

**SOUTH CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 04, 2025

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

South Creek Community Development District

Board of Supervisors

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

District Staff

Jayna Cooper, District Manager
Rollamay Turkoane, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Paul Young, Field Inspections Manager

Regular Meeting Agenda

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

The Regular Meeting of the **South Creek Community Development District** will be held on **December 04, 2025 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 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 Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations Series 2021 Bonds
- B. Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations Series 2024 Bonds
- C. Consideration of SchoolNow CDD Website Proposal
- D. Consideration of PACSON GeoEnvironmental, Inc. Wetland Monitoring Services Proposal

4. CONSENT AGENDA

- A. Approval of Minutes of October 27, 2025, Special Meeting
- B. Approval of Minutes of November 06, 2025, Regular Meeting
- C. Consideration of Operation and Maintenance for October 2025
- D. Acceptance of the Financials and Approval of the Check Register for October 2025
- E. Ratification of Cooper Pools Proposal 2025-552 (\$815.00)

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

South Creek Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – South Creek CDD – \$5,885,000 Special Assessment Bonds, Series 2021 (Assessment Area One) (the “2021 Series”)

Dear South Creek Community Development District:

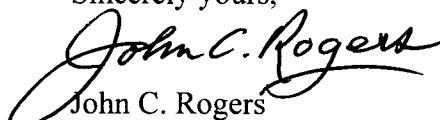
Arbitrage Rebate Counselors hereby contracts with South Creek Community Development District to provide annual arbitrage calculations for the above-referenced 2021 Series.

The annual arbitrage calculations for the 2021 Series will cover the one-year period June 15, 2021 to June 15, 2022, and each successive one-year period thereafter ending on June 15th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2021 Series is \$400.00. South Creek CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

South Creek Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – South Creek CDD – \$1,171,000 Special Assessment Bonds, Series 2024 (Assessment Area Two) (the “2024 Series”)

Dear South Creek Community Development District:

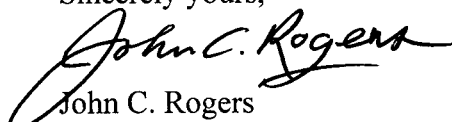
Arbitrage Rebate Counselors hereby contracts with South Creek Community Development District to provide annual arbitrage calculations for the above-referenced 2024 Series.

The annual arbitrage calculations for the 2024 Series will cover the one-year period January 30, 2024 to January 30, 2025, and each successive one-year period thereafter ending on January 30th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2024 Series is \$400.00. South Creek CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Bill To:

South Creek CDD
Brittney Carpio
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Shipping To:

South Creek CDD
Jayna Cooper
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	12
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Jayna Cooper**Signature:****Title:** _____**Date:** _____



P | (844) 772-2726
E | info@pacskon.com

4517 George Road, Suite 220
Tampa, FL 33634

October 21, 2025

Ms. Jayna Cooper, CDM
District Manager
Inframark Infrastructure Management Services
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, FL 33544

Subject: Proposal for Wetland Monitoring Services – CY 2025 & 2026
South Creek Phase 2A & 2B
US Hwy. 301 & Shady Preserve Dr.
Riverview, Hillsborough County, FL
PACSCON No. 2025-2449

Dear Ms. Cooper:

PACSCON GeoEnvironmental, Inc. (PACSCON) is pleased to provide this proposal to **Inframark Infrastructure Management Services** (the **Client**) for the completion of professional environmental services at the Subject Property for calendar years (CY) 2025 and 2026 as discussed further herein. The following sections discuss our understanding of the project and provide our proposed scope of services, compensation, and schedule.

PROJECT BACKGROUND & UNDERSTANDING

The Subject Property is located in unincorporated Riverview in Hillsborough County, Florida and consists of an assemblage of three parcels, Folio numbers 077772-0100, 077772-7000, 077772-7010, totaling approximately 60.5 acres which are all zoned planned development (PD).

The Southwest Florida Water Management District (SWFWMD or District) authorized individual construction environmental resource permit (ERP) number 43030786.001 for the Subject Property effective May 8, 2020. The permit authorized the construction of a stormwater management system designed to serve a 130-lot residential subdivision with single- and multi-family homes. Permanent filling impacts of 0.01 acres for Wetland A and 0.43 acres for Wetlands B occurred during project construction. Mitigation was not required for the permanent impact to Wetland A. Mitigation for the permanent forested impacts to Wetland B were provided by the onsite

creation of 0.43 acre of wetlands, Mitigation Area B, and the purchase of 0.22 forested credits from a mitigation bank. Monitoring of mitigation success criteria for Mitigation Area B is required and is the subject of this professional services proposal.

SCOPE OF SERVICES & SCHEDULE

Pursuant to the specific condition 6 of the authorized ERP, a PACSCON wetland scientist will complete semi-annually site visits between March 1st and November 30th during CY 2025 and 2026 to monitor Mitigation Area B and observe and document wetland mitigation success criteria. An annual wetland monitoring report will be submitted to the SWFWMD on or around the anniversary date of District's approval to initiate monitoring, or September 21st.

The annual wetland monitoring report will include, but not be limited to, the date the mitigation area was planted, vegetation species and quantities, percent coverage of desirable vegetation, percent coverage of nuisance vegetation, water quality, wildlife utilization, permanent transects and photo stations, problems encountered, and recommendations. All agency coordination and site visits as typically required for mitigation monitoring and reporting are included. The first annual monitoring report for CY 2024, dated March 13, 2025, was submitted by PACSCON and approved by the District.

COMPENSATION

PACSCON proposes that our fees for the performance of the above-outlined scope of services remain consistent with our approved CY 2024 fees and be determined as summarized below:

SCOPE OF SERVICES DESCRIPTION	PROPOSED FEE
TASK 1 – COMPLETION OF FOUR SEMI-ANNUAL SITE VISITS & MITIGATION AREA B MONITORING EVENTS (LUMP SUM @ 2 EVENTS FOR CY 2025 & 2 EVENTS FOR CY 2026)	\$3,200
TASK 2 – COMPLETION OF TWO ANNUAL WETLAND MONITORING REPORTS (LUMP SUM @ 1 REPORT FOR CY 2025 & 1 REPORT FOR CY 2026)	\$3,200
TOTAL PROPOSED FEE	\$6,400

In addition to those assumptions made in the scope of services above, our proposal assumes the following:

- All deliverables will be provided to the Client in electronic format.
- The Client will obtain the necessary authorizations to allow PACSCON to have ready access to the Subject Property during normal working hours throughout the performance of these services.
- Wetland maintenance, replanting, and related services are not included herein. PACSCON can provide a separate scope and fee if these services are determined to be necessary.



If changed assumptions and/or conditions are encountered at the Subject Property and/or additional services are authorized by the Client, they will be performed in accordance with our attached fee schedule.

CLOSURE & AUTHORIZATION


This proposal is an agreement for our services defined herein and is valid for a period of thirty (30) days from the date of issuance. It was prepared specifically for the Client and its designated representatives and may not be provided to others without PACSCON's express permission. The person authorizing this proposal on behalf of the Client does hereby warrant that they have full authority to do so.

To formalize the agreement between us, please execute the following *Proposal Acceptance & Agreement Form* where indicated and return this proposal to us. The attached Terms and Conditions will govern the work described in this proposal. Exceptions to this proposal and/or special requirements not covered in this proposal should be indicated on the signed proposal acceptance and agreement form.

We thank you for the opportunity to provide this proposal and look forward to continuing to work with you on this project! Please contact us if you have any questions or comments, or if we may be of further service.

Sincerely,

PACSCON


Leigh Ann Anderson, MS, PWS, CA
Senior Ecologist | Project Manager


Christopher B. Poole, PG, CPG
President | Founding Principal

CP/LA/cp

Attachments: Standard Schedule of Fees
General Terms & Conditions



PROPOSAL ACCEPTANCE & AGREEMENT FORM

Accepted and agreed to by:

Jayna Cooper

Signature

Billing Contact

Jayna Cooper

2654 Cypress Ridge Blvd., Ste. 101
Wesley Chapel, FL 33544

Name (Printed)

Billing Address

District Manager

(813) 608-8242

Title

Billing Phone Number

Inframark

jayna.cooper@inframark.com
inframarkcms@payableslockbox.com

Company

Billing E-Mail

N/A

Date

Federal EIN



ATTACHMENTS



P | (844) 772-2726
E | info@pacscon.com

4517 George Rd., Suite 220
Tampa, FL 33634

STANDARD SCHEDULE OF FEES

POSITION TITLE	UNIT OF MEASURE	BILLING RATE
▪ Environmental Technician – Junior	Per Hour	\$75.00
▪ Environmental Technician – Senior	Per Hour	\$90.00
▪ Clerical/Accounting/Administrative Support	Per Hour	\$60.00
▪ Drafting/CADD/GIS Design Support	Per Hour	\$100.00
▪ Staff Scientist	Per Hour	\$100.00
▪ Project Scientist	Per Hour	\$115.00
▪ Senior Scientist/Project Manager	Per Hour	\$130.00
▪ Principal Scientist/Senior Consultant/Senior Project Manager	Per Hour	\$145.00
▪ Associate Consultant/Senior Engineer/Program Manager	Per Hour	\$170.00
▪ Principal Consultant/Senior Program Manager	Per Hour	\$195.00

NOTES:

- Subcontractors, Subconsultants, Supplies, Expenses, and Other Direct Costs will be invoiced at cost plus 15%.
- Project related mileage will be billed at the current Standard Mileage Rate for Business as published by the IRS.
- Personnel time expended will be invoiced in ½ hour increments.
- Expert Witness/Testimony will be billed at 2 times normal hourly rates summarized above.



