

South Creek Community Development District

**January 08, 2026
Agenda Package**

TEAMS MEETING INFORMATION

[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#

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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, January 08, 2026, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **January 08, 2026 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

4. CONSENT AGENDA

- A. Approval of Minutes of December 04, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance for November 2025
- C. Acceptance of the Financials and Approval of the Check Register for November 2025
- D. Ratification of Nick Knows Cleaning Proposal #SCCCDDE83 (\$650.00)

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

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

1 The regular meeting of the Board of Supervisors of South Creek Community Development
2 District was held on Thursday, December 4, 2025, and called to order at 2:28 pm at the Offices of
3 Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:

6		
7	Kelly Evans	Chairperson
8	Carlos de la Ossa	Vice Chairperson
9	Ryan Motko	Assistant Secretary
10	Nicholas Dister	Assistant Secretary (<i>via phone</i>)
11	Lori Campagna	Assistant Secretary

12
13 Also present were:

14		
15	Jayna Cooper	District Manager
16	Rollamay Turkoane	District Manager
17	Brian Lamb	VP Developer Services
18	John Vericker	District Counsel
19	Kathryn Hopkinson	District Counsel
20	Paul Young	Field Manager

21
22 *This is not a certified or verbatim transcript but rather represents the context and*
23 *summary of the meeting. The full meeting is available in audio format upon request. Contact the*
24 *District Office for any related costs for an audio copy.*

25
26 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

27 Ms. Cooper called the meeting to order, and a quorum was established.

28
29 **SECOND ORDER OF BUSINESS**

Public Comments

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

31
32 **THIRD ORDER OF BUSINESS**

Business Items

33 **A. Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage**
34 **Calculations Series 2021 Bonds**

35
36 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in
37 favor Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage
38 Calculations Series 2021 Bonds, was approved. 5-0

39
40 **B. Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage**
41 **Calculations Series 2024 Bonds**
42

- 79 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
- 80 **A. Approval of Minutes of October 27, 2025, Special Meeting**
- 81 **B. Approval of Minutes of November 06, 2025, Regular Meeting**
- 82 **C. Consideration of Operation and Maintenance for October 2025**
- 83 **D. Acceptance of the Financials and Approval of the Check Register for October 2025**
- 84 **E. Ratification of Cooper Pools Proposal 2025-552 (\$815.00)**

85
86 On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in
87 favor, the Consent Agenda, was approved. 5-0

88
89 **FIFTH ORDER OF BUSINESS** **Staff Reports**

- 90 **A. District Counsel**
- 91 **B. District Engineer**
- 92 C. There being no reports, the next item followed.
- 93 **D. District Manager**
- 94 Ms. Cooper requested to work with the Ms. Evans, outside the meeting, on the Janitorial
- 95 proposals.

96
97 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in
98 favor, the request for Ms. Evans and Ms. Cooper to work on Janitorial
99 proposals, outside the meeting, was approved. 5-0

- 100
- 101 **i. Field Inspections Report**
- 102 **ii. Aquatics Report**

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

106
107 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
108 **Comments**

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

110
111 **SEVENTH ORDER OF BUSINESS** **Adjournment**

112 There being no further business,

113
114 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in
115 favor, the meeting was adjourned at 2:37 pm. 5-0

116
117
118 _____
119 Jayna Cooper
120 District Manager

Kelly Evans
Chairperson

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	11/1/2025	21137	\$1,260.00			POOL MAINT
INFRAMARK LLC	10/8/2025	160649	\$850.00			DISTRICT INVOICE
INFRAMARK LLC	10/8/2025	160649	\$1,416.25			DISTRICT INVOICE
INFRAMARK LLC	10/8/2025	160649	\$1,000.00			DISTRICT INVOICE
INFRAMARK LLC	10/8/2025	160649	\$150.00	\$3,416.25		DISTRICT INVOICE
INFRAMARK LLC	11/11/2025	163551	\$850.00			DISTRICT INVOICE
INFRAMARK LLC	11/11/2025	163551	\$1,416.25			DISTRICT INVOICE
INFRAMARK LLC	11/11/2025	163551	\$1,000.00			DISTRICT INVOICE
INFRAMARK LLC	11/11/2025	163551	\$150.00	\$3,416.25	\$6,832.50	DISTRICT INVOICE
STEADFAST CONTRACTORS ALLIANCE	11/1/2025	SA-16894	\$595.00			SERVICE NOV 25
STEADFAST CONTRACTORS ALLIANCE	11/1/2025	SA-17155	\$7,709.67			SERVICE OCT 25
STEADFAST CONTRACTORS ALLIANCE	10/30/2025	SA-16713	\$51.68		\$8,356.35	SERVICE OCT 25
Monthly Contract Subtotal			\$16,448.85			
Utilities						
BOCC - HILLSBOROUGH COUNTY ACH	10/29/2025	102925-5140 ACH	\$104.46			WATER
CHARTER COMMUNICATION ACH	11/6/2025	2972133110625 ACH	\$99.99			INTERNET
TECO ACH	11/6/2025	110625-0243 ACH	\$632.35			ELECTRIC
TECO ACH	11/6/2025	110625-4853 ACH	\$122.41			ELECTRIC
TECO ACH	11/6/2025	110625-7859 ACH	\$20.03			ELECTRIC
TECO ACH	11/6/2025	110625-0321 ACH	\$4,649.41		\$5,424.20	ELECTRIC
Utilities Subtotal			\$5,628.65			
Regular Services						
CARLOS DE LA OSSA	11/6/2025	CO-110625	\$200.00			BOARD 11/06/25
DISCLOSURE TECHNOLOGIES SERVICIES, LLC	10/31/2025	1619	\$750.00			DUES
ELI PREMIER SERVICES LLC	10/26/2025	INV0027	\$610.00			AMENITY CLEANING SVCS

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
KELLY ANN EVANS	11/6/2025	KE-110625	\$200.00			BOARD 11/06/25
LORI A. CAMPAGNA	11/6/2025	LC-110625	\$200.00			BOARD 11/06/25
NICHOLAS J. DISTER	11/6/2025	ND-110625	\$200.00			BOARD 11/06/25
RYAN MOTKO	11/6/2025	RM-110625	\$200.00			BOARD 11/06/25
STRALEY ROBIN VERICKER	11/14/2025	27444	\$3,130.50			PROFESSIONAL SERVICES
Regular Services Subtotal			\$5,490.50			
Additional Services						
ITZ ELECTRIC CORP	11/2/2025	F2096	\$225.00			EMERGENCY REPAIR
NANCY C MILLAN	11/4/2025	110425-9440	\$459.93			AD VALOREM TAXES
STEADFAST CONTRACTORS ALLIANCE	11/7/2025	SA-17324	\$4,485.00			October 2025 - Mulch
Additional Services Subtotal			\$5,169.93			
TOTAL			\$32,737.93			

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
21137	11/01/2025	\$1,260.00	12/01/2025	Net 30	

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

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

Pay invoice



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163551

DATE

11/11/2025

BILL TO

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

CUSTOMER ID

C2311

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

Services provided for the Month of: **November 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

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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 #
11/1/2025	SA-16894

Please make all Checks payable to:
Steadfast Alliance

Bill To
South Creek CDD RAM c/o Inframark Infrastructure Management 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544

Ship To
SE1214 South Creek CDD 10441 Alder Green Dr Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1214 South Creek CDD RAM
Quantity	Description		Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		545.00		545.00
1	Routine Aquatic Maintenance (Pond Spraying) - Addendum for Additional Pond		50.00		50.00

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	\$595.00
Payments/Credits	\$0.00
Balance Due	\$595.00



Steadfast Alliance

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

Invoice

Date	Invoice #
11/1/2025	SA-17155

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 November 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



INVOICE

DATE	DUE	INVOICE #
10/30/2025	11/29/2025	SA-16713

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

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.	Account #	Terms	Project
		Net 30	SM1054 South Creek CDD Maintenance

DATE	DESCRIPTION	QTY	RATE	AMOUNT
10/13/2025	Water Management -Irrigation tech came out to perform monthly wet check. The system is working good. Tech adjusted several heads because they were not spraying as best they could. Tech replaced a faulty sprinkler and nozzle in zone 10.			
5	Parts 1-Hunter 6" pop up 1-Hunter nozzle Parts Cost \$9.18	1.00	51.68	51.68
	Labor to Repair .5 hour at \$85/hr.			

TOTAL	51.68
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	51.68



Hillsborough County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	10/29/2025	11/19/2025

Summary of Account Charges

Previous Balance	\$152.58
Net Payments - Thank You	\$-152.58
Total Account Charges	\$104.46
AMOUNT DUE	\$104.46

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

473 0

DUE DATE	11/19/2025
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	10/29/2025	11/19/2025

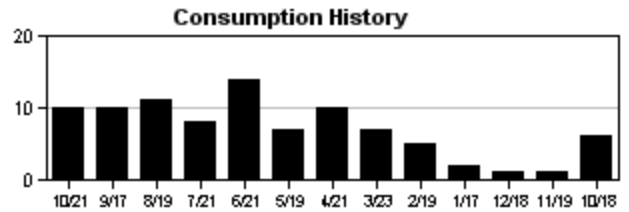
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	09/17/2025	7282	10/21/2025	7292	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	10/29/2025	11/19/2025

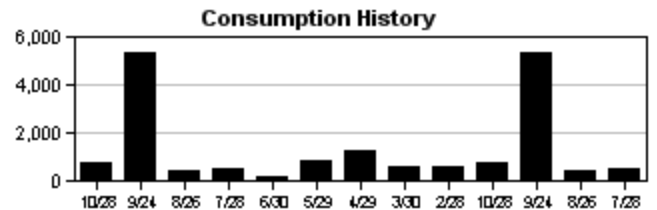
Service Address: 13851 BUTTRESS OAKS WAY

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	09/24/2025	24833	10/28/2025	25621	788 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$2.38
Water Base Charge	\$20.91
Water Usage Charge	\$0.81
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$5.14
Total Service Address Charges	\$85.87



November 6, 2025
 Invoice Number: 2972133110625
 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 11/06/25 through 12/05/25
 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
<i>YOUR AUTO PAY WILL BE PROCESSED 11/23/25</i>	
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.



