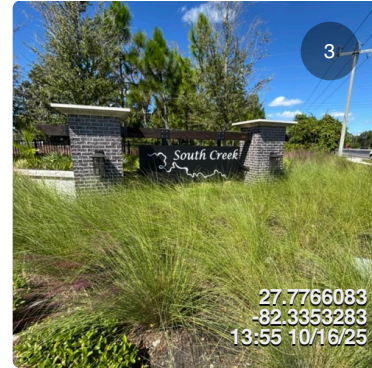


Item 11 - SHADY PRESERVE DRIVE

Due By: Tuesday, November 4, 2025

Assigned To: Steadfast

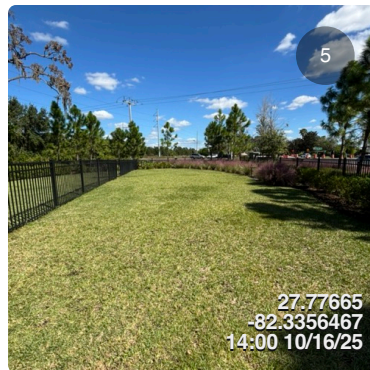
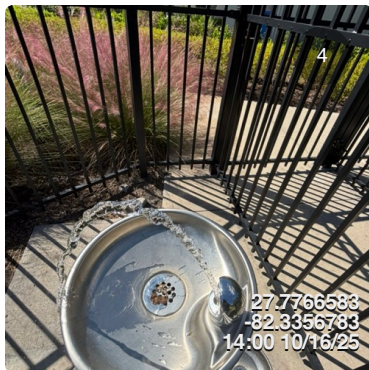
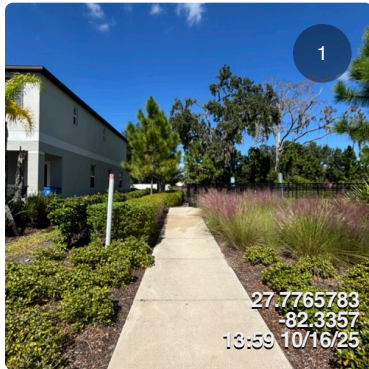
Entrance signs are well maintained. Landscape beds are clean and vibrant. Sod is maintained at the desired height.



Item 12 - DOG PARK

Assigned To: Steadfast

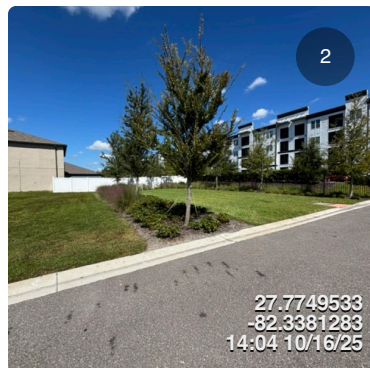
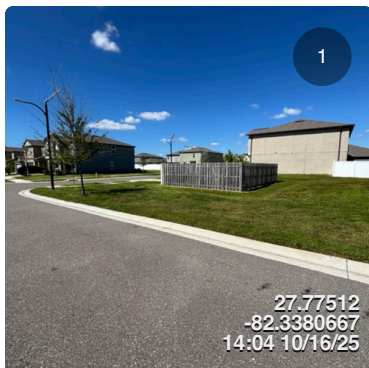
Landscape around dog park is well maintained. Water fountains are operational. Dog stations have ample supplies. Irrigation pump is clear of overgrowth and accessible.



Item 13 - CARRARA MANOR PLACE - LIFT STATION

Assigned To: Steadfast

Lift station landscape is well maintained.

