

South Creek Community Development District

**February 05, 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, February 05, 2026, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **February 05, 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

A. Consideration of Resolution 2026-07; Supplemental Assessment Resolution-Final Terms of Series 2025 Bonds

4. CONSENT AGENDA

A. Approval of Minutes of January 08, 2026, Regular Meeting

B. Consideration of Operation and Maintenance for December 2025

C. Acceptance of the Financials and Approval of the Check Register for December 2025

D. Ratification of South Creek Phase 6 – Partial Assignment of Acquisition

E. Ratification of South Creek Phase 6 – Partial Assignment and Assumption of Funding

F. Ratification of Coastal Fence Services Proposal #87 (\$780.00)

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

 i. Field Inspections Report

 ii. Aquatics Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT RELATED TO ITS SERIES 2025 BONDS; APPROVING AND RATIFYING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE BONDS; APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the South Creek Community Development District (the “**District**”) issued its \$1,762,000 Special Assessment Bonds, Series 2025 (Assessment Area Three Bonds) (the “**Assessment Area Three Bonds**”) to finance a portion of the public improvements (the “**Assessment Area Three Project**”) as described in the Supplemental Report of the District Engineer, Special Assessment Bonds, Series 2025 (Assessment Area Three) dated October 27, 2025, (the “**Engineer’s Report**”) attached hereto as **Exhibit A**;

WHEREAS, the Assessment Area Three Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report Expansion Area dated February 6, 2025, and adopted pursuant to Resolution No. 2025-06 (the “**Assessment Resolution**”), equalizing, approving, confirming, and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Assessment Area Three Bonds have been established, it is necessary to approve and ratify the Third Supplemental Assessment Methodology Report, Assessment Area Three dated November 17, 2025, (the “**Supplemental Assessment Report**”) and attached hereto as **Exhibit B**.

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Assessment Area Three Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Assessment Area Three Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Engineer’s Report is hereby approved and ratified.
 - c. The Assessment Area Three Project will serve a proper, essential, and valid public purpose.
 - d. The Assessment Area Three Project will specially benefit the developable acreage located within the District as set forth in the Engineer’s Report. It is reasonable, proper, just, and right to assess the portion of the costs of the Assessment Area Three Project to be financed with the Assessment Area Three Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.

- e. The Assessment Area Three Bonds will finance the construction and acquisition of a portion of the Assessment Area Three Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Bonds.** The special assessments for the Assessment Area Three Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and Adopted on February 5, 2026.

Attest:

**South Creek
Community Development District**

Name: _____
Title: [] Secretary/ [] Assistant Secretary

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

Exhibit A. Supplemental Report of the District Engineer, Special Assessment Bonds, Series 2025 (Assessment Area Three) dated October 27, 2025

Exhibit B. Third Supplemental Assessment Methodology Report, Assessment Area Three dated November 17, 2025

**South Creek Community
Development District**

Supplemental Report of
the District Engineer,
Capital Improvement Revenue Bonds,
Series 2025 (Assessment Area 3)



Prepared for:
Board of Supervisors
South Creek Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

October 27, 2025



1.0 INTRODUCTION

The South Creek Community Development District ("the District") original boundary encompassed approximately 136.534 acres, but was later amended, reducing the area by approximately 3.737 acres, then amended again, expanding the area by 25.345 acres. The new boundary now encompasses approximately 158.142 acres. The District is located within Sections 18 and 19, Township 31 South, Range 20 East and is located in an area encompassed by Interstate 75 and US HWY 301 and south of Big Bend Road and north of County Road 672 in Riverview, Hillsborough County, Florida.

See Appendix A for a Vicinity Map, Appendix B for Legal Description of Original District boundary, Appendix C for Legal Description of Assessment Area 3, and Appendix D for Legal Description of Amended District Boundary.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance No. 21-1, effective on January 12, 2021, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The Ordinance was later amended by Hillsborough County Ordinance No. 24-37, adopted on December 10, 2024, to simultaneously contract and expand the boundary of the District. A Report of the District Engineer, dated March 18, 2021, was prepared in order to provide a description and estimated costs of the public improvements and community facilities being planned within Assessment Area One of the District, corresponding to Phases 1, 2A, 2B and 2C of the development. A subsequent Report of the District Engineer, dated November 2, 2023, was prepared in order to provide a description and estimated costs of the public improvements and community facilities being planned within Assessment Area Two of the District, corresponding to Phase 4 of the development. A subsequent Master Report of the District Engineer was prepared to provide a description and estimated costs of the public improvements and community facilities being planned within the Expansion Area of the District.

The purpose of this Supplemental Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the Assessment Area 3 of the District, corresponding to Phases 5 and 6 of the District.

3.0 THE DEVELOPER AND DEVELOPMENT

The District lands are currently planned to contain 122 residential and townhome units. Simmons East, LLC owns the land within Assessment Area 3, corresponding to Phases 5 and 6 of the development.

See Appendix E for Site Plans within Assessment Area Three.



South Creek CDD

Supplemental Report of the District Engineer
Capital Improvement Revenue Bonds, Series 2025 (AA3)
October 27, 2025
Page 3 of 5

The possible major public improvements and community facilities for Assessment Area 3 include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, and landscaping/hardscaping/ irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Hillsborough County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage and inflowing storm sewer systems within rights-of-way and easements.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems are designed in accordance with SWFWMD technical standards and Hillsborough County's Stormwater Management Technical Management Manual. The District will own and maintain these facilities.



4.2 WATER SUPPLY

The District is located within the Hillsborough County Water Resources' service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements include looped water mains and appurtenances.

The water supply systems are designed in accordance with Hillsborough County's Public Utilities Technical Manuals. Hillsborough County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County Water Resources' service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements include a gravity sanitary sewer system within the road rights of way.