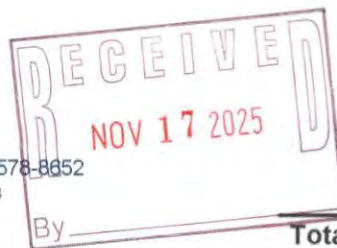
Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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 33578-6652
 8633 2390 DY RP 06 11072025 NNNNNNNN 01 001025 0004

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



November 6, 2025
SOUTH CREEK AMENITY

Invoice Number: 2972133110625
 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





Invoice Number: 2972133110625
 Account Number: 8337 12 029 2972133
 Security Code: 5857

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

8633 2390 DY RP 06 11072025 NNNNNNNN 01 001025 0004

Charge Details

Previous Balance		99.99
EFT Payment	10/23	-99.99
Remaining Balance		\$0.00

Payments received after 11/06/25 will appear on your next bill.

Service from 11/06/25 through 12/05/25

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
 13851 BUTTRESS OAKS WAY, J528-PERM
 RIVERVIEW, FL 33578

Statement Date: November 06, 2025

Amount Due: **\$632.35**

Due Date: December 01, 2025

Account #: 211032690243

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025	
Previous Amount Due	\$385.94
Payment(s) Received Since Last Statement	-\$385.94
Current Month's Charges	\$632.35
Amount Due by December 01, 2025	\$632.35

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

Your Energy Insight

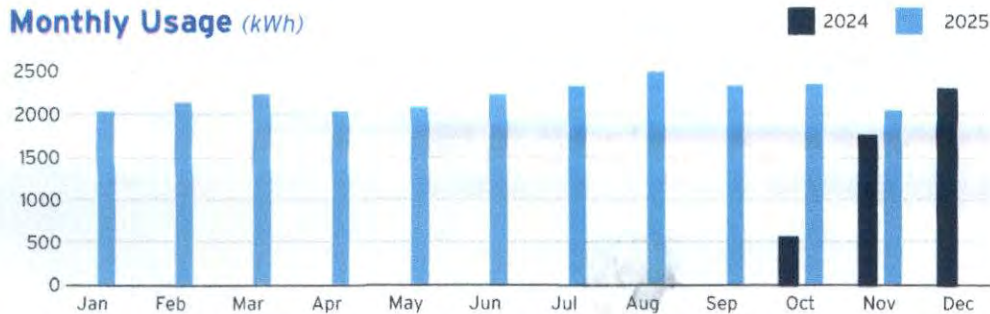
Your average daily kWh used was **13.79% higher** than the same period last year.

Your average daily kWh used was **9.59% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

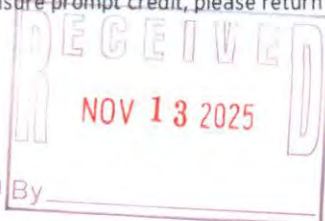


To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211032690243

Due Date: December 01, 2025

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.



Amount Due: **\$632.35**

Payment Amount: \$ _____

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

666199131980

Your account will be drafted on December 01, 2025

00003882 FTECO111072500195110 00000 03 00000000 19517 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.

00003882-0008442-Page 1 of 12



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

Account #: 211032690243
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000342031	10/31/2025	32,303		30,267		2,036 kWh	1	31 Days

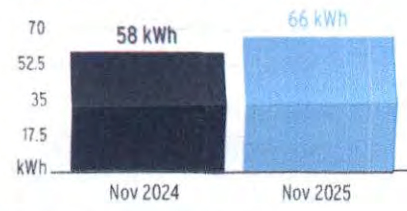
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	2,036 kWh @ \$0.08641/kWh	\$175.93
Fuel Charge	2,036 kWh @ \$0.03391/kWh	\$69.04
Storm Protection Charge	2,036 kWh @ \$0.00577/kWh	\$11.75
Clean Energy Transition Mechanism	2,036 kWh @ \$0.00418/kWh	\$8.51
Storm Surcharge	2,036 kWh @ \$0.02121/kWh	\$43.18
Florida Gross Receipt Tax		\$8.41
Electric Service Cost		\$336.35

Other Fees and Charges	
Electric Security Deposit	\$296.00
Total Other Fees and Charges	\$296.00

Total Current Month's Charges \$632.35

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

00003882-0008442-Page 2 of 12

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

Ways To Pay Your Bill

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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
 10317 ALDER GREEN DR, WELL
 RIVERVIEW, FL 33578-6275

Statement Date: November 06, 2025

Amount Due: \$122.41

Due Date: December 01, 2025

Account #: 211024964853

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025	
Previous Amount Due	\$117.78
Payment(s) Received Since Last Statement	-\$117.78
Current Month's Charges	\$122.41
Amount Due by December 01, 2025	\$122.41

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 **61.54% higher** than the same period last year.

Your average daily kWh used was **5% higher** than it was in your previous period.



Scan here to view your account online.

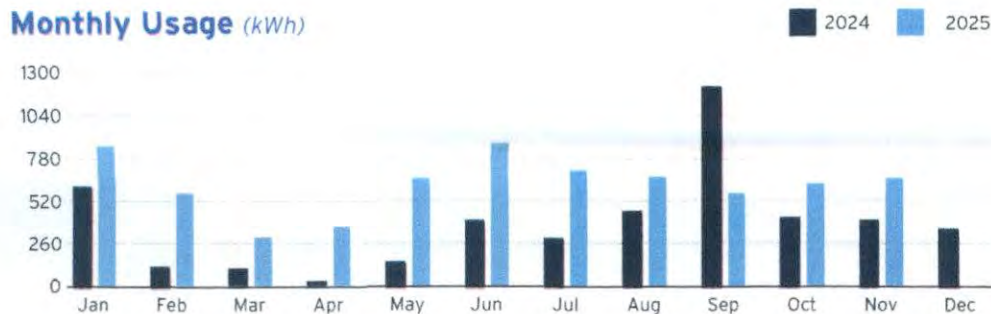


SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.

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: December 01, 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: \$122.41

Payment Amount: \$ _____

614347540214

Your account will be drafted on December 01, 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.

00003882-0008444-Page 5 of 12



Service For:
 10317 ALDER GREEN DR
 WELL, RIVERVIEW, FL 33578-6275

Account #: 211024964853
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	10/31/2025	15,280	14,621		659 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	659 kWh @ \$0.08641/kWh	\$56.94
Fuel Charge	659 kWh @ \$0.03391/kWh	\$22.35
Storm Protection Charge	659 kWh @ \$0.00577/kWh	\$3.80
Clean Energy Transition Mechanism	659 kWh @ \$0.00418/kWh	\$2.75
Storm Surcharge	659 kWh @ \$0.02121/kWh	\$13.98
Florida Gross Receipt Tax		\$3.06
Electric Service Cost		\$122.41

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges

\$122.41

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

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 TECO
 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

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SOUTH CREEK COMMUNITY DEVELOPMENT
 14009 KINWARD PL
 RIVERVIEW, FL 33578

Statement Date: November 06, 2025

Amount Due:	\$20.03
Due Date:	December 01, 2025
Account #:	211035337859

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025	
Previous Amount Due	\$628.71
Payment(s) Received Since Last Statement	-\$628.71
Current Month's Charges	\$20.03
Amount Due by December 01, 2025	\$20.03

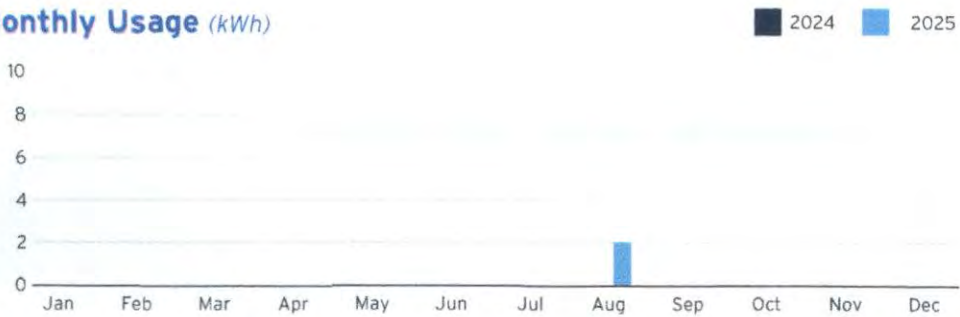
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

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Monthly Usage (kWh)



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



SAVE TIME AND GET BUSINESS DONE FASTER

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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.

Account #: 211035337859
Due Date: December 01, 2025

Amount Due:	\$20.03
Payment Amount:	\$ _____

610643834001

Your account will be drafted on December 01, 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:
14009 KINWARD PL
RIVERVIEW, FL 33578

Account #: 211035337859
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809754	10/31/2025	2	2		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.03

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges \$20.03

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Ways To Pay Your Bill

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P.O. Box 31318
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00003882-0008446-Page 10 of 12



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

Statement Date: November 06, 2025

Amount Due: \$4,649.41
Due Date: December 01, 2025
Account #: 221008480321

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Table with 2 columns: Description and Amount. Rows include Previous Amount Due (\$4,649.41), Payment(s) Received Since Last Statement (-\$4,649.41), Current Month's Charges (\$4,649.41), and Amount Due by December 01, 2025 (\$4,649.41).