P | (844) 772-2726
E | info@pacskon.com

4517 George Rd., Suite 220
Tampa, FL 33634

GENERAL TERMS AND CONDITIONS

PACSCON GEOENVIRONMENTAL, INC. (known hereafter as PACSCON) shall perform the services outlined in the Agreement for the stated fee arrangement in accordance with these General Terms and Conditions:

1. **AUTHORIZATION TO PROCEED.** Execution of this Agreement by the CLIENT will be authorization for PACSCON to proceed with the work. By executing this Agreement, the CLIENT represents that it has the legal rights and authority to engage PACSCON to perform the requested services. PACSCON shall perform the services defined in this Agreement and shall invoice the Client in accordance with the compensation section of this Agreement. To the extent these General Terms and Conditions are part of a proposal for services, the proposal shall be valid for ninety (90) days unless otherwise stated. Once a proposal is accepted, these General Terms and Conditions shall apply to all services performed and shall survive any termination of the Agreement or completion of services.
2. **RIGHT OF ENTRY/ACCESS.** The CLIENT represents that they have secured legal rights to access the property and authorizes PACSCON staff to access the site in order to complete the work. CLIENT grants to PACSCON, and, if the project site is not owned by CLIENT, warrants that permission has been granted for, a right of entry from time to time by PACSCON, its employees, agents and subcontractors, upon the project site for the purpose of providing the services.
3. **COMPENSATION.** Unless explicitly stated within the Scope of Services, the proposed charges reflect PACSCON's best estimate of charges required to complete the project. In some cases, all tasks necessary to complete the project are not known, and may require modification of the Scope. PACSCON will inform the CLIENT and provide an explanation of the same and the parties shall agree on the modification to the Scope of Services, or either party may terminate the Agreement. Where the fee arrangement is to be on an hourly basis or where additional services are requested by the CLIENT, the hourly rates shall be those that prevail at the time services are rendered. Where charges are "not to exceed" a specified sum, PACSCON shall notify CLIENT before such sum is exceeded and shall not continue to provide services beyond such sum unless CLIENT authorizes an increase in the sum. If a "not to exceed" sum is broken down into budgets for specific tasks, the task budget may be exceeded without CLIENT authorization as long as the total sum is not exceeded. Changes in conditions, including, without limitation, changes in laws or regulations occurring after the budget is established or other circumstances beyond PACSCON's control shall be a basis for equitable adjustments in the budget and schedule. If PACSCON is called upon or subpoenaed by any party to testify or participate in any activity related to an action at law, equity, arbitration, or hearings, regarding any aspect of a project, additional charges will be applicable. The additional charges will be billed based on PACSCON's hourly rates current at the time of the added activity/work with multipliers for expert preparation and testimony work.
4. **INVOICES.** PACSCON will submit invoices to CLIENT monthly and a final bill upon completion of services. Invoices are due and payable on receipt, and there shall be no retainage unless otherwise agreed upon in the Agreement. In the event that the CLIENT disputes any portion of an invoice, CLIENT shall notify PACSCON of such disputed items within ten (10) days of invoice date. Retainers/deposits shall be credited on the final invoice.

Accounts unpaid forty-five (45) days after the invoice date may be subject to the payment of interest charges. CLIENT agrees to pay an interest charge equal to the lesser of one and one-half percent (1½%) per month, or the maximum rate allowed by law, on past due accounts. Payments will first be credited to interest and then to principal. Any attorney's fees, collection fees, or other costs incurred in collecting any delinquent amount shall be paid by the CLIENT. The Client agrees to pay PACSCON for its services in accordance with this Agreement, regardless of whether or not he has been paid by his client.
5. **DIRECT EXPENSES.** PACSCON's direct expenses are those costs incurred on or directly for the CLIENT's project and will be invoiced at cost plus fifteen percent (15%). Such expenses may include: incidental shipping costs, subsistence, transportation, project printing and reproduction, meals and lodging; equipment, office and field supplies, rentals, testing lab fees; and sub consultant/contractor services. Project related mileage will be billed at the Standard Mileage Rates for Business as published by the Internal Revenue Service.
6. **INDEMNIFICATION.** The CLIENT shall indemnify and hold harmless PACSCON and all of its personnel and subcontractors from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from performance of the services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the CLIENT, anyone directly or indirectly employed by the CLIENT (except PACSCON), or anyone for whose acts may be liable.
7. **STANDARD OF CARE.** Services performed by PACSCON under this Agreement will be conducted in a manner consistent to the level of competency presently maintained by other practicing professional scientists under similar conditions in the location where the services are performed, for professional and technical soundness, accuracy, and adequacy of all work and materials furnished under the Agreement. PACSCON makes no other warranty express or implied, including without limitation, any warranty of fitness for a particular purpose.
8. **INSURANCE AND GENERAL LIABILITY.** PACSCON represents and warrants that it has such coverage under public liability and property damage insurance policies which PACSCON deems to be adequate and in line with other professional service firms currently practicing under similar conditions. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Additional insurance, if requested in writing by Client prior to commencement of services, will be obtained by PACSCON, if procurable, and charged to the Client.
9. **OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY.** Provided that PACSCON has been paid for the Services, CLIENT shall have the right to use the documents, maps, photographs, drawings and specifications resulting from PACSCON's efforts on the project. Reuse of any such materials by CLIENT on any extension of this project or any other project without the written authorization of PACSCON shall be at Client's sole risk. PACSCON shall have the right to retain copies of all such materials. PACSCON retains the right of ownership with respect to any patentable concepts or copyrightable materials arising from its Services.

GENERAL TERMS AND CONDITIONS (CONTINUED)

10. **RESPONSIBILITY FOR OTHERS:** PACSCON shall be responsible to CLIENT for PACSCON Services and the services of its subcontractors. PACSCON shall not be responsible for the acts or omissions of other parties engaged by CLIENT nor for their means, methods, techniques, sequences, or procedures.
11. **SAFETY.** PACSCON is solely responsible for the safety on site of its own employees and subcontractors. However, this shall not be construed to relieve the Client or any of its contractors from their responsibilities for maintaining a safe jobsite. Neither the professional activities of PACSCON, nor the presence of PACSCON's employees and subcontractors shall be construed to imply PACSCON has any responsibility for job safety or any activities on site performed by personnel other than PACSCON's employees or subcontractors.
12. **TERMINATION.** This Agreement may be terminated by either party upon thirty (30) days written notice for convenience or for cause in the event of substantial failure by the other party to perform in accordance with the terms of the Agreement. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In all events of termination, PACSCON shall be paid for services performed up to and through the date of termination plus reasonable expenses to demobilize. In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this Agreement, PACSCON may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to date of notice of termination or suspension. If no notice of termination is given, relationships and obligations created by this Agreement will be terminated upon completion of all applicable requirements of this Agreement. The expenses of termination or suspension shall include all direct costs of PACSCON in completing such analyses, records, and reports and shall be due and payable by Client promptly upon the receipt of a final invoice from PACSCON.
13. **ASSIGNS.** Neither the CLIENT nor PACSCON shall assign its duties and obligations hereunder without the prior written consent of the other party, provided, however, that PACSCON may assign this Agreement in the case of sale of all or substantially all of its assets or equity. To the extent consent is required, it shall not be unreasonably withheld.
14. **LIMITATION OF LIABILITY.** CLIENT agrees that the work created pursuant to this Agreement is for the sole and exclusive use of CLIENT and is not for the benefit of any third parties. To the fullest extent permitted by law, PACSCON's liability for CLIENT's damages will not exceed the compensation received by PACSCON under this Agreement. Limitations of liability will apply whether PACSCON's liability arises under breach of contract; tort, including negligence; strict liability; statutory; or any other causes of action, and will be construed and enforced according to Florida law.
15. **PERSONAL LIABILITY IMMUNITY. PURSUANT TO FLORIDA STATUTE § 558.0035, NO EMPLOYEE, OFFICER, SHAREHOLDER, MANAGER, DIRECTOR OR AGENT OF PACSCON SHALL BE INDIVIDUALLY LIABLE TO CLIENT OR ANY OTHER PERSON FOR ANY NEGLIGENCE, MISCONDUCT OR WRONGFUL ACTS IN CONNECTION WITH THE PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR OTHERWISE.**
16. **DELAYS IN WORK AND FORCE MAJEURE.** In no event, will PACSCON be responsible for delays in the work which is beyond our reasonable control or caused by Client or its agents, consultants, contractors or subcontractors. Stand-by or non-productive time for delays in our work caused by Client or its agents, consultants, contractors or subcontractors may be charged to the Client unless provided for as a separate item in the Agreement or otherwise as mutually agreed upon. Additionally, PACSCON shall not be responsible for damages or delays in performance caused by force majeure, acts of God, or other natural or physical events beyond its control.
17. **GOVERNING LAW AND DISPUTE RESOLUTION.** PACSCON and CLIENT agree that any litigation arising from or in connection with the performance or non-performance under this Agreement shall be governed by the laws of the State of Florida, or the state in which the project is located. The CLIENT shall make no claim for professional negligence, either directly or in a third-party claim, against PACSCON unless the CLIENT has first provided PACSCON with a written certification executed by an independent design professional currently practicing in the same discipline as PACSCON and licensed in the State of Florida, or the state in which the project is located, and has given PACSCON time to review and respond to same, as indicated herein. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a licensed professional performing services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certified review shall be provided to PACSCON not less than sixty (60) calendar days prior to the presentation of any claim or the institution of any judicial or licensure proceeding. PACSCON shall have the option to re-perform any work certified as defective by the certifier, rather than paying damages.

All claims, disputes, controversies or matters in question arising out of, or relating to, this Agreement or any breach thereof, including but not limited to disputes arising out of alleged design defects, breaches of contract, errors, omissions, or acts of professional negligence (collectively "Disputes"), shall be submitted to non-binding mediation before and as a condition precedent to pursuing any other legal remedy. Upon written request by either party to this Agreement for mediation of any dispute, CLIENT and PACSCON shall select a neutral mediator by mutual agreement. If a Dispute cannot be settled through mediation as set forth above, then such Dispute, if involving amounts less than \$100,000, shall be decided by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect, or any other appropriate rules upon which the parties may agree following termination of mediation. Notwithstanding any other provisions of this Section, in no event shall a demand for mediation be made, or any other proceeding initiated, more than two (2) years from the date the party making demand knew or should have known of the dispute or five (5) years from the date of substantial completion of PACSCON's Services, whichever date shall occur earlier. The fees of the mediator or arbitrator(s) and the costs of transcription and other costs incurred by the mediator or arbitrator(s) shall be apportioned equally between the parties. Thereafter, with respect to any Disputes involving amounts equal to or greater than \$100,000, if any legal action or other proceeding is brought with respect to such Dispute, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees, costs, and expenses, incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.
18. **SEVERABILITY AND SURVIVAL.** If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions shall not be impaired thereby. Limitations of liability and indemnities shall survive Agreement termination for any cause.
19. **ENTIRE AGREEMENT.** This is a complete agreement. Each party hereto acknowledges its full understanding of, and agreement with this document and, further, the parties agree and acknowledge that there are no verbal representations, promises, understandings or agreements in connection herewith, other than as contained in the Agreement, that are not incorporated herein. All previous negotiations and agreements between the parties are merged into this document which, along with the Agreement, fully and completely expresses the entire agreement between the parties hereto. The terms of this document may only be modified by a writing, signed by the parties hereto. The parties agree that the Agreement and these Terms and Conditions have been mutually drafted and authored by both parties and shall not be construed against any one party hereto.