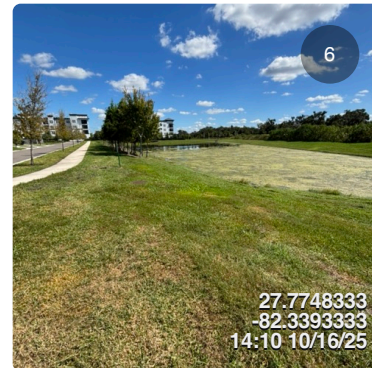
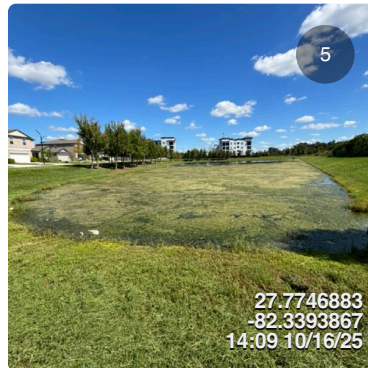
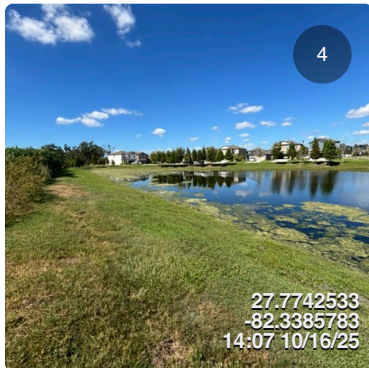
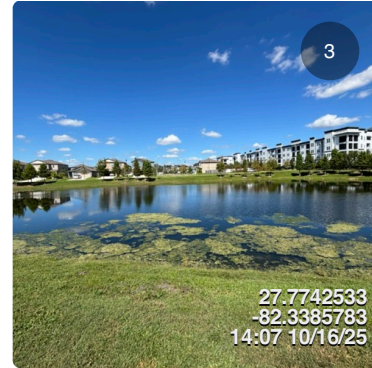
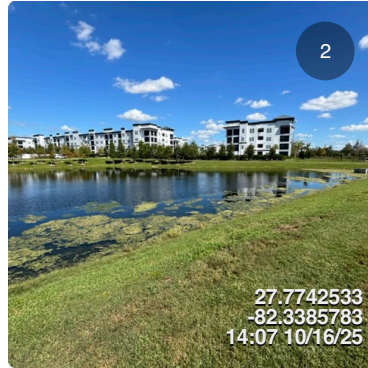
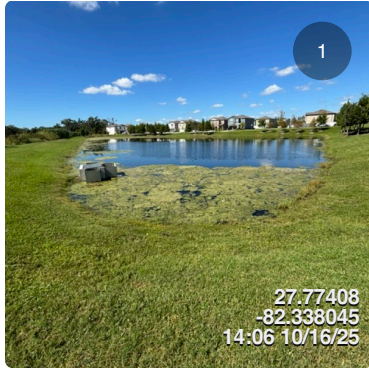


Item 14 - POND A - POSEIDON WAY

Due By: Tuesday, November 4, 2025

Assigned To: Steadfast Aquatics

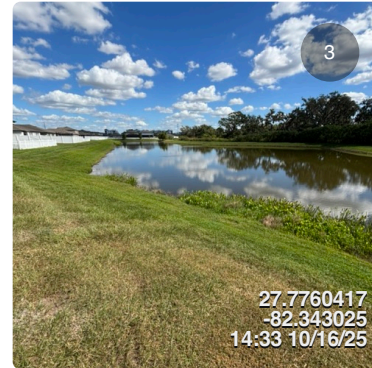
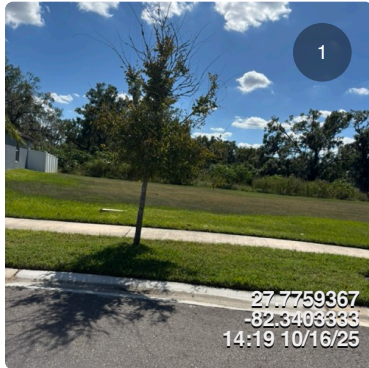
Pond A continuously has algae bloom throughout the water's surface. Send treatment dates and a plan of action to reduce the volume observed during monthly inspections.



Item 15 - POND B - SHADY PRESERVE

Assigned To: Steadfast Aquatics

Pond B appears clear if algae, pocket park is well maintained. Pond banks are maintained.





Printed: Oct 30, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 13, 2025

Job: SM1054 South Creek CDD Maintenance

Title: Wet check

Added By: Amauri Diaz

Log Notes:

I came out to perform monthly wet check. The system is working good. I adjusted several heads because they were not spraying as best they could. I replaced a faulty sprinkler and nozzle in zone 10.

Parts

1-Hunter 6" pop up

1-Hunter nozzle

Weather Conditions:

Sunny



85°F

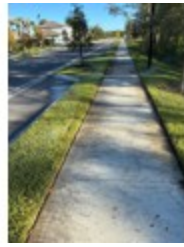
59°F

Wind: 6 mph

Humidity: 91%

Total Precip: 0"

Mon, Oct 13, 2025, 9:23 AM







Printed: Oct 23, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Oct 20, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Mason DeBaets

Log Notes:

sprayed ponds 4,3,2 for grasses. sprayed pond 3 heavy for algae, boat treatment on pond 3

Weather Conditions:

Partly cloudy with mist and fog

Mon, Oct 20, 2025, 9:39 AM

84°F

Wind: 7 mph

Partly cloudy with mist and fog

Humidity: 95%

66°F

Total Precip: 0"

Attachments: 5