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

QR code and text: Scan here to view your account online.

Advertisement for online account management: SAVE TIME AND GET BUSINESS DONE FASTER. Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more. Get details at TampaElectric.com/YourWay.

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

Account #: 221008480321
Due Date: December 01, 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: \$ _____

688421254234

Your account will be drafted on December 01, 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




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

Account #: 221008480321
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$754.93
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$754.93

Billing information continues on next page →

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Account #: 221008480321
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 31 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: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 31 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: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 31 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: November 06, 2025
Charges Due: December 01, 2025

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: November 06, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

November 06, 2025
Date

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

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Inframark
CDD:
South Creek Community Development District

INVOICE 1619
DATE 10/31/2025

BOND SERIES ...
2021 2024 (Assessment Area Two)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 2026 Audit and Annual Reporting	750.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$750.00**

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

ĒLI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8139270178
elipremierservices@gmail.com

INVOICE
INV0027

DATE
10/26/2025

DUE DATE
11/01/2025

BALANCE DUE
USD \$610.00

BILL TO

South Creek CDD c/o Inframark

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

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

Payment Info

PAYMENT INSTRUCTIONS
P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE
USD \$610.00

BY CHECK
ĒLI PREMIER SERVICES LLC

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: November 06, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

November 06, 2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: November 06, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

November 06, 2025
Date

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BOARD OF SUPERVISORS

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

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District Manager Signature

November 06, 2025
Date

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

November 06, 2025
Date

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

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

November 14, 2025
Client: 001545
Matter: 000001
Invoice #: 27444

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/2/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
10/2/2025	KCH	ATTEND BOS MEETING IN PERSON.	0.3	\$112.50
10/3/2025	AM	DRAFT RECREATIONAL FACILITIES POLICIES AND REGULATIONS.	2.0	\$390.00
10/14/2025	KCH	OPERATIONS TEAMS MEETING WITH DEVELOPMENT TEAM.	0.1	\$37.50
10/16/2025	JMV	REVIEW EMAILS; REVIEW REPORTS; CONFERENCE WITH STAFF.	1.0	\$405.00
10/22/2025	KCH	REVIEW SPECIAL MEETING AGENDA PACKAGE.	0.4	\$150.00
10/27/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
10/27/2025	KCH	PREPARE FOR AND ATTEND SPECIAL BOS MEETING IN PERSON.	0.7	\$262.50
10/29/2025	KCH	REVIEW AND REVISE RECREATIONAL FACILITIES POLICIES AND REGULATIONS; REVIEW PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES.	0.7	\$262.50
10/30/2025	CAW	REVIEW PROPOSED PLAT OF SOUTH CREEK PHASE 5A AND 5B AND PROVIDE COMMENTS.	1.5	\$562.50
10/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/31/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICE.	0.2	\$81.00

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	9.1	\$3,130.50
		Total Services	\$3,130.50	
		Total Disbursements	\$0.00	
		Total Current Charges		\$3,130.50
		Previous Balance		\$3,232.50
		PAY THIS AMOUNT		\$6,363.00

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	\$4,216.50
27268	October 07, 2025	\$2,146.50	\$0.00	\$0.00	\$0.00	\$5,277.00
Total Remaining Balance Due						\$6,363.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,130.50	\$3,232.50	\$0.00	\$0.00

ITZ Electric Corp

36-09 20th Ave
Astoria NY 11105

(516)967-0093

itzelectric@earthlink.net

LIC # EC 1301807

Invoice

Date	Invoice #
11/2/2025	F2096

Bill To
Inframark Jayna Cooper 2654 Cypress Ridge Blvd. Wesely Chapel, FL 33544

Service For
10441 Alder Green Drive Riverview FL 33578

Project
South Creek Phase 2

Description	Amount
Emergency repair. Troubleshoot and repair faulty wiring to existing GFCI breaker.	225.00
Total	
	\$225.00



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2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0777719440

Account Name: SOUTH CREEK CDD
Address: 2005 PAN AM CIR STE 300
 TAMPA, FL 33607-6008

Legal Description: SOUTH CREEK TRACT B

Property Location:
 RIVERVIEW 33578-

Delinquent Taxes Remain Unpaid - Visit hillstaxfl.gov for Amount Due.

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	25,200	0	25,200	5.4608	137.61
ENVIRONMENTAL LAND	813-272-5890	25,200	0	25,200	0.0604	1.52
COUNTY M.S.T.U.	813-272-5890	25,200	0	25,200	4.6163	116.33
LIBRARY-SERVICE	813-273-3652	25,200	0	25,200	0.5583	14.07
SCHOOL - LOCAL	813-272-4064	25,200	0	25,200	2.2480	56.65
SCHOOL - VOTER APPROVED	813-272-4064	25,200	0	25,200	1.0000	25.20
SCHOOL - STATE	813-272-4064	25,200	0	25,200	3.0920	77.92
PORT AUTHORITY	813-905-5132	25,200	0	25,200	0.0737	1.86
HILLS CO TRANSIT AUTHORITY	813-384-6583	25,200	0	25,200	0.5000	12.60
CHILDRENS BOARD	813-229-2884	25,200	0	25,200	0.4589	11.56
WATER MANAGEMENT	352-796-7211	25,200	0	25,200	0.1831	4.61

Total Millage: **18.2515**

Total Ad Valorem Taxes: **\$459.93**

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
SOUTH CREEK CDD	954-603-0034	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00

Total Non-Ad Valorem Assessments: **\$0.00**

Combined Taxes & Assessments: **\$459.93**

↳ Detach below portion and return it with your payment. ↳

Nancy C. Millan, Hillsborough County Tax Collector

2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0777719440 Tax District: U Escrow: Assessed Value: 25,200 Exemptions:

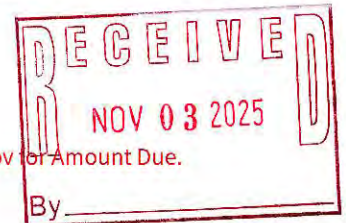
ONLY PAY ONE AMOUNT
 Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2025	\$441.53
Dec. 31, 2025	\$446.13
Jan. 31, 2026	\$450.73
Feb. 28, 2026	\$455.33
Mar. 31, 2026	\$459.93



SAVE A STAMP & PAY ONLINE!
 SCAN QR CODE WITH SMARTPHONE

Delinquent Taxes Remain Unpaid - Visit hillstaxfl.gov for Amount Due.



Remember to write your account number on your check.
 Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
 PO Box 30012
 Tampa FL 33630-3012

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





Steadfast Alliance

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

Invoice

Date	Invoice #
11/7/2025	SA-17324

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
	Scope: Community mulch areas to include: Buttress Oaks landscape and tree rings. Pool, and parking lot area. Perimeter of playground and nearby tree rings and pump station. Alder Green entrance and tree rings, Shady Preserve entrance signs, and scape and dog park area. Poseidon Way park and tree rings. Fill in wash-out area by the back corner of the mail boxes.			
50	Coco Brown Mulch - Bagged	55.00		2,750.00
27	Mini/Nugget Mulch - Bagged - 3 cu ft bag	55.00		1,485.00
1	Wash-out stone/concrete	250.00		250.00

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	\$4,485.00
Payments/Credits	\$0.00
Balance Due	\$4,485.00

South Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

Prepared by:



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

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024	SERIES 2025	SERIES 2021	SERIES 2024	SERIES 2025	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 54,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,132
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	-	37
Due From Other Funds	-	25,977	5,611	-	-	-	-	-	-	31,588
Investments:										
Acq. & Construction - Amenity	-	-	-	-	93	-	-	-	-	93
Acq. & Construction - Other	-	-	-	-	-	3,240	-	-	-	3,240
Acq. & Construction Account (Phase 1)	-	-	-	-	13	-	-	-	-	13
Acq. & Construction Account (Phase 2)	-	-	-	-	-	10,428	-	-	-	10,428
Construction Fund	-	-	-	-	-	-	1,100,000	-	-	1,100,000
Cost of Issuance Fund	-	-	-	-	-	-	38,000	-	-	38,000
Reserve Fund	-	162,850	-	59,500	-	-	-	-	-	222,350
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	-	-	39,928
Revenue Fund	-	153,721	41,214	-	-	-	-	-	-	194,935
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	5,635,587	-	5,635,587
Amount To Be Provided	-	-	-	-	-	-	-	-	8,288,000	8,288,000
TOTAL ASSETS	\$ 54,169	\$ 342,548	\$ 86,753	\$ 59,500	\$ 106	\$ 13,668	\$ 1,138,000	\$ 5,635,587	\$ 8,288,000	\$ 15,618,331
LIABILITIES										
Accounts Payable	\$ 76,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,937
Bonds Payable - Series 2021	-	-	-	-	-	-	-	-	5,380,000	5,380,000
Bonds Payable - Series 2025	-	-	-	-	-	-	-	-	1,762,000	1,762,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	1,146,000	1,146,000
Due To Other Funds	31,588	-	-	-	-	-	-	-	-	31,588
TOTAL LIABILITIES	108,525	-	-	-	-	-	-	-	8,288,000	8,396,525

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024	SERIES 2025	SERIES 2021	SERIES 2024	SERIES 2025	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	342,548	86,753	59,500	-	-	-	-	-	488,801
Capital Projects	-	-	-	-	106	13,668	1,138,000	-	-	1,151,774
Unassigned:	(54,356)	-	-	-	-	-	-	5,635,587	-	5,581,231
TOTAL FUND BALANCES	(54,356)	342,548	86,753	59,500	106	13,668	1,138,000	5,635,587	-	7,221,806
TOTAL LIABILITIES & FUND BALANCES	\$ 54,169	\$ 342,548	\$ 86,753	\$ 59,500	\$ 106	\$ 13,668	\$ 1,138,000	\$ 5,635,587	\$ 8,288,000	\$ 15,618,331