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

The **SPECIAL** meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, October 27, 2025, and called to order at 10:05 am 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
Lori Campagna	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
John Vericker	District Counsel (<i>via phone</i>)
Kathryn Hopkinson	District Counsel
Leah Popelka	Inframark
Brooke Chapman	Inframark

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. Supplemental Engineer Report

Mr. de la Ossa reviewed the report. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Supplemental Engineer Report, in substantial form, was approved. 3-0

B. Supplemental Methodology Report

Ms. Popelka reviewed the report. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Supplemental Methodology Report, in substantial form, was approved. 3-0

C. Consideration of Resolution 2026-04; Delegated Award**i. Consideration of Third Supplemental Trust Indenture****ii. Consideration of Master Trust Indenture (under separate cover)****iii. Contract of Purchase****iv. Preliminary Limited Offering Memorandum****v. Continuing Disclosure Agreement**

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, Resolution 2026-04; Delegated Award, with items i.-v, as detailed above, was adopted. 3-0

D. Other Items Related to the Series 2025 Bonds

There being none, the next order of business followed.

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

There being none, the next order of business followed.

FIFTH 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, 10:10 am. 3-0

Jayna Cooper
District Manager

Kelly Evans
Chairperson

**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, November 6, 2025, and called to order at 2:40 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Wesley Elias	District Manager
Vivek Babbar	District Counsel
Kathryn Hopkinson	District Counsel
Brooke Chapman	On-Site Services
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**

Mr. Elias 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 Recreational Facilities Policies and Regulations / Parent Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Recreational Facilities Policies and Regulations / Parent Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities, was approved. 5-0

B. Consideration of Resolution 2026-05; Redesignation of Officers

The following are the persons elected to the offices:

- Kelly Evans Chairperson
- Carlos de la Ossa Vice-Chairperson
- Ryan Motko Assistant Secretary
- Nicholas Dister Assistant Secretary
- Lori Campagna Assistant Secretary
- Jayna Cooper Assistant Secretary
- Rollamay Turkoane Assistant Secretary
- Angel Montagna Secretary
- Eric Davidson Treasurer

Mr. de la Ossa commented that in preparation for the upcoming Bond issuance on assessment area three (3), Angel Montagna has been designated as Secretary until the return of Brian Lamb.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor Resolution 2026-05; Redesignation of Officers, as detailed above, was adopted. 5-0

FOURTH ORDER OF BUSINESS

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**
- D. Ratification of Steadfast Alliance Proposal Estimate #EST-SCA2556b (\$4,485.00)**

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

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next item followed.

- i. Field Inspections Report**

ii. Aquatics Report

The Field Inspections and Aquatics Reports were presented, copies of which were included in the agenda package. 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 2:44 pm. 5-0

Jayna Cooper/Wesley Elias
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	10/1/2025	20802	\$1,200.00	\$1,200.00	POOL SVC OCT 25
BUSINESS OBSERVER, INC.	10/17/2025	25-03213H	\$61.25	\$61.25	LEGAL AD
CITY-WIDE CLEANING LLC	9/20/2025	19644	\$200.00	\$200.00	MONTHLY SERV
CITY-WIDE CLEANING LLC	10/15/2025	19697	\$200.00	\$200.00	OCT SVCS
INFRAMARK LLC	10/8/2025	164649	\$850.00		DISTRICT INVOICE
INFRAMARK LLC	10/8/2025	164649	\$1,416.25		DISTRICT INVOICE
INFRAMARK LLC	10/8/2025	164649	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	10/8/2025	164649	\$150.00	\$3,416.25	DISTRICT INVOICE
INFRAMARK LLC	10/24/2025	161858	\$1.48	\$1.48	POSTAGE
STEADFAST CONTRACTORS ALLIANCE	10/1/2025	SA-15979	\$595.00	\$595.00	SERVICE OCT 24
STEADFAST CONTRACTORS ALLIANCE	9/30/2025	SA-15725	\$1,000.00	\$1,000.00	SERVICE SEPT 2025
STEADFAST CONTRACTORS ALLIANCE	10/1/2025	SA-15750	\$7,709.67	\$7,709.67	SERVICE OCT 25
SWINE SOLUTIONS LLC	10/24/2025	662	\$1,350.00	\$1,350.00	TRAPPING SVCS OCT 25
Monthly Contract Subtotal			\$15,733.65	\$15,733.65	
Variable Contract					
EGIS INSURANCE	10/1/2025	30467	\$1,280.16	\$1,280.16	POLICY# 100125784 10/1-10/1/26
STRALEY ROBIN VERICKER	10/7/2025	27268	\$2,146.50	\$2,146.50	PROFESSIONAL SERVICES
Variable Contract Subtotal			\$3,426.66	\$3,426.66	
Utilities					
BOCC - HILLSBOROUGH COUNTY ACH	9/26/2025	092625-5140 ACH	\$152.58	\$152.58	WATER
CHARTER COMMUNICATION ACH	10/6/2025	2972133100625 ACH	\$99.99	\$99.99	INTERNET
TECO ACH	9/19/2025	091925-6141-ACH	\$96.18	\$96.18	ELECTRIC
TECO ACH	10/6/2025	100625-4853 ACH	\$117.78	\$117.78	ELECTRIC
TECO ACH	10/6/2025	100625-0243 ACH	\$385.94	\$385.94	ELECTRIC
TECO ACH	10/6/2025	100625-7859 ACH	\$25.68	\$25.68	ELECTRIC
TECO ACH	10/6/2025	10625-0321 ACH	\$4,649.41	\$4,649.41	ELECTRIC

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	10/20/2025	102025-6141 ACH	\$113.35	\$113.35	ELECTRIC
Utilities Subtotal			\$5,640.91	\$5,640.91	
Regular Services					
CARLOS DE LA OSSA	10/2/2025	CO-100225	\$200.00	\$200.00	BOARD 10/02/25
FLORIDA COMMERCE	10/1/2025	93515	\$175.00	\$175.00	DUES
INFRAMARK LLC	10/24/2025	1163189	\$450.00	\$450.00	DISTRICT INVOICE
KELLY ANN EVANS	10/2/2025	KE-100225	\$200.00	\$200.00	BOARD 10/02/25
NICHOLAS J. DISTER	10/2/2025	ND-100225	\$200.00	\$200.00	BOARD 10/02/25
RYAN MOTKO	10/2/2025	RM-100225	\$200.00	\$200.00	BOARD 10/02/25
TIMES PUBLISHING COM	10/20/2025	61163-101925	\$486.00	\$486.00	AD
Regular Services Subtotal			\$1,911.00	\$1,911.00	
Additional Services					
STEADFAST CONTRACTORS ALLIANCE	9/29/2025	SA-15651	\$98.88	\$98.88	SERVICE OCT 25
Additional Services Subtotal			\$98.88	\$98.88	
TOTAL			\$26,811.10	\$26,811.10	

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
20802	10/01/2025	\$1,200.00	10/31/2025	Net 30	

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 # 25-03213H

Date 10/17/2025

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 # 25-03213H Notice of Special Meeting RE: South Creek CDD Board of Supervisors Meeting on 10/24/25 at 1:00 PM Published: 10/17/2025	\$61.25
--	---------

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

\$61.25

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 SPECIAL MEETING SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of South Creek Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on **Friday, October 24, 2025 at 1:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

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

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 Management Office at (813) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, 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
October 17, 2025 25-03213H

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.

City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 19644

TO:

Southbrook

DATE:

9/20/25

2005 P. 90 Am

Tamps, FI

C/o Southeast

[illegible]

City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 19697

TO:

Southerick

2005 Per Am li

14 mp. JFJ

$\frac{9}{10}$ Infusible scurfers

DATE:

10/11/25

[illegible]



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

160649

DATE

10/8/2025

CUSTOMER ID

C2311

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/8/2025

BILL TO

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	850.00		850.00
District Management	1	Ea	1,416.25		1,416.25
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	150.00		150.00
Subtotal					3,416.25

Subtotal

\$3,416.25

Tax

\$0.00

Total Due

\$3,416.25

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#

161858

CUSTOMER ID

C2311

PO#

INVOICE

DATE

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

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
Postage	2	Ea	0.74		1.48
Subtotal					1.48

Subtotal

\$1.48

Tax

\$0.00

Total Due

\$1.48

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-15725

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Addendum		1,000.00		1,000.00
	Pond Mowing in Phase III - Month of September				

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	\$1,000.00
Payments/Credits	\$0.00
Balance Due	\$1,000.00



Steadfast Alliance

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

Invoice

Date	Invoice #
10/1/2025	SA-15750

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 October 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
1	Addendum 2025 pond - phase III		1,000.00		1,000.00

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	\$7,709.67
Payments/Credits	\$0.00
Balance Due	\$7,709.67

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 662
DATE 10/24/2025
TERMS Net 30
DUE DATE 11/23/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
------	---------	-------------	-----	------	--------

	Monthly Trapping Service	Monthly Trapping Service		1,350.00	1,350.00
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BALANCE DUE \$1,350.00

Pay invoice



INVOICE

Customer	South Creek Community Development District
Acct #	1068
Date	10/01/2025
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	\$ 1,280.16
Payment Amount	
Payment for:	Invoice#30467
100125784	

Thank You

Please detach and return with payment



Customer: South Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
30467	10/01/2025	Renew policy	Policy #100125784 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy PF - FC pays Company - Renew policy Due Date: 10/1/2025	15,239.00 -13,958.84