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 76	\$ 76	0.00%
Rental Income	-	50	50	0.00%
Special Assmnts- Tax Collector	501,719	24,789	(476,930)	4.94%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	501,719	24,940	(476,779)	4.97%

EXPENDITURES

Administration

Supervisor Fees	12,000	1,800	10,200	15.00%
Dissemination Agent/Reporting	10,200	4,150	6,050	40.69%
Trustees Fees	8,300	-	8,300	0.00%
Field Management	12,000	4,000	8,000	33.33%
District Counsel	15,000	5,277	9,723	35.18%
District Engineer	9,500	275	9,225	2.89%
District Management	16,995	5,665	11,330	33.33%
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	2,710	595	82.00%
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%
Misc-Non Ad Valorem Taxes	-	460	(460)	0.00%
Bank Fees	100	349	(249)	349.00%
Website Admin Services	1,800	600	1,200	33.33%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	121,050	26,009	95,041	21.49%

Electric Utility Services

Amenity Internet	900	200	700	22.22%
Water/Waste	7,889	104	7,785	1.32%
Electric Utility Services	33,000	10,254	22,746	31.07%
Street Lights	60,000	-	60,000	0.00%
Total Electric Utility Services	101,789	10,558	91,231	10.37%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Landscape Services</u>				
Wildlife Control	8,000	2,900	5,100	36.25%
Landscape Maintenance - Contract	100,000	15,419	84,581	15.42%
Landscaping - R&M	20,000	-	20,000	0.00%
Landscaping - Mulch	10,000	4,485	5,515	44.85%
Aquatics - Contract	7,140	1,190	5,950	16.67%
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	24,496	163,044	13.06%
<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	2,460	12,100	16.90%
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	1,320	8,680	13.20%
Entrance Monuments, Fence, Walls R&M	10,000	225	9,775	2.25%
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	4,205	87,135	4.60%
TOTAL EXPENDITURES	501,719	65,268	436,451	13.01%
Excess (deficiency) of revenues Over (under) expenditures	-	(40,328)	(40,328)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(14,028)		
FUND BALANCE, ENDING		\$ (54,356)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,129	\$ 2,129	0.00%
Special Assmnts- Tax Collector	325,700	22,792	(302,908)	7.00%
TOTAL REVENUES	325,700	24,921	(300,779)	7.65%
<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)	24,921	25,140	-11379.45%
<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	<u>\$ (219)</u>	<u>\$ 24,921</u>	<u>\$ 25,578</u>	<u>-11379.45%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		317,627		
FUND BALANCE, ENDING		<u>\$ 342,548</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 546	\$ 546	0.00%
Special Assmnts- Tax Collector	-	5,611	5,611	0.00%
Special Assmnts- CDD Collected	79,855	-	(79,855)	0.00%
TOTAL REVENUES	79,855	6,157	(73,698)	7.71%
<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	6,157	5,015	539.14%
<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	<u>\$ 1,142</u>	<u>\$ 6,157</u>	<u>\$ 2,731</u>	<u>539.14%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		80,596		
FUND BALANCE, ENDING		<u>\$ 86,753</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Series 2025 Debt Service Fund (202)
(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%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	59,500	59,500	0.00%
TOTAL FINANCING SOURCES (USES)	-	59,500	59,500	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 59,500</u>	<u>\$ 59,500</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u>\$ 59,500</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1	1	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		105		
FUND BALANCE, ENDING		<u>\$ 106</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Series 2024 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 93	\$ 93	0.00%
TOTAL REVENUES	-	93	93	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	93	93	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		13,575		
FUND BALANCE, ENDING		<u>\$ 13,668</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Series 2025 Capital Projects Fund (302)
(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>				
<u>Administration</u>				
Trustees Fees	-	11,275	(11,275)	0.00%
Bond Counsel	-	55,000	(55,000)	0.00%
Disclosure Report	-	500	(500)	0.00%
District Engineer	-	7,000	(7,000)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Underwriting Counsel	-	3,500	(3,500)	0.00%
Total Administration	-	79,025	(79,025)	0.00%
TOTAL EXPENDITURES	-	79,025	(79,025)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(79,025)	(79,025)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	1,217,025	1,217,025	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,217,025	1,217,025	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,138,000</u>	<u>\$ 1,138,000</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u>\$ 1,138,000</u>		

Bank Account Statement

South Creek CDD

Tuesday, December 16, 2025

Page 1

Bank Account No. 5561

Statement No. 11_25

Statement Date 11/30/2025

G/L Account No. 101001 Balance	54,131.70	Statement Balance	59,555.90
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	59,555.90
Subtotal	54,131.70	Outstanding Checks	-5,424.20
Negative Adjustments	0.00	Ending Balance	54,131.70
Ending G/L Balance	54,131.70		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/03/2025		JE000764	Special Assmnts-Tax Collector	Truist Bank	4,199.48	4,199.48	0.00
			Other				
11/18/2025		JE000765	Miscellaneous Revenues	Nicholas Delfino 102	25.00	25.00	0.00
11/07/2025		JE000800	Special Assmnts-Tax Collector	Truist Bank	3,431.27	3,431.27	0.00
11/14/2025		JE000801	Special Assmnts-Tax Collector	Truist Bank	22,078.78	22,078.78	0.00
11/21/2025		JE000803	Special Assmnts-Tax Collector	Tax Collector Distribution 750	23,483.03	23,483.03	0.00
11/28/2025		JE000808	Interest - Investments	Interest Earned	50.64	50.64	0.00
Total Deposits					53,268.20	53,268.20	0.00
Checks							
							0.00
10/16/2025	Payment	1442	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
10/16/2025	Payment	1443	RYAN MOTKO	Check for Vendor V00021	-200.00	-200.00	0.00
10/23/2025	Payment	300069	TECO ACH	Inv: 102025-6141 ACH	-113.35	-113.35	0.00
11/17/2025	Payment	1445	JNJ CLEANING SERVICES LLC	Check for Vendor V00047	-1,395.00	-1,395.00	0.00
11/17/2025	Payment	1446	TIMES PUBLISHING COM	Check for Vendor V00007	-486.00	-486.00	0.00
			BOCC -				
11/18/2025	Payment	300070	HILLSBOROUGH COUNTY ACH	Inv: 102925-5140 ACH	-104.46	-104.46	0.00
			CHARTER				
11/21/2025	Payment	300071	COMMUNICATION ACH	Inv: 2972133110625 ACH	-99.99	-99.99	0.00
11/21/2025		JE000809	Bank Fees	Bank Fees	-172.72	-172.72	0.00
Total Checks					-2,771.52	-2,771.52	0.00

Adjustments

Bank Account Statement

South Creek CDD

Tuesday, December 16, 2025

Page 2

Bank Account No. 5561
Statement No. 11_25

Statement Date 11/30/2025

Total Adjustments

Outstanding Checks

11/28/2025	Payment	300072	TECO ACH	Inv: 110625-0243 ACH	-632.35
11/28/2025	Payment	300073	TECO ACH	Inv: 110625-4853 ACH	-122.41
11/28/2025	Payment	300074	TECO ACH	Inv: 110625-7859 ACH	-20.03
11/28/2025	Payment	300075	TECO ACH	Inv: 110625-0321 ACH	-4,649.41
Total Outstanding Checks					-5,424.20

Outstanding Deposits

Total Outstanding Deposits

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1445	11/17/25	JNJ CLEANING SERVICES LLC	INV0011	CLEANING SVCS	Amenity Center Cleaning & Supplies	531165-53908	\$610.00
001	1445	11/17/25	JNJ CLEANING SERVICES LLC	INV0022	AMENITY CLEANING SVCS	Amenity Center Cleaning & Supplies	531165-53908	\$785.00
001	1446	11/17/25	TIMES PUBLISHING COM	61163-101925	LEGAL AD	Legal Advertising	548002-51301	\$486.00
001	300070	11/18/25	BOCC - HILLSBOROUGH COUNTY ACH	102925-5140 ACH	WATER	Water/Waste	543018-53100	\$104.46
001	300071	11/21/25	CHARTER COMMUNICATION ACH	2972133110625 ACH	INTERNET	Amenity Internet	541036-53100	\$99.99
001	300072	11/28/25	TECO ACH	110625-0243 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$632.35
001	300073	11/28/25	TECO ACH	110625-4853 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$122.41
001	300074	11/28/25	TECO ACH	110625-7859 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$20.03
001	300075	11/28/25	TECO ACH	110625-0321 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$4,649.41
Fund Total								\$7,509.65

Total Checks Paid	\$7,509.65
--------------------------	-------------------



ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

BILL TO
South Creek CDD
Jayna Cooper
13851 Buttress Oaks Way
Riverview, Florida 33578
United States

813.608-8242
jayna.cooper@inframark.com

SHIP TO
13851 Buttress Oaks Way
Riverview, Florida 33578
United States

813.608-8242

Estimate Number: SCCCDDE83
Estimate Date: December 29, 2025
Valid Until: January 28, 2026
Grand Total (USD): \$650.00

Items	Quantity	Price	Amount
Pressure Washing – Pool Furniture This includes cleaning 35 pool lounge chairs and 10 poolside umbrellas. - Pre-inspection of furniture - Application of eco-safe detergent - Pressure wash with soft-tip nozzles. - Rinse and quality check. - Light repositioning if needed Service includes labor, equipment, and cleanup. Client to provide water access on-site. Estimated completion: 1 day (weather permitting).	1	\$650.00	\$650.00

Grand Total (USD): \$650.00

Notes / Terms

Signature: Jayna Cooper

Signature Date: 12/29/25

Thank You for Your Business!