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

Total

\$ 1,280.16

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
Atlanta, GA 30374-8555

accounting@egisadvisors.com

10/01/2025

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

October 07, 2025

Client: 001545

Matter: 000001

Invoice #: 27268

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/2/2025	AM	DRAFT ADDENDUM TO THE AQUATIC MAINTENANCE SERVICES AGREEMENT.	1.5	\$292.50
9/3/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
9/3/2025	AM	REVISE AND FINALIZE ADDENDUM TO THE AQUATIC MAINTENANCE SERVICES AGREEMENT.	0.3	\$58.50
9/3/2025	LC	CORRESPONDENCE FROM AND TO J. COOPER RE DEVELOPER BUDGET FUNDING AGREEMENTS; WORK ON DEVELOPER FUNDING AGREEMENT AND AFFIDAVIT OF ANTI-HUMAN TRAFFICKING FOR FY 2026 BUDGET; PREPARE CORRESPONDENCE TO J. COOPER RE SAME.	0.4	\$78.00
9/3/2025	KCH	REVIEW AND REVISE ADDENDUM FOR POND MAINTENANCE WITH STEADFAST.	0.6	\$225.00
9/3/2025	KCH	REVIEW DRAFT DEVELOPER FUNDING AGREEMENT.	0.3	\$112.50
9/4/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
9/4/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
9/22/2025	KCH	PREPARE OCTOBER 2025 UPDATED CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PREPARE RESOLUTION ADOPTING CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT.	1.6	\$600.00
9/23/2025	KCH	ATTEND EPG/INFRAMARK TEAMS UPDATE TELEPHONICALLY.	0.3	\$112.50
9/25/2025	MS	PREPARE PARENTAL CONSENT AND WAIVER.	0.8	\$156.00

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	7.1	\$2,146.50
		Total Services	\$2,146.50	
		Total Disbursements	\$0.00	
		Total Current Charges		\$2,146.50
		Previous Balance		\$1,086.00
		PAY THIS AMOUNT		\$3,232.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27126	September 16, 2025	\$1,086.00	\$0.00	\$0.00	\$0.00	\$3,232.50
Total Remaining Balance Due						\$3,232.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,232.50	\$0.00	\$0.00	\$0.00



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	09/26/2025	10/17/2025

Summary of Account Charges

Previous Balance	\$100.43
Net Payments - Thank You	\$-100.43
Total Account Charges	\$152.58
AMOUNT DUE	\$152.58

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) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

526 0

DUE DATE

10/17/2025

**Auto Pay Scheduled
DO NOT PAY**



0065919651409 00000152587



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	09/26/2025	10/17/2025

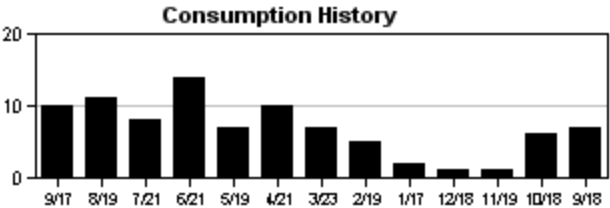
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	08/19/2025	7272	09/17/2025	7282	10 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	09/26/2025	10/17/2025

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	08/26/2025	19492	09/24/2025	24833	5341 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$16.13
Water Base Charge	\$20.91
Water Usage Charge	\$5.50
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$34.82
Total Service Address Charges	\$133.99



October 6, 2025
Invoice Number: 2972133100625
Account Number: **8337 12 029 2972133**
Security Code: **5857**
Service At: 13851 BUTTRESS OAKS WAY
RIVERVIEW FL 33578-6275

Auto Pay Notice

Contact Us

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

Summary

*Service from 10/06/25 through 11/05/25
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 10/23/25	
Total Due by Auto Pay	\$99.99

NEWS AND INFORMATION

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-877-871-0875 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-866-439-5143 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 10072025 NNNNNNNN 01 000999 0004

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



October 6, 2025

SOUTH CREEK AMENITY

Invoice Number: 2972133100625
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: SOUTH CREEK AMENITY
 Account Number: 2972133100625
 Security Code: 8337 12 029 2972133
5857

Contact Us

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

8633 2390 DY RP 06 10072025 NNNNNNNN 01 000999 0004

Charge Details

Previous Balance	99.99
EFT Payment 09/23	-99.99
Remaining Balance	\$0.00

Payments received after 10/06/25 will appear on your next bill.

Service from 10/06/25 through 11/05/25

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**.





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

Statement Date: September 19, 2025

Amount Due: \$96.18

Due Date: October 10, 2025

Account #: 221008846141

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

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due \$90.97

Payment(s) Received Since Last Statement -\$90.97

Current Month's Charges \$96.18

Amount Due by October 10, 2025 \$96.18

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 **25% lower** than the same period last year.



Your average daily kWh used was **6.25% lower** than it was in your previous period.



Scan here to view your account online.

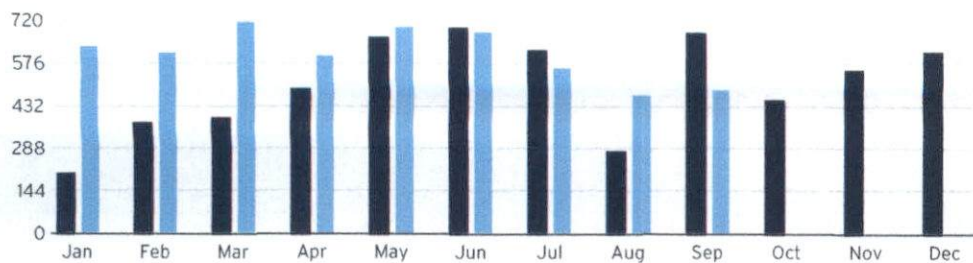
SEE HOW YOU CAN SAVE

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 #: 221008846141

Due Date: October 10, 2025

Amount Due: \$96.18

Payment Amount: \$ _____

604471002907

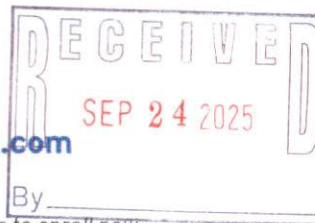
Your account will be drafted on October 10, 2025



Pay your bill online at TampaElectric.com

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

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



00006058 FTECO109202500101110 00000 02 00000000 13030 002
SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 221008846141
Statement Date: September 19, 2025
Charges Due: October 10, 2025

Meter Read

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	09/15/2025	18,649	18,163	486 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	486 kWh @ \$0.08641/kWh	\$42.00
Fuel Charge	486 kWh @ \$0.03391/kWh	\$16.48
Storm Protection Charge	486 kWh @ \$0.00577/kWh	\$2.80
Clean Energy Transition Mechanism	486 kWh @ \$0.00418/kWh	\$2.03
Storm Surcharge	486 kWh @ \$0.02121/kWh	\$10.31
Florida Gross Receipt Tax		\$2.40
Electric Service Cost		\$96.18

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$96.18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: October 06, 2025

Amount Due: \$117.78

Due Date: October 27, 2025

Account #: 211024964853

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due \$106.83

Payment(s) Received Since Last Statement -\$106.83

Current Month's Charges \$117.78

Amount Due by October 27, 2025 \$117.78

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 **53.85% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



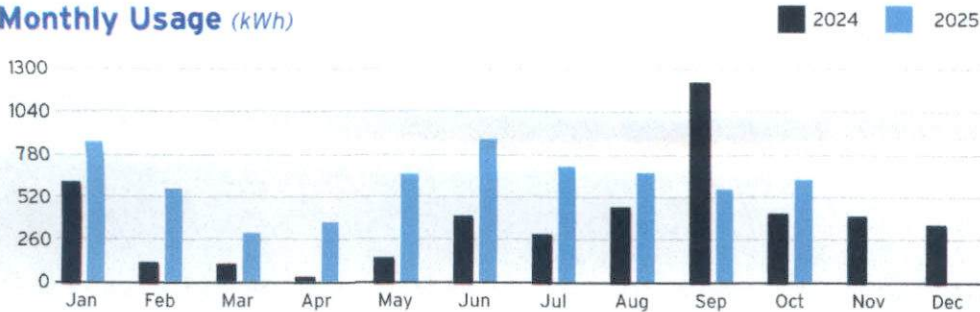
Scan here to view your account online.

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at TampaElectric.com/Scam.



Monthly Usage (kWh)



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



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

Account #: 211024964853

Due Date: October 27, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$117.78

Payment Amount: \$ _____

624224037255

Your account will be drafted on October 27, 2025

00004145 FTECO110072507465410 00000 03 00000000 18272 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:
10317 ALDER GREEN DR
WELL, RIVERVIEW, FL 33578-6275

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

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000846368	09/30/2025	14,621	13,996	625 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	625 kWh @ \$0.08641/kWh	\$54.01
Fuel Charge	625 kWh @ \$0.03391/kWh	\$21.19
Storm Protection Charge	625 kWh @ \$0.00577/kWh	\$3.61
Clean Energy Transition Mechanism	625 kWh @ \$0.00418/kWh	\$2.61
Storm Surcharge	625 kWh @ \$0.02121/kWh	\$13.26
Florida Gross Receipt Tax		\$2.94
Electric Service Cost		\$117.78

Total Current Month's Charges **\$117.78**

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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- 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.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

Contact Us

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



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

Statement Date: October 06, 2025

Amount Due: \$385.94

Due Date: October 27, 2025

Account #: 211032690243

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due	\$381.06
Payment(s) Received Since Last Statement	-\$381.06
Current Month's Charges	\$385.94

Amount Due by October 27, 2025 \$385.94

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 **7.35% higher** than the same period last year.

Your average daily kWh used was **8.75% lower** than it was in your previous period.



Scan here to view your account online.

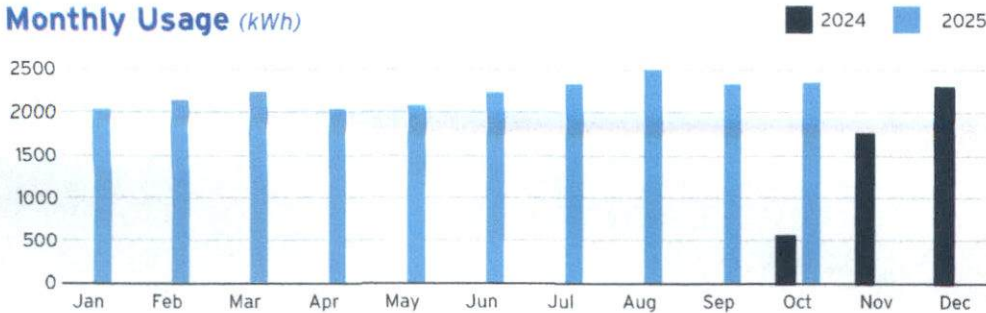
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



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: October 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$385.94

Payment Amount: \$ _____

674841079881

Your account will be
drafted on October 27, 2025

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

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

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



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

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

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025

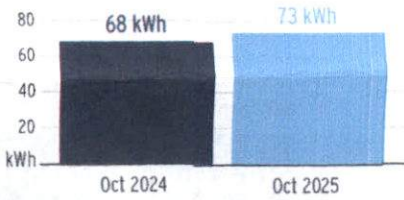
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000342031	09/30/2025	30,267	27,916	2,351 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,351 kWh @ \$0.08641/kWh	\$203.15
Fuel Charge	2,351 kWh @ \$0.03391/kWh	\$79.72
Storm Protection Charge	2,351 kWh @ \$0.00577/kWh	\$13.57
Clean Energy Transition Mechanism	2,351 kWh @ \$0.00418/kWh	\$9.83
Storm Surcharge	2,351 kWh @ \$0.02121/kWh	\$49.86
Florida Gross Receipt Tax		\$9.65
Electric Service Cost		\$385.94

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$385.94

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

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Mail A Check

Payments:
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 P.O. Box 31318
 Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



SOUTH CREEK COMMUNITY DEVELOPMENT
14009 KINWARD PL
RIVERVIEW, FL 33578

Statement Date: October 06, 2025

Amount Due: \$628.71

Due Date: October 27, 2025

Account #: 211035337859

Past Due – Pay Immediately

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due \$603.03

Payment(s) Received Since Last Statement \$0.00

Past Due – Pay Immediately \$603.03

Current Month's Charges – Pay by October 27, 2025 \$25.68

Amount Due \$628.71

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



Scan here to view
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)

2024 2025



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: October 27, 2025

Amount Due: \$628.71

Payment Amount: \$ _____

624224037731

Past Due – \$603.03

Current – \$25.68



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.

6242240377312110353378590000000628712



Service For:
14009 KINWARD PL
RIVERVIEW, FL 33578

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

Meter Read

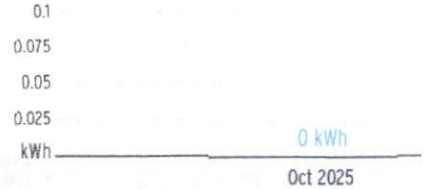
Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809754	09/30/2025	2	2	0 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68



Other Fees and Charges

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

Total Current Month's Charges

\$25.68

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Ways To Pay Your Bill



Bank Draft

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Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
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Phone

Toll Free:
866-689-6469

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

Contact Us

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

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

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

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

Statement Date: October 06, 2025

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

Due Date: October 27, 2025

Account #: 221008480321

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

Account Summary

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

Amount Due by October 27, 2025 **\$4,649.41**

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



Scan here to view
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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

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



Account #: 221008480321

Due Date: October 27, 2025



Pay your bill online at TampaElectric.com

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

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

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

Payment Amount: \$ _____

635335106611

Your account will be
drafted on October 27, 2025

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

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

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



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

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

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges	\$754.93
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Billing information continues on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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




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

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

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 32 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$444.08

Billing information continues on next page →




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

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

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 32 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2042.75
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$2,042.75

Billing information continues on next page →




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

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

Service Period: Aug 30, 2025 - Sep 30, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 32 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1407.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$1,407.65

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



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

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

Important Messages



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

Statement Date: October 20, 2025

Amount Due: \$113.35

Due Date: November 10, 2025

Account #: 221008846141

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 2025

Previous Amount Due \$96.18

Payment(s) Received Since Last Statement -\$96.18

Current Month's Charges \$113.35

Amount Due by November 10, 2025 \$113.35

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 **40% higher** than the same period last year.



Your average daily kWh used was **40% higher** than it was in your previous period.



Scan here to view your account online.

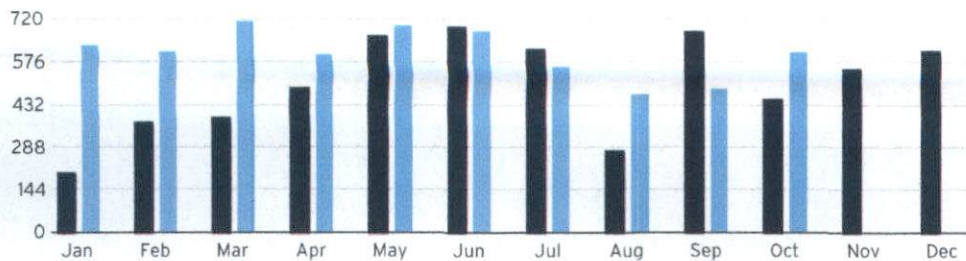
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



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

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



Account #: 221008846141

Due Date: November 10, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$113.35

Payment Amount: \$ _____

689655816233

Your account will be
drafted on November 10, 2025

00000006 FTECO110202523344710 00000 03 00000000 13144 002

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

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221008846141
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Meter Read

Service Period: Sep 16, 2025 - Oct 14, 2025

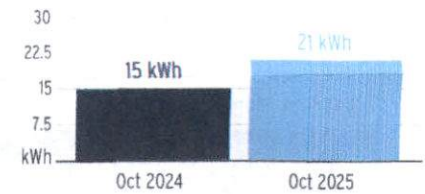
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	10/14/2025	19,258	18,649	609 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	609 kWh @ \$0.08641/kWh	\$52.62
	Fuel Charge	609 kWh @ \$0.03391/kWh	\$20.65
	Storm Protection Charge	609 kWh @ \$0.00577/kWh	\$3.51
	Clean Energy Transition Mechanism	609 kWh @ \$0.00418/kWh	\$2.55
	Storm Surcharge	609 kWh @ \$0.02121/kWh	\$12.92
	Florida Gross Receipt Tax		\$2.83
	Electric Service Cost		\$113.35

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$113.35

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Ways To Pay Your Bill



Bank Draft

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All Other

Correspondences:
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Contact Us

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TampaElectric.com

Phone:

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866-832-6249

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813-223-0800 (Hillsborough)
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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: October 02, 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 type="checkbox"/>	x

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

Approved for payment:

Jayna Cooper
District Manager Signature

10/02/2025
Date

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

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93515
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

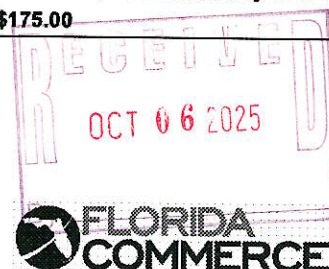
South Creek Community Development District

Mr. Brian Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



2. Telephone: 813-873-7300 Ext:
3. Fax: 813-837-7070
4. Email: brian.lamb@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: SouthCreekCDD.com
8. County(ies): Hillsborough
9. Special Purpose(s): Community Development
10. Boundary Map on File: 12/17/2024
11. Creation Document on File: 01/26/2021
12. Date Established: 01/13/2021
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinances 21-1 and 24-37
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

**To: South Creek CDD
2005 Pan Am Cir, Ste 300**

Tampa, FL 33607-6008

Client ID Number	
-------------------------	--

Invoice Number	1163189
Invoice Date	10/24/2025
Due Date	11/23/2025

Service Description	Total
Maintenance Services	\$450.00

Please Pay This Amount

Subtotal	\$450.00
Sales Tax	\$0.00
Total	\$450.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

24 Oct 2025 08:12:20AM CST

DISTRICT : SOUTH CREEK CDD

Go Green! Think before you print.

INVOICE NO. 1163189 - DETAIL

INVOICE DATE: 10/24/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	10/13/2025	4330611	SCKCDD District Area	General Maintenance; Pressure wash pool deck.	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00	
				BWO Total	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00	
				Invoice Total	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00	

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: October 02, 2025

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3	Ryan Motko	<input checked="" type="checkbox"/>	\$200
4	Nicholas Dister	<input checked="" type="checkbox"/>	\$200
5	Lori Campagna	<input type="checkbox"/>	x

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

Approved for payment:

Jayna Cooper
District Manager Signature

10/02/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: October 02, 2025

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4	Nicholas Dister	<input type="text" value="x"/>	\$200
5	Lori Campagna	<input type="text"/>	x

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Jayna Cooper
District Manager Signature

10/02/2025
Date

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5	Lori Campagna	<input type="checkbox"/>	x

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Jayna Cooper
District Manager Signature

10/02/2025
Date

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

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/19/25-10/19/25	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
10/20/2025	Deirdre Bonett	TB311198
Total Amount Due	Invoice Number	
\$486.00	61163-101925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/19/25	10/19/25	61163	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Special Meeting	2	1.00x45.00 L	\$484.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates	Advertiser Name	
10/19/25-10/19/25	SOUTH CREEK CDD	
Billing Date	Sales Rep	Customer Account
10/20/2025	Deirdre Bonett	TB311198
Total Amount Due	Invoice Number	
\$486.00	61163-101925	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

Tampa Bay Times


Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Special Meeting was published in said newspaper by print in the issues of 10/19/25 or by publication on the newspaper's website, if authorized.