SOUTH CREEK CDD

Field Inspection Report - December - Steadfast

Monday, December 22, 2025

Prepared For Board of Supervisors

12 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

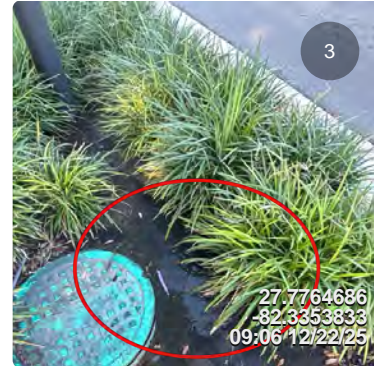
Orange - Monitoring / In progress

Item 1 - Shady Preserve Drive

Due By: Thursday, January 8, 2026

Assigned To: Steadfast

- 1). Prune all dead limbs off plants.
- 2). Pull the dead plants.
- 3). Water pooling in one area - investigate irrigation.

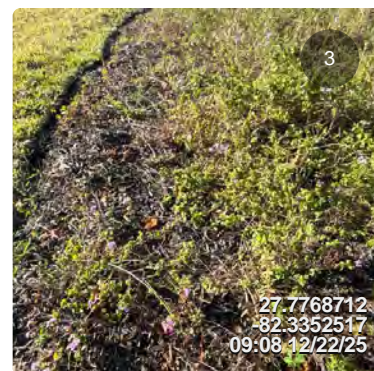
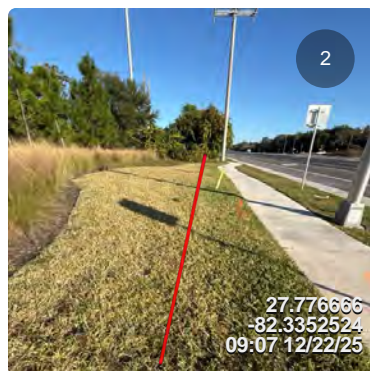
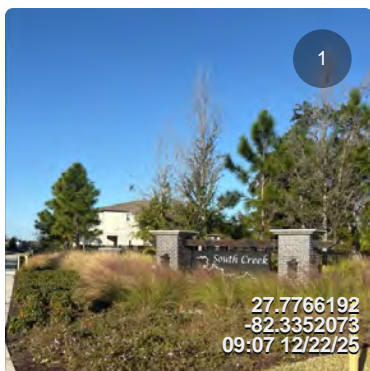


Item 2 - Shady Preserve Drive

Due By: Thursday, January 8, 2026

Assigned To: Steadfast

- 1). Community signage bed is maintained.
- 2). Investigate irrigation - sod yellowing in different areas.
- 3). Pull weeds cross mingling in the Lantana beds.

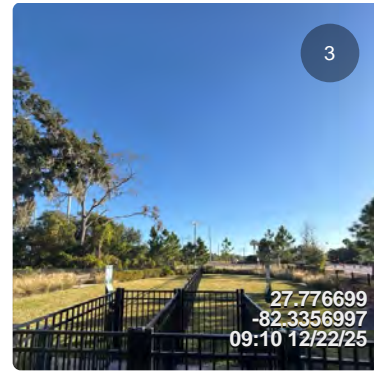


Item 3 - Dog Park and Landscape

Due By: Thursday, January 8, 2026

Assigned To: Steadfast

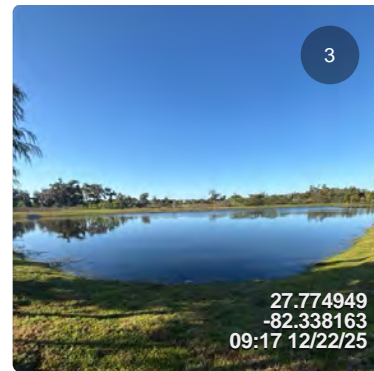
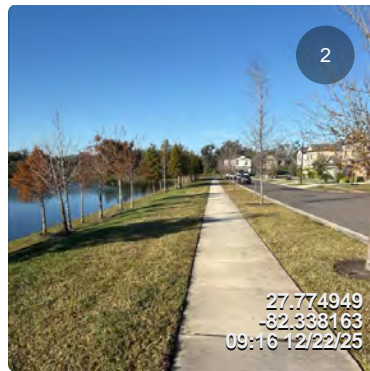
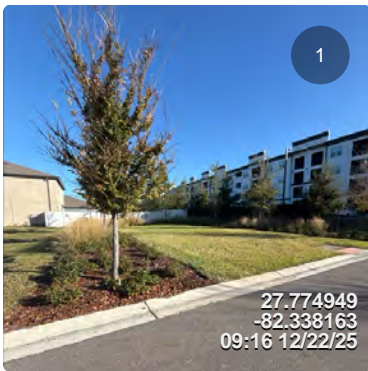
- 1). Pull out all the dead Indian Hawthorns.
- 2). Dead plants along dog park walkway.
- 3). Dog park is maintained.



Item 4 - Poseidon Way

Assigned To: Steadfast

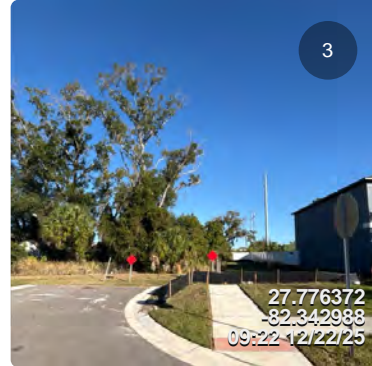
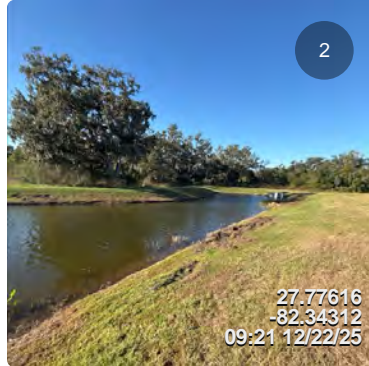
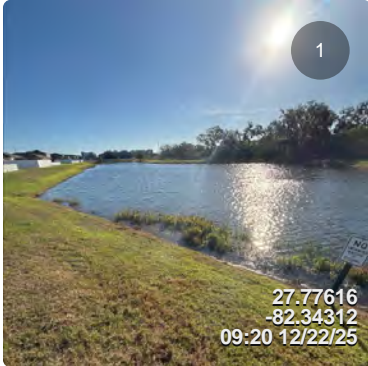
- 1). Lift station pocket park is maintained.
- 2). CDD sidewalks are edged and maintained.
- 3). Pond A banks are maintained, algae is minimal and pond looks clear.



Item 5 - Pond B

Assigned To: Steadfast

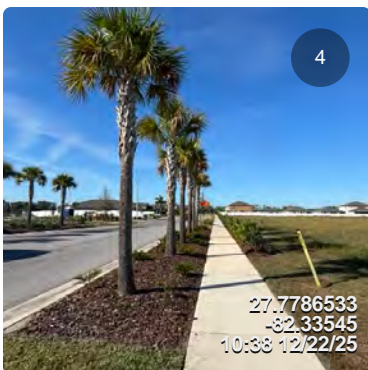
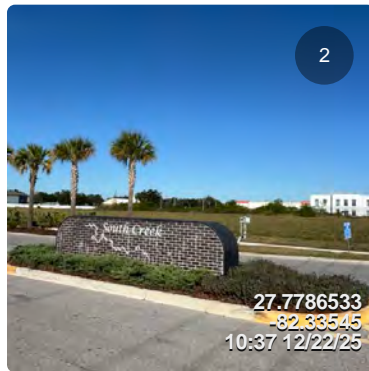
- 1). Pond B appears clear of algae.
- 2). Pond B banks are maintained.
- 3). Grace Sweat Road extension has boundaries marked and construction barriers installed.



Item 6 - Alder Green Drive

Assigned To: Steadfast

Phase I entrance is well maintained.

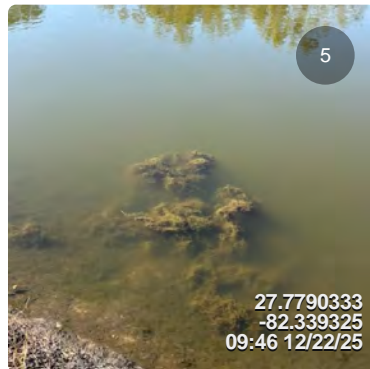
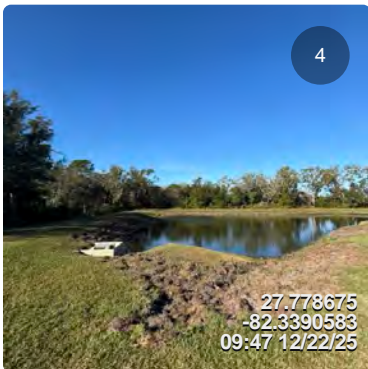
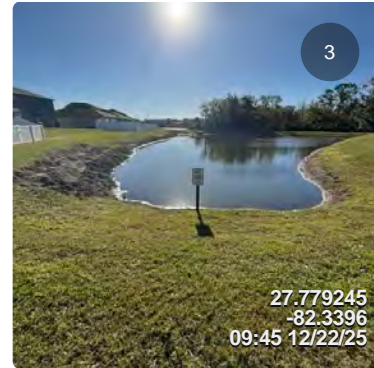
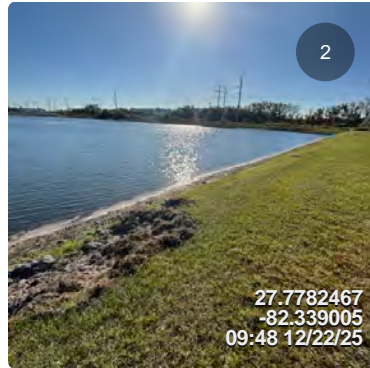
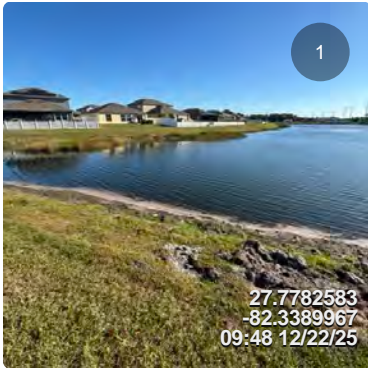