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

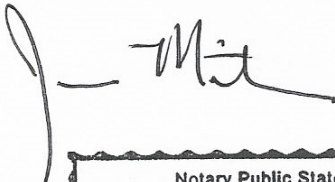
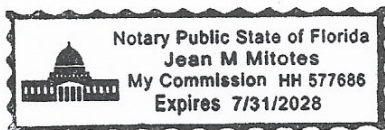
Signature of Affiant 

Sworn to and subscribed before me this 10/19/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____

NOTICE OF SPECIAL MEETING SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of South Creek Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Monday, October 27, 2025 at 10:00 a.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

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

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 Management Office at (813) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, 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
October 19, 2025

61163



INVOICE

DATE	DUE	INVOICE #
9/29/2025	10/29/2025	SA-15651

Please make all Checks payable to:
Steadfast Alliance

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

BILL TO

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

SHIP TO

SM1054
South Creek CDD
10441 Alder Green Dr
Riverview FL 33578

P.O. No.	Account #	Terms	Project
		Net 30	SM1054 South Creek CDD Maintenance

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Water Management - Irrigation check was completed on all 3 timers. The property has 3 timers: timer 1 located by the pool with 11 zones starting at 9:00 pm, timer 2 located to the left of the mailboxes with 12 zones starting at 7:00 pm. Timer 3 has 17 zones. There were several small drip breaks that have been repaired and on zone 6, there was a cracked bubbler that was replaced. All spray zones are functioning correctly.			
9/17/2025	Parts used 1-1/2 inch cap 1-1/2 inch 90 3-1/2 inch drip coupling 1-bubbler head Total cost of parts used, \$13.88 Labor 1 hour at \$85	1.00	98.88	98.88

TOTAL	98.88
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	98.88

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Prepared by:



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

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 8,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,546
Accounts Receivable - HOA	37	-	-	-	-	-	-	37
Due From Other Funds	-	3,185	-	-	-	-	-	3,185
Investments:								
Acq. & Construction - Amenity	-	-	-	93	-	-	-	93
Acq. & Construction - Other	-	-	-	-	3,229	-	-	3,229
Acq. & Construction Account (Phase 1)	-	-	-	13	-	-	-	13
Acq. & Construction Account (Phase 2)	-	-	-	-	10,392	-	-	10,392
Reserve Fund	-	162,850	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	39,928
Revenue Fund	-	152,654	40,940	-	-	-	-	193,594
Fixed Assets								
Construction Work In Process	-	-	-	-	-	5,635,587	-	5,635,587
Amount To Be Provided	-	-	-	-	-	-	6,526,000	6,526,000
TOTAL ASSETS	\$ 8,583	\$ 318,689	\$ 80,868	\$ 106	\$ 13,621	\$ 5,635,587	\$ 6,526,000	\$ 12,583,454
<u>LIABILITIES</u>								
Accounts Payable	\$ 48,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,392
Bonds Payable	-	-	-	-	-	-	5,380,000	5,380,000
Bonds Payable - Series 2024	-	-	-	-	-	-	1,146,000	1,146,000
Due To Other Funds	3,185	-	-	-	-	-	-	3,185
TOTAL LIABILITIES	51,577	-	-	-	-	-	6,526,000	6,577,577

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	318,689	80,868	-	-	-	-	399,557
Capital Projects	-	-	-	106	13,621	-	-	13,727
Unassigned:	(42,994)	-	-	-	-	5,635,587	-	5,592,593
TOTAL FUND BALANCES	(42,994)	318,689	80,868	106	13,621	5,635,587	-	6,005,877
TOTAL LIABILITIES & FUND BALANCES	\$ 8,583	\$ 318,689	\$ 80,868	\$ 106	\$ 13,621	\$ 5,635,587	\$ 6,526,000	\$ 12,583,454

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 26	\$ 26	0.00%
Rental Income	-	50	50	0.00%
Special Assmnts- Tax Collector	501,719	-	(501,719)	0.00%
TOTAL REVENUES	501,719	76	(501,643)	0.02%

EXPENDITURES

Administration

Supervisor Fees	12,000	800	11,200	6.67%
Dissemination Agent/Reporting	10,200	1,700	8,500	16.67%
Trustees Fees	8,300	-	8,300	0.00%
Field Management	12,000	2,000	10,000	16.67%
District Counsel	15,000	2,147	12,853	14.31%
District Engineer	9,500	-	9,500	0.00%
District Management	16,995	2,833	14,162	16.67%
Auditing Services	5,200	-	5,200	0.00%
Website ADA Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
General Liability	3,928	-	3,928	0.00%
Public Officials Insurance	3,305	1,280	2,025	38.73%
Property & Casualty Insurance	10,047	-	10,047	0.00%
Deductible	2,500	-	2,500	0.00%
Shared Well with HOA	5,000	-	5,000	0.00%
Legal Advertising	3,000	547	2,453	18.23%
Bank Fees	100	176	(76)	176.00%
Website Admin Services	1,800	300	1,500	16.67%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	121,050	11,959	109,091	9.88%

Electric Utility Services

Amenity Internet	900	100	800	11.11%
Water/Waste	7,889	104	7,785	1.32%
Electric Utility Services	33,000	4,712	28,288	14.28%
Street Lights	60,000	-	60,000	0.00%
Total Electric Utility Services	101,789	4,916	96,873	4.83%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Landscape Services</u>				
Wildlife Control	8,000	1,350	6,650	16.88%
Landscape Maintenance - Contract	100,000	7,710	92,290	7.71%
Landscaping - R&M	20,000	-	20,000	0.00%
Landscaping - Mulch	10,000	-	10,000	0.00%
Aquatics - Contract	7,140	595	6,545	8.33%
Landscaping - Plant Replacement Program	15,000	-	15,000	0.00%
Storm Clean Up Contingency	10,000	-	10,000	0.00%
Irrigation Maintenance	15,000	502	14,498	3.35%
Mitigation Maintenance	2,400	-	2,400	0.00%
Total Landscape Services	187,540	10,157	177,383	5.42%
<u>Amenities</u>				
Pool Monitor	18,000	-	18,000	0.00%
Janitorial - Contract	7,680	200	7,480	2.60%
Pool Maintenance - Contract	14,560	1,200	13,360	8.24%
Amenity Pest Control	1,200	-	1,200	0.00%
Sidewalk, Pavement, Signage R&M	5,000	-	5,000	0.00%
Amenity R&M	10,000	610	9,390	6.10%
Entrance Monuments, Fence, Walls R&M	10,000	-	10,000	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
MISC	10,000	-	10,000	0.00%
Access Control R&M	1,500	-	1,500	0.00%
Dog Waste Station Service and Supplies	2,400	-	2,400	0.00%
Amenity Furniture R&M	10,000	-	10,000	0.00%
Total Amenities	91,340	2,010	89,330	2.20%
TOTAL EXPENDITURES	501,719	29,042	472,677	5.79%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(28,966)	(28,966)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(14,028)		
FUND BALANCE, ENDING		\$ (42,994)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,062	\$ 1,062	0.00%
Special Assmnts- Tax Collector	325,700	-	(325,700)	0.00%
TOTAL REVENUES	325,700	1,062	(324,638)	0.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	190,919	-	190,919	0.00%
Total Debt Service	325,919	-	325,919	0.00%
TOTAL EXPENDITURES	325,919	-	325,919	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(219)	1,062	1,281	-484.93%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(219)	-	219	0.00%
TOTAL FINANCING SOURCES (USES)	(219)	-	219	0.00%
Net change in fund balance	\$ (219)	\$ 1,062	\$ 1,719	-484.93%
FUND BALANCE, BEGINNING (OCT 1, 2025)		317,627		
FUND BALANCE, ENDING		\$ 318,689		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 272	\$ 272	0.00%
Special Assmnts- CDD Collected	79,855	-	(79,855)	0.00%
TOTAL REVENUES	79,855	272	(79,583)	0.34%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	18,000	-	18,000	0.00%
Interest Expense	60,713	-	60,713	0.00%
Total Debt Service	78,713	-	78,713	0.00%
TOTAL EXPENDITURES	78,713	-	78,713	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	1,142	272	(870)	23.82%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1,142	-	(1,142)	0.00%
TOTAL FINANCING SOURCES (USES)	1,142	-	(1,142)	0.00%
Net change in fund balance	\$ 1,142	\$ 272	\$ (3,154)	23.82%
FUND BALANCE, BEGINNING (OCT 1, 2025)		80,596		
FUND BALANCE, ENDING		\$ 80,868		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		106		
FUND BALANCE, ENDING		<u>\$ 106</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 46	\$ 46	0.00%
TOTAL REVENUES	-	46	46	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	46	46	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		13,575		
FUND BALANCE, ENDING		<u>\$ 13,621</u>		

Bank Account Statement

South Creek CDD

Wednesday, November 19, 2025

Page 1

Bank Account No. 5561

Statement No. 10_25

Statement Date 10/31/2025

G/L Account No. 101001 Balance	8,545.87	Statement Balance	9,059.22
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	8,545.87	Subtotal	9,059.22
Negative Adjustments	0.00	Outstanding Checks	-513.35
Ending G/L Balance	8,545.87	Ending Balance	8,545.87

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
10/30/2025		JE000763	Rental Income	Truist Bank	50.00	50.00	0.00
10/31/2025		JE000766	Interest - Investments	Interest Earned	25.82	25.82	0.00
Total Deposits					75.82	75.82	0.00
Checks							
07/02/2025	Payment	1421	LINDSAY SATMARY	Check for Vendor V00065	-300.00	-300.00	0.00
07/14/2025	Payment	1426	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
08/12/2025	Payment	1431	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
09/12/2025	Payment	300056	TECO ACH	Inv: 090525-7859-ACH	-603.03	-603.03	0.00
09/29/2025	Payment	100088	INFRAMARK LLC	Inv: 159301	-2.22	-2.22	0.00
10/02/2025	Payment	1439	EGIS INSURANCE	Check for Vendor V00006	-1,280.16	-1,280.16	0.00
10/09/2025	Payment	300062	TECO ACH	Inv: 091925-6141-ACH	-96.18	-96.18	0.00
10/16/2025	Payment	300063	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 092625-5140 ACH	-152.58	-152.58	0.00
10/16/2025	Payment	1440	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
10/16/2025	Payment	1441	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
10/21/2025	Payment	1444	FLORIDA COMMERCE	Check for Vendor V00003	-175.00	-175.00	0.00
10/21/2025	Payment	100089	BUSINESS OBSERVER, INC. CHARTER	Inv: 25-02624H, Inv: 25-03213H	-155.31	-155.31	0.00
10/22/2025	Payment	300064	COMMUNICATION ACH	Inv: 2972133100625 ACH	-99.99	-99.99	0.00
10/24/2025	Payment	300065	TECO ACH	Inv: 100625-4853 ACH	-117.78	-117.78	0.00
10/24/2025	Payment	300066	TECO ACH	Inv: 100625-0243 ACH	-385.94	-385.94	0.00
10/24/2025	Payment	300067	TECO ACH	Inv: 100625-7859 ACH	-25.68	-25.68	0.00
10/24/2025	Payment	300068	TECO ACH	Inv: 10625-0321 ACH	-4,649.41	-4,649.41	0.00
10/21/2025		JE000767	Bank Fees	Bank Fees	-176.17	-176.17	0.00
Total Checks					-9,019.45	-9,019.45	0.00

Adjustments

Bank Account Statement

South Creek CDD

Bank Account No.