Item 7 - Pond C/D

Due By: Thursday, January 8, 2026

Assigned To: Steadfast

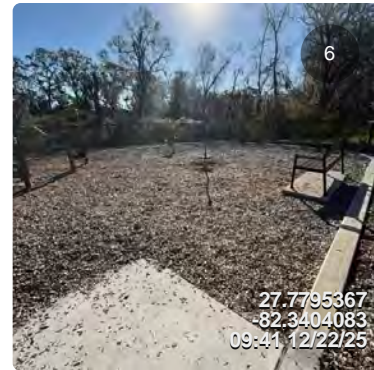
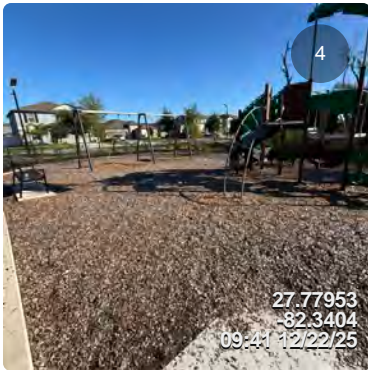
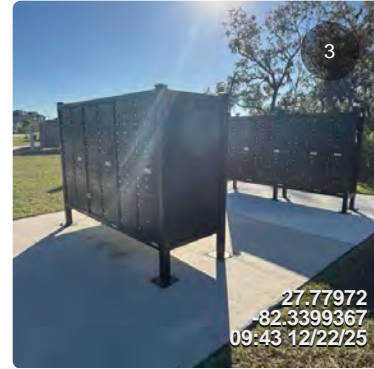
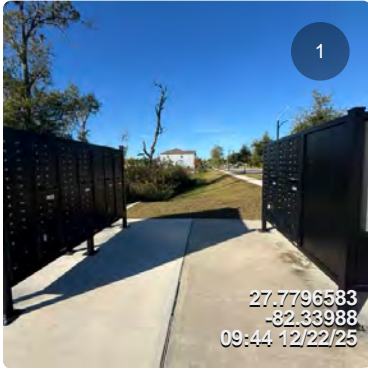
- 1). Pond C - banks are maintained.
- 2). Pond C - appears clear of algae.
- 3). Pond D - signage is clear and visible.
- 4). Pond D - banks are maintained.
- 5). Pond D - **algae forming along the edge.**



Item 8 - Mailboxes / Playground

Assigned To: District

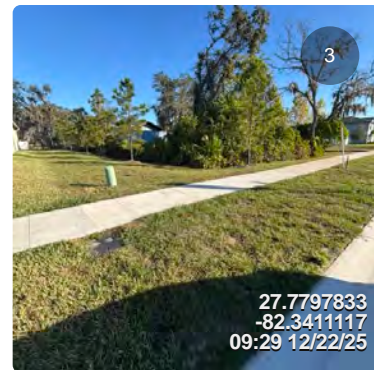
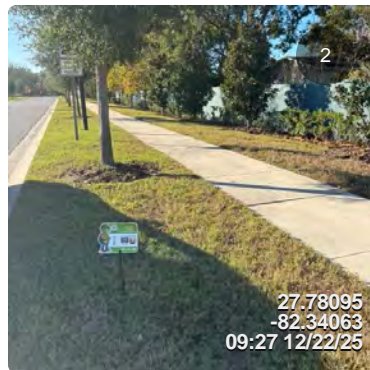
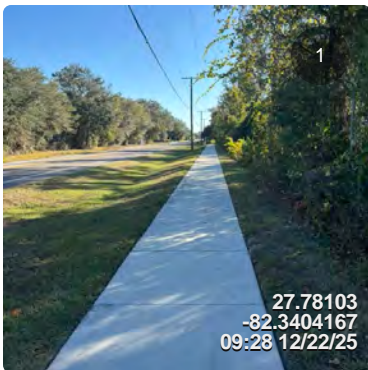
Mailboxes are intact, community signage board is clear and readable. Playground equipment is operational and grounds are clean. Playground rules are clear and readable.



Item 9 - Buttress Oaks Way

Assigned To: Steadfast

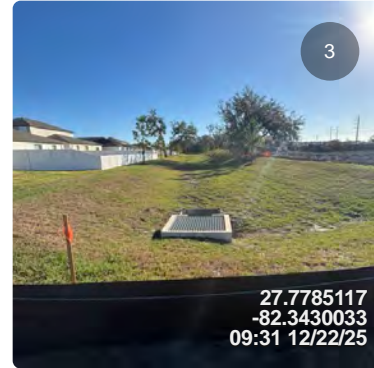
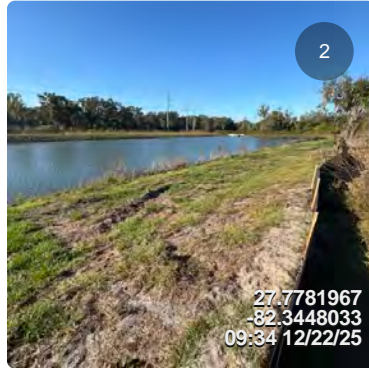
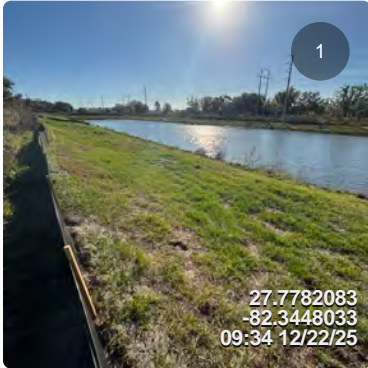
Buttress Oaks Way entrance and landscape is well maintained. Fertilization was recently applied to sod.



Item 10 - Grace Sweat Road

Assigned To: Steadfast

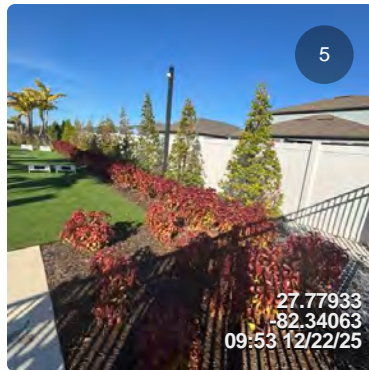
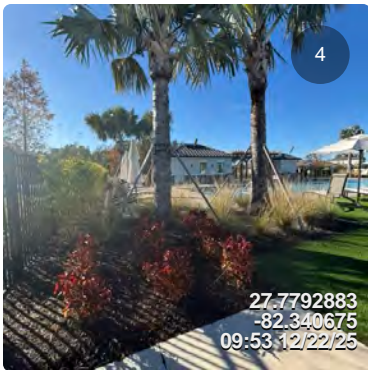
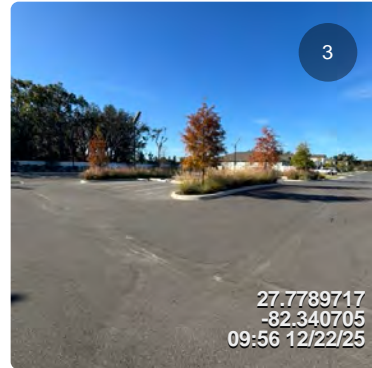
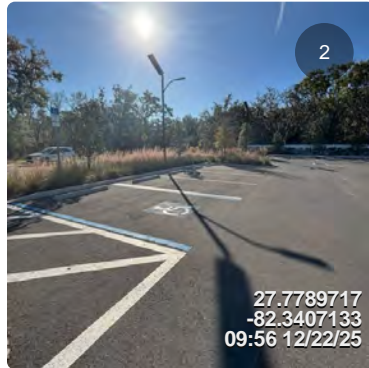
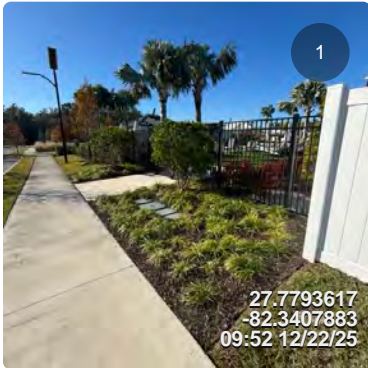
- 1). Water feature has construction barriers erected - access to pond is now through construction site.
- 3). Amenity pond banks are maintained.
- 4). Maintenance scope is partially inside construction barrier.



Item 11 - Amenity Landscaping

Assigned To: Steadfast

The landscape outside and inside the pool area is well maintained.

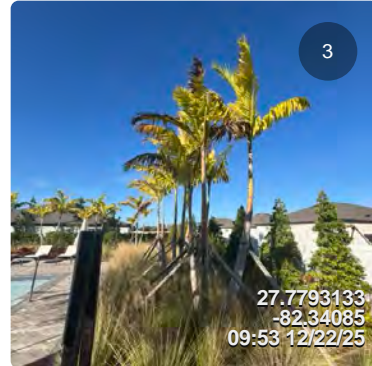
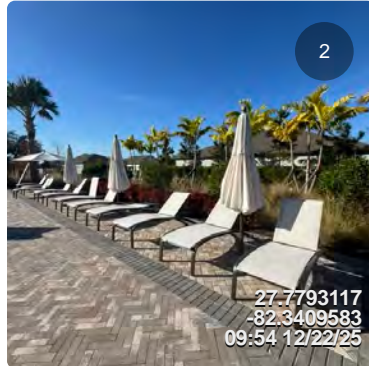
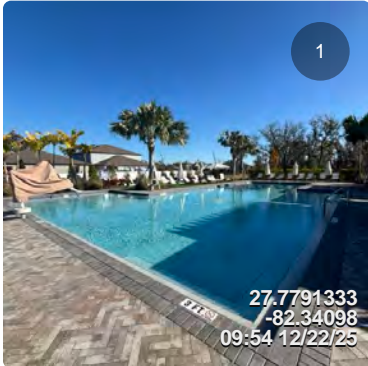


Item 12 - Pool

Assigned To: Steadfast / District

- 1). Pool is clear and blue.
- 2). Furniture is intact, scheduled for cleaning in January.
- 3). Palms are yellow in color.
- 4). No granular fertilizer visible at base of palm, provide treatment dates.

Steadfast applied on -11/12/25 - application 8/2/12





Daily Logs List

Dec 18, 2025

Job: SM1054 South Creek CDD Maintenance

Title:

Added By: Eleizer Perez

Log Notes:

The property was edged, stones and beds were sprayed the beds were cleaned the covers were put on. We didn't cut the lakes they have black mesh they are putting up lighting and there is work there

Weather Conditions:

Partly cloudy with showers

Thu, Dec 18, 2025, 5:16 PM



77°F

62°F

Wind: 11 mph

Humidity: 98%

Total Precip: 0.08"

Attachments:

31





Daily Logs List

Dec 9, 2025

Job: SM1054 South Creek CDD Maintenance

Title: Wet check

Added By: Michael Clausen

Log Notes:

I was sent out to perform our December wet check. Throughout my wet check these are the problems I found. All repairs have been done.

Clock 1

Z #1 through 8 was good

Z #9 3ft 1/2 flex pipe

1 street ell 1 1/2 coupling

Z #10 was good

Z #11 1 17mm coupling

Clock 2

Z #1 1 6" Rainbird pop-up

1 street ell 1 nozzle

Z #4 2 nozzles

Z #5 1 nozzles

Z #8 1 3/4 slip cap

All other zones on this clock were good.

Clock 3

Z #3 4 nozzles

Z #4 drip coupling

Z #7 1 nozzle

Z #8 1 nozzle

Z #11 2 17mm coupling

3ft drip tube

Z #16 2 nozzles

Repair time

3.5 hours

Part used

12 hunter nozzles

4 17 mm coupling

3ft drip tube

2 street ELL

1 6" Rainbird pop-up

3ft 1/2 flex pipe

1 3/4 slip cap

1 1/2 coupling

Weather Conditions:

Partly cloudy



65°F

55°F

Wind: 10 mph

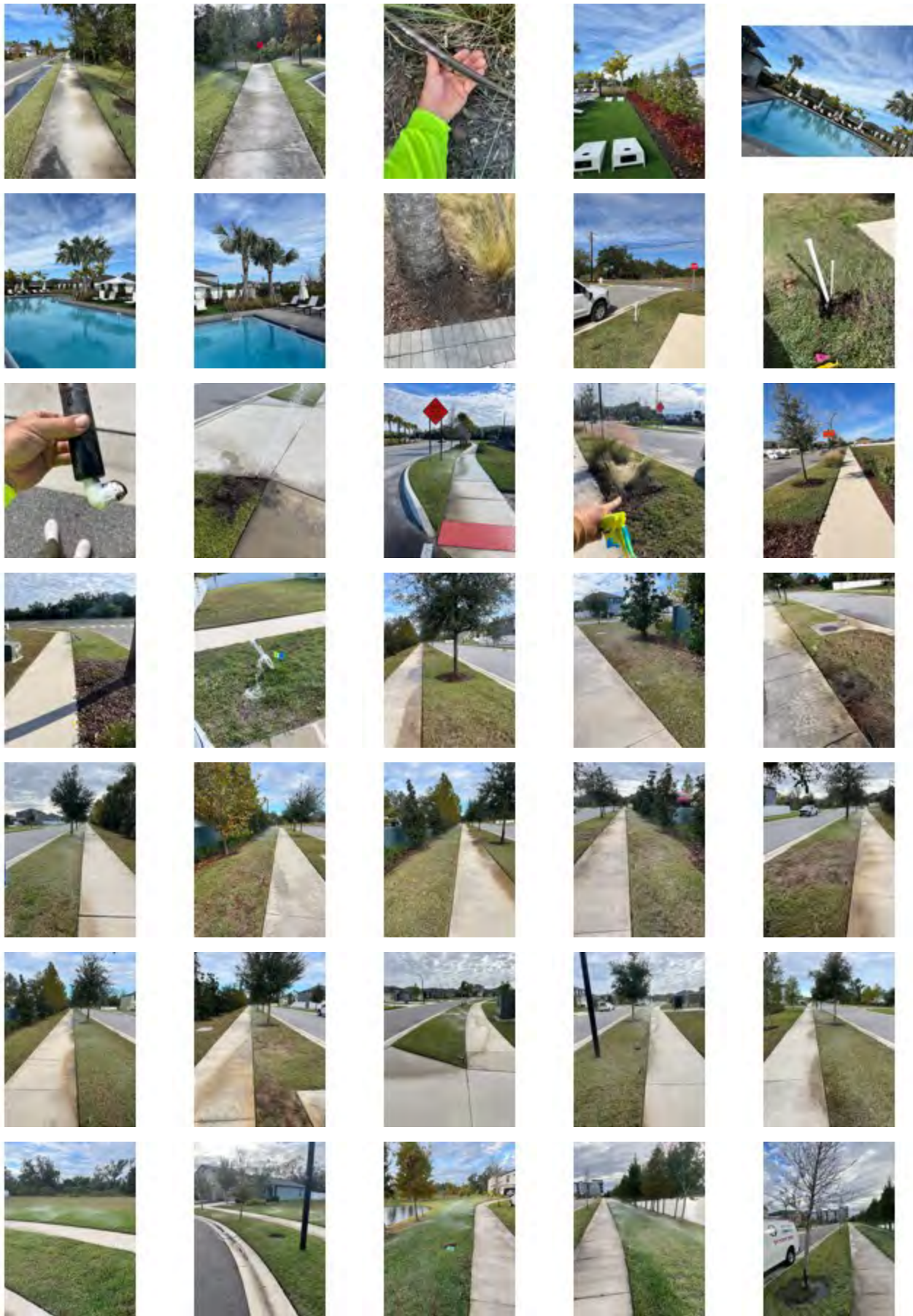
Humidity: 89%

Total Precip: 0"