5561

Statement No.

10_25

Statement Date

10/31/2025

Total Adjustments

Outstanding Checks

10/16/2025	Payment	1442	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00
10/16/2025	Payment	1443	RYAN MOTKO	Check for Vendor V00021	-200.00
10/23/2025	Payment	300069	TECO ACH	Inv: 102025-6141 ACH	-113.35
Total Outstanding Checks					-513.35

Outstanding Deposits

Total Outstanding Deposits

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	100089	10/21/25	V00059	BUSINESS OBSERVER, INC.	25-02624H	LEGAL AD	Legal Advertising	548002-51301	\$94.06
001	100089	10/21/25	V00059	BUSINESS OBSERVER, INC.	25-03213H	LEGAL AD	Legal Advertising	548002-51301	\$61.25
001	1439	10/02/25	V00006	EGIS INSURANCE	30467	POLICY# 100125784 10/1-10/1/26 DEPOSIT	POLICY# 100125784 10/1-10/1/26	155100	\$1,280.16
001	1440	10/16/25	V00027	CARLOS DE LA OSSA	CO-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1441	10/16/25	V00016	KELLY ANN EVANS	KE-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1442	10/16/25	V00012	NICHOLAS J. DISTER	ND-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1443	10/16/25	V00021	RYAN MOTKO	RM-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1444	10/21/25	V00003	FLORIDA COMMERCE	93515	DUES	Dues, Licenses & Fees	554020-51301	\$175.00
001	300062	10/09/25	V00022	TECO ACH	091925-6141-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$96.18
001	300063	10/16/25	V00028	BOCC - HILLSBOROUGH COUNTY ACH	092625-5140 ACH	WATER	Water/Waste	543018-53600	\$152.58
001	300064	10/22/25	V00044	CHARTER COMMUNICATION ACH	2972133100625 ACH	INTERNET	Amenity Internet	541036-53100	\$99.99
001	300065	10/24/25	V00022	TECO ACH	100625-4853 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$117.78
001	300066	10/24/25	V00022	TECO ACH	100625-0243 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$385.94
001	300067	10/24/25	V00022	TECO ACH	100625-7859 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$25.68
001	300068	10/24/25	V00022	TECO ACH	10625-0321 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$4,649.41
001	300069	10/23/25	V00022	TECO ACH	102025-6141 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$113.35

Fund Total	\$8,051.38
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Total Checks Paid	\$8,051.38
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ESTIMATE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:South Creek CDD

Bill to
South Creek CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
South Creek CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Estimate details
Estimate no.: 2025-552
Estimate date: 10/17/2025
Expiration date: 11/17/2025

Technician: Theresa

#	Date	Product or service	Description	Qty	Rate	Amount
1.		SR SMITH AXS2 Total Cover, Tan Pls (.145)	SR SMITH AXS2 Total Cover, Tan Pls (.145)	1	\$815.00	\$815.00
2.			Two week lead time after acceptance of estimate			
Total						\$815.00

10-17-2025

Jayna Cooper

Expiry date

11/17/2025

Accepted date

Accepted by



SOUTH CREEK CDD

Field Inspection Report - November - Steadfast

Monday, November 17, 2025

Prepared For Board of Supervisors

13 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red – Item has not been addressed

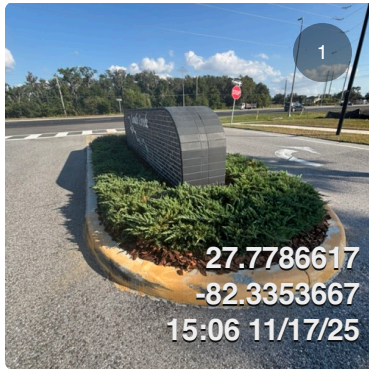
Orange - Monitoring / In progress

Item 1 - Alder Green Entrance

Assigned To: Steadfast

Main entrance bed is well maintained.

Weeds and landscape are detailed.

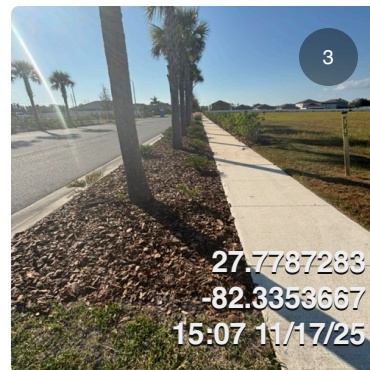
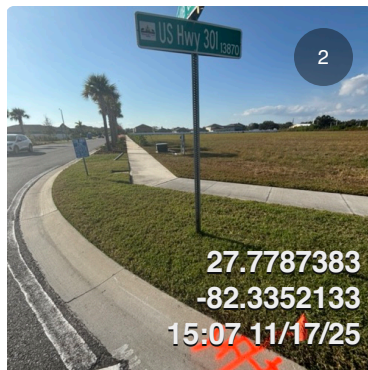
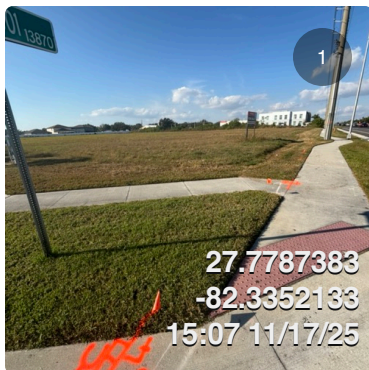


Item 2 - Alder Green Entrance

Assigned To: Steadfast

CDD sidewalk beds are well maintained.

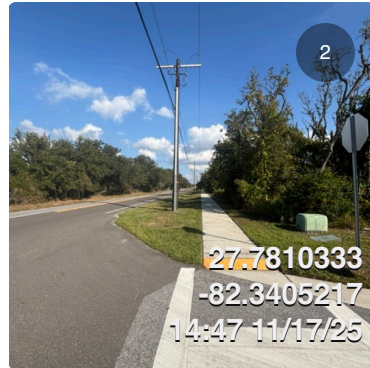
Fresh mulch has been applied.



Item 3 - Buttress Oaks Way Entrance

Assigned To: Steadfast

- 1). Landscape beds have been refreshed with mulch, landscape has been maintained.
- 2). East sidewalk on Simmons Loop is maintained.

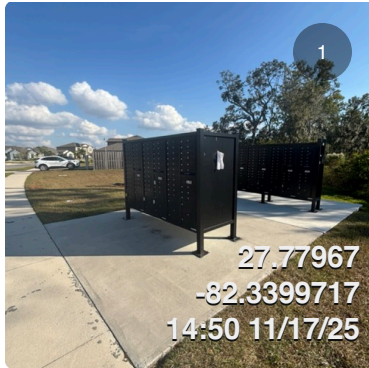


Item 4 - Mailbox Kiosk

Due By: Wednesday, December 3, 2025

Assigned To: Steadfast

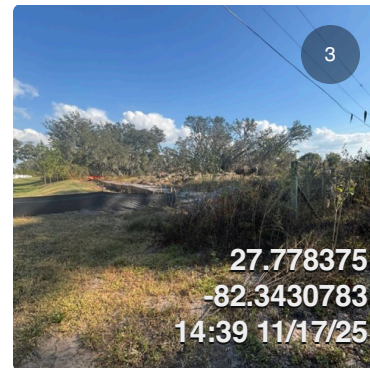
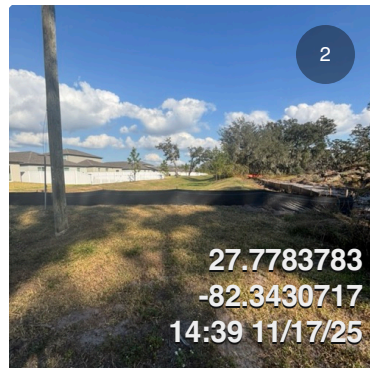
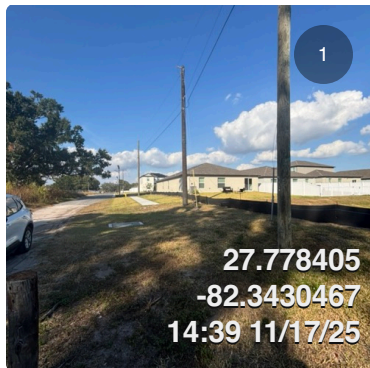
- 1). Mailbox kiosk is clean.
- 2). Mulch applied around irrigation well.
- 3). Treat ant mounds during service visits.
- 4). Irrigation cover is missing.



Item 5 - Grace Sweat Road

Assigned To: District

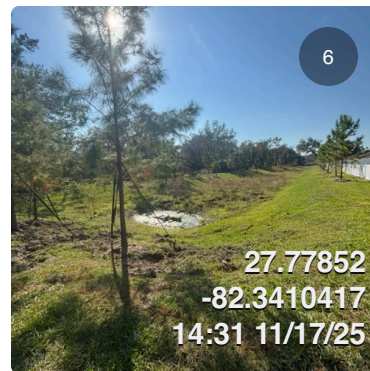
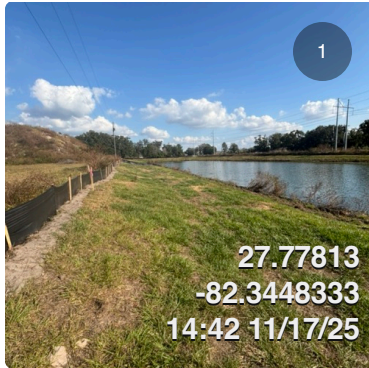
Land clearing has begun on Grace Sweat Road.



Item 6 - Grace Sweat Ponds

Assigned To: Steadfast

- 1). Water feature appears clear of algae.
- 2). Banks are maintained.
- 3). Amenity pond access is maintained.
- 4). Retention pond is dry.
- 5). Banks are maintained.