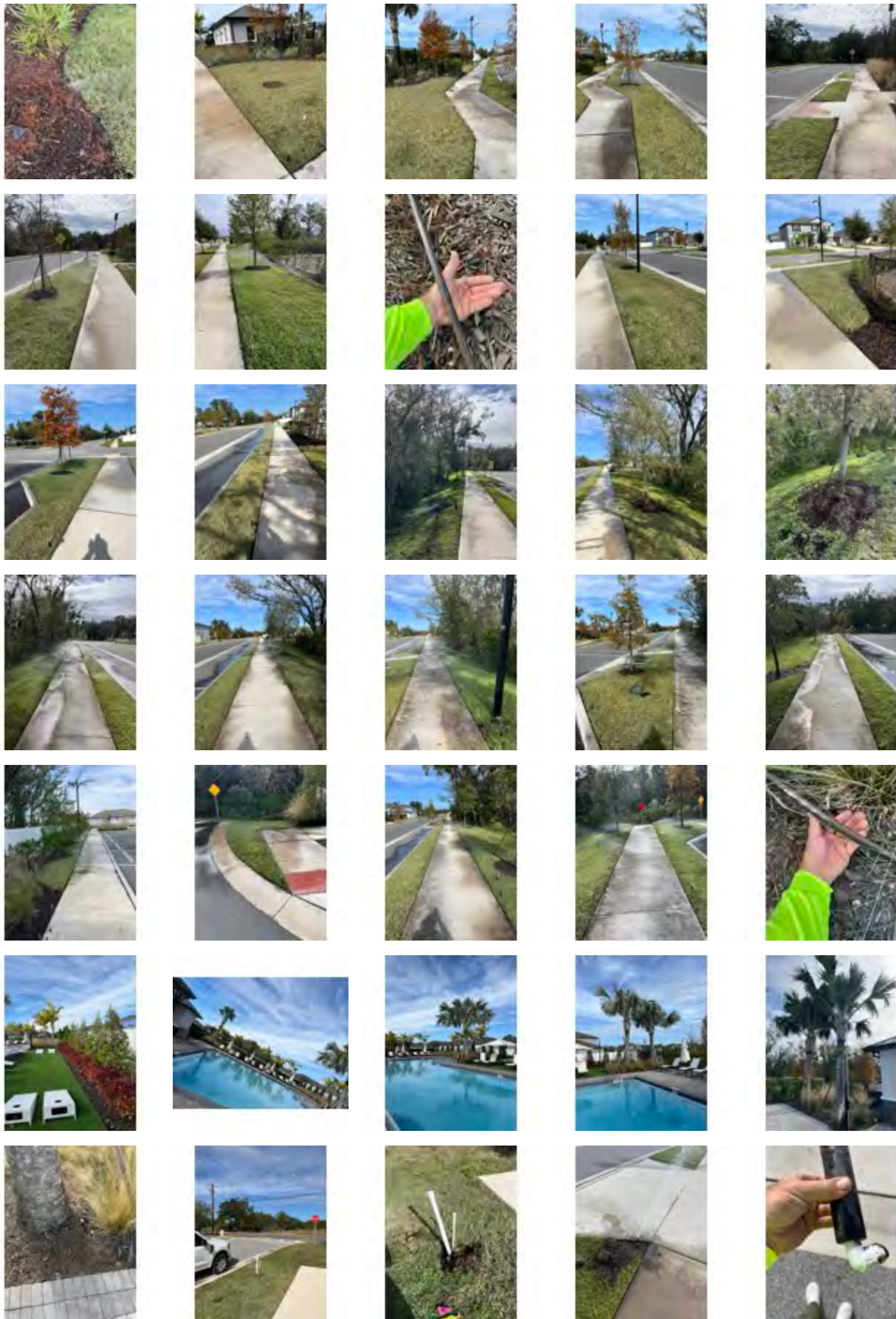
Tue, Dec 9, 2025, 12:56 PM

Attachments: 198

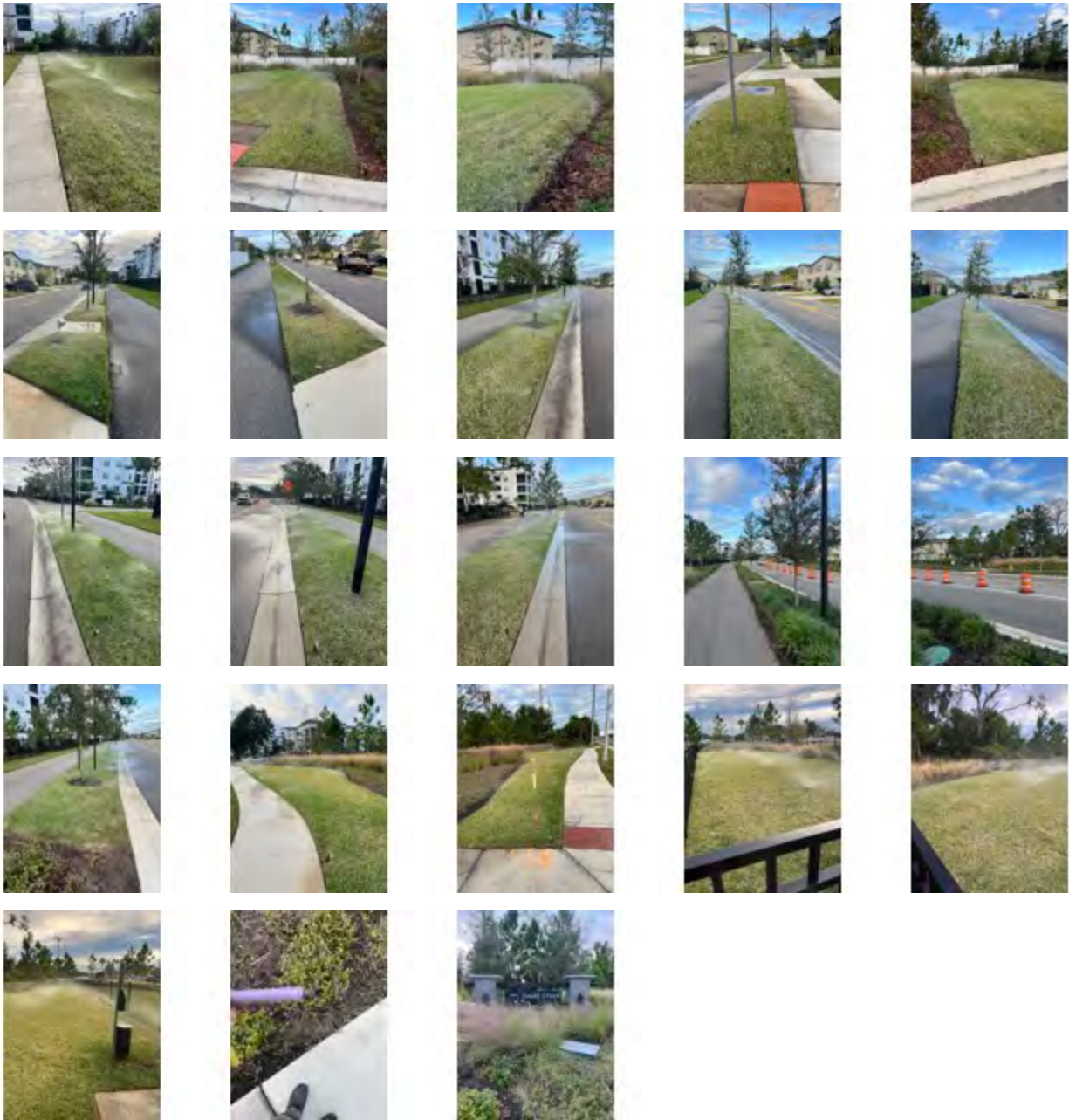














South Creek CDD Aquatics

Aquatic Treatment Report

December 2025

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



Daily Logs List

Dec 9, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

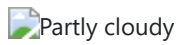
Log Notes:

Treated for grasses. Trash pick-up

Weather Conditions:

Partly cloudy

Tue, Dec 9, 2025, 2:16 PM



65°F

Wind: 9 mph

Humidity: 89%

47°F

Total Precip: 0"

Attachments: 0



Daily Logs List

Dec 15, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

Log Notes:

Treated for grasses.

Weather Conditions:

Partly cloudy

Mon, Dec 15, 2025, 2:34 PM



64°F

Wind: 14 mph

45°F

Humidity: 86%

Total Precip: 0"

Attachments: 7

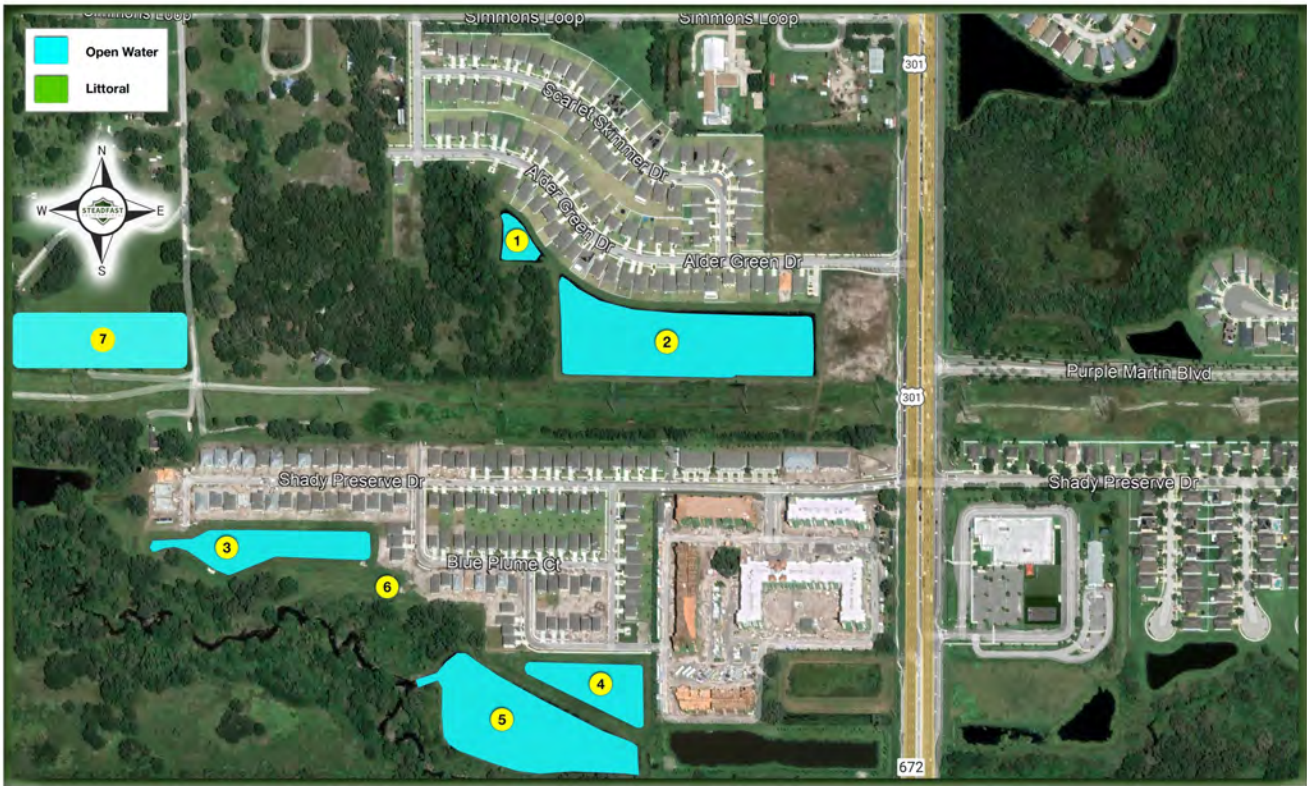




SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:





South Creek CDD Aquatics

Aquatic Treatment Report

December 2025

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



Daily Logs List

Dec 9, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

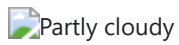
Log Notes:

Treated for grasses. Trash pick-up

Weather Conditions:

Partly cloudy

Tue, Dec 9, 2025, 2:16 PM



65°F

Wind: 9 mph

47°F

Humidity: 89%

Total Precip: 0"

Attachments: 0



Daily Logs List

Dec 15, 2025

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

Log Notes:

Treated for grasses.

Weather Conditions:

Partly cloudy

Mon, Dec 15, 2025, 2:34 PM



64°F

Wind: 14 mph

45°F

Humidity: 86%

Total Precip: 0"

Attachments: 7





SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