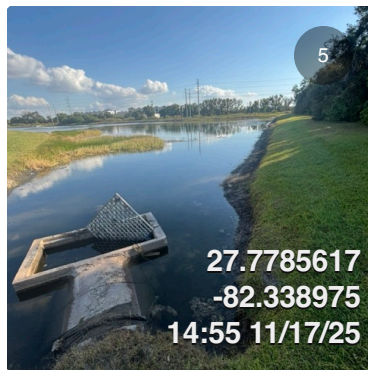
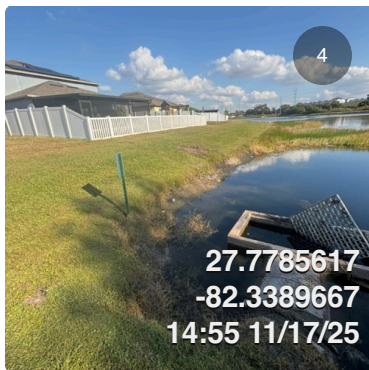
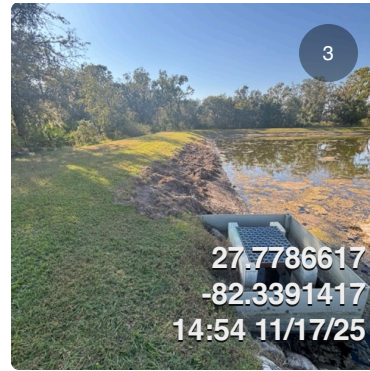
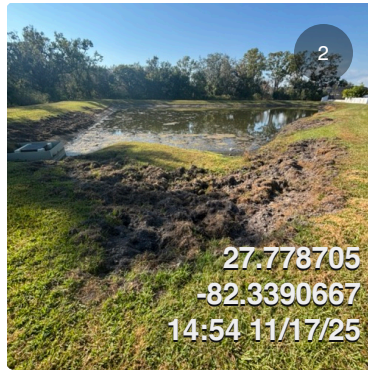
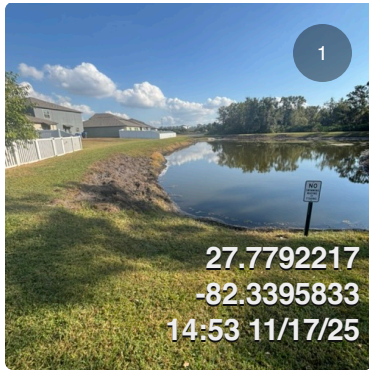
Item 7 - Pond Maintenance

Due By: Wednesday, December 3, 2025

Assigned To: Steadfast

1/2/3). Pond D has some trash and algae collecting on the water's edge.

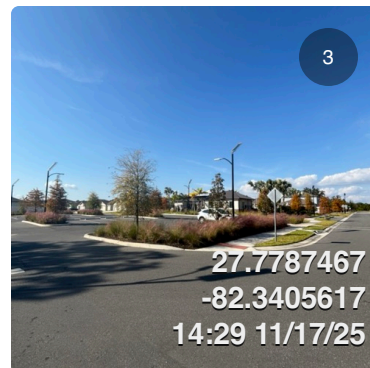
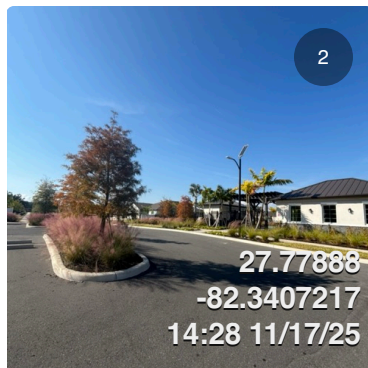
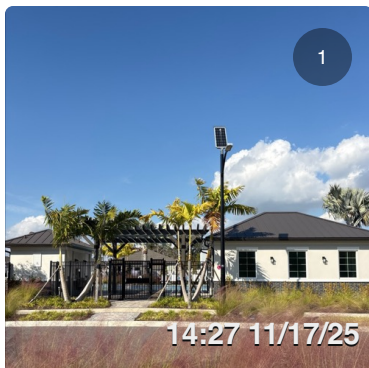
4/5). Pond C has small amounts of algae forming.



Item 8 - Amenity Center

Assigned To: Steadfast

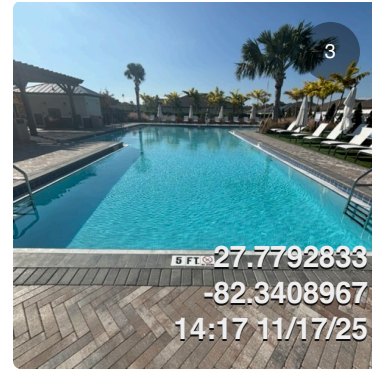
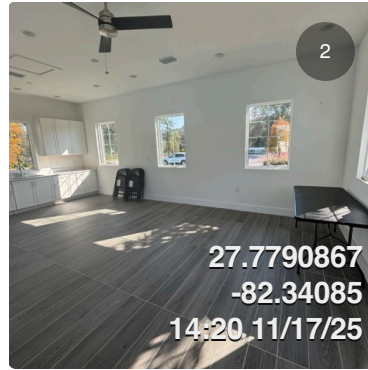
Amenity Center landscape is maintained.



Item 9 - Clubhouse Facilities

Assigned To: District

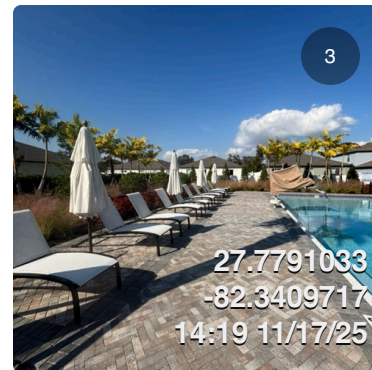
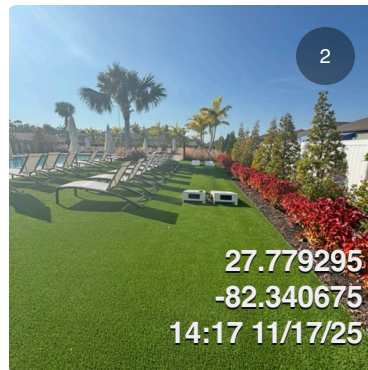
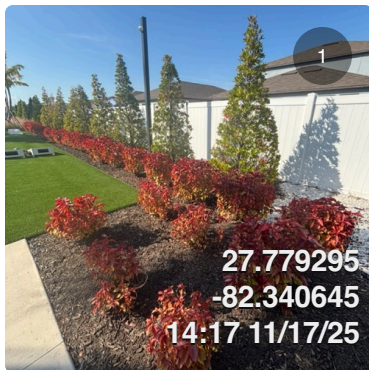
- 1). Bathrooms are clean and operational.
- 2). Clubhouse is clean and organized.
- 3). Pool is clear and blue, ADA chair is covered and a full battery charged.



Item 10 - Amenity Pool Landscape

Assigned To: Steadfast

- 1). Pool landscape is detailed and colorful.
- 2). Pool furniture is clean and organized.
- 3). Pool deck pavers are clear of crack weeds.

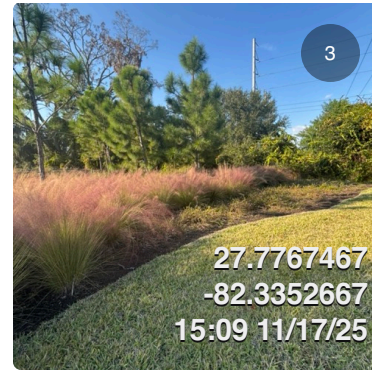
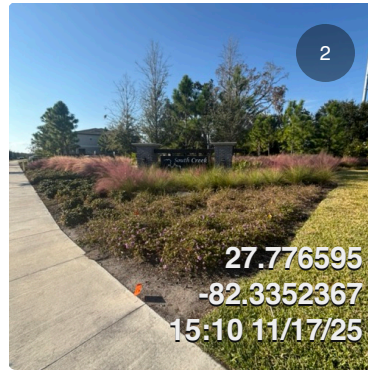
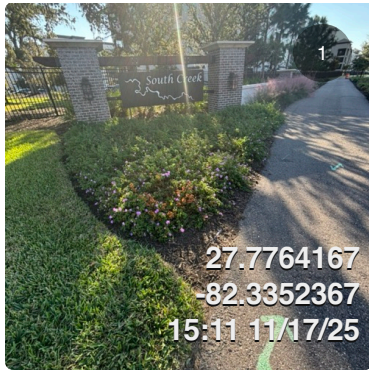


Item 11 - South Creek II Entrance Beds

Due By: Wednesday, December 3, 2025

Assigned To: Steadfast

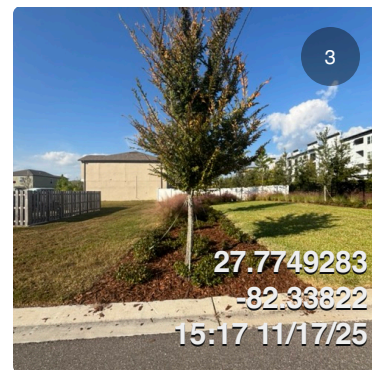
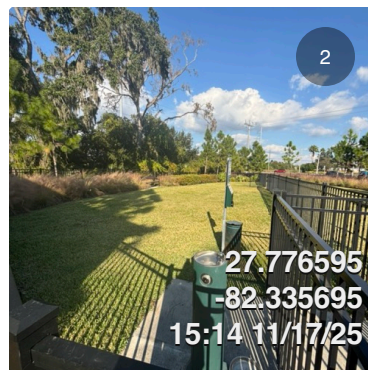
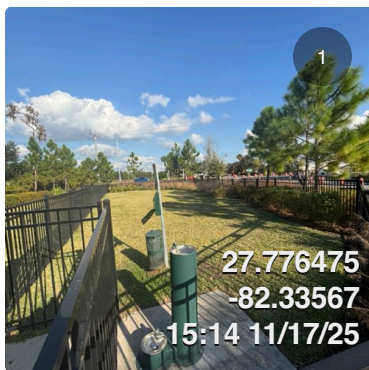
Steadfast - Mulch has been missed or too light in some areas - refresh missing mulch by 12/3/25. Landscape is colorful and maintained.



Item 12 - Dog Park

Assigned To: Steadfast

Dog parks are maintained and both water fountains are operational. Lift station pocket park is maintained. Mulch has been applied to landscape beds.



Item 13 - Ponds A/B

Assigned To: Steadfast

Pond A on Poseidon Way has cleared up, steadfast applied additional treatments to bring the water back to normal conditions.

Pond B appears clear of algae.