All sanitary sewer and wastewater management facilities are designed in accordance with Hillsborough County's Public Utilities Technical Manuals. Hillsborough County will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the subdivision streets, specifically the roadway asphalt, base, and subgrade, and the roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All road rights-of-way are designed in accordance with the Hillsborough County Transportation Technical Manual and will be owned and maintained by Hillsborough County.

4.5 LANDSCAPING/ HARDCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided for Phases 5 and 6. Irrigation will also be provided in the landscaped publicly areas.

These improvements will be owned and maintained by the District.

4.6 UNDERGROUNDING OF ELECTRIC SERVICE

Tampa Electric Company provides electric service to the District, and there are fees associated with converting service from overhead to underground.



4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and SWFWMD impose fees for construction permits and plan reviews. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape design and permitting, and construction administration. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix F for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 CONSTRUCTION PERMIT SUMMARY

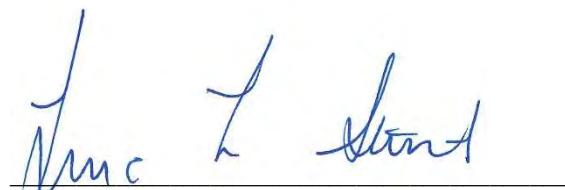
See Appendix G for Construction Permit Summary.

7.0 SUMMARY AND CONCLUSION

Items of construction cost in this report are based on information provided by the Developer. It is our professional opinion that the estimated public infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.



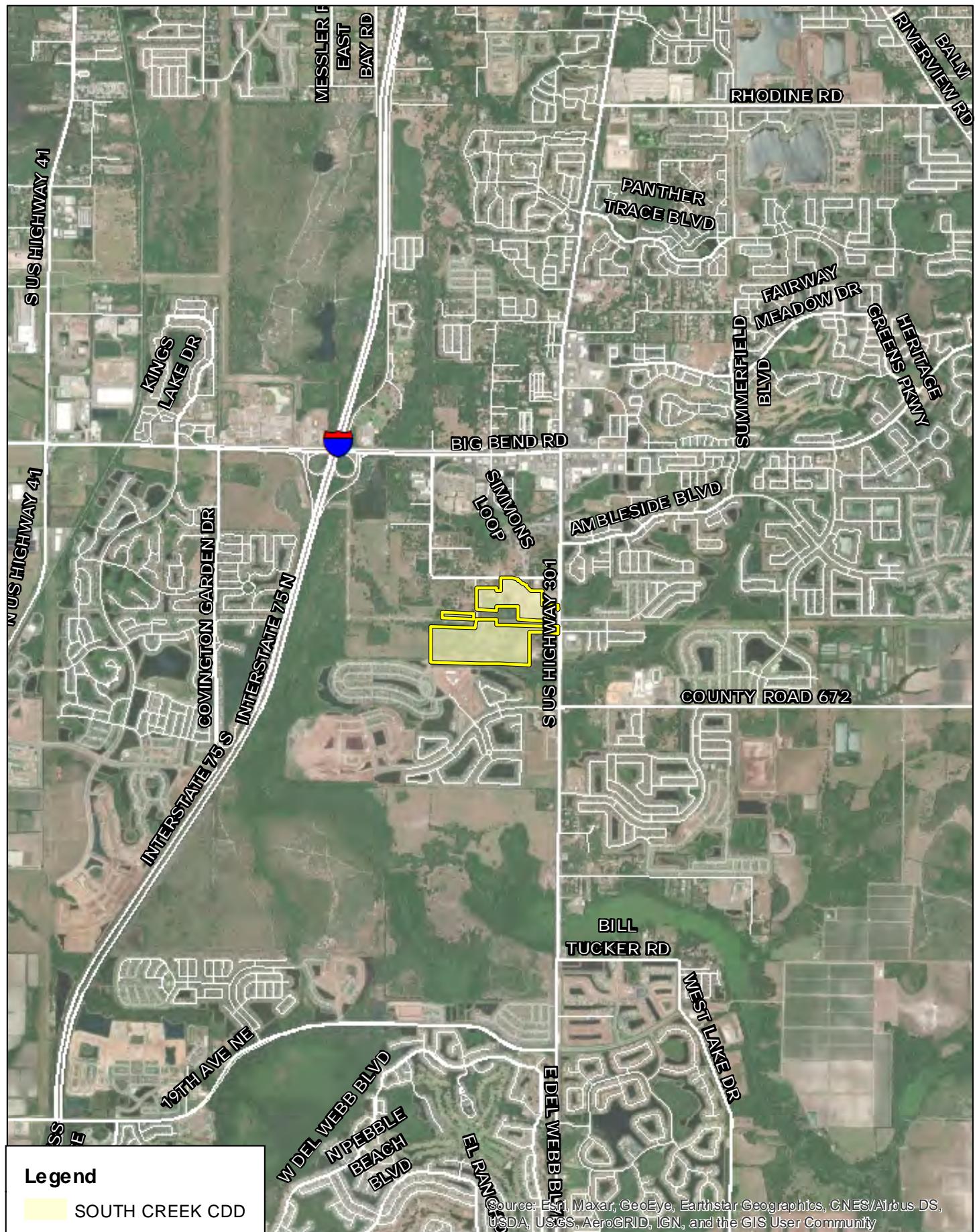
Tonja L. Stewart, P.E.
Florida License No. 47704



South Creek CDD
Supplemental Report of the District Engineer
Capital Improvement Revenue Bonds, Series 2025 (AA3)
October 27, 2025

Appendix A VICINITY MAP

SOUTH CREEK CDD LOCATION MAP

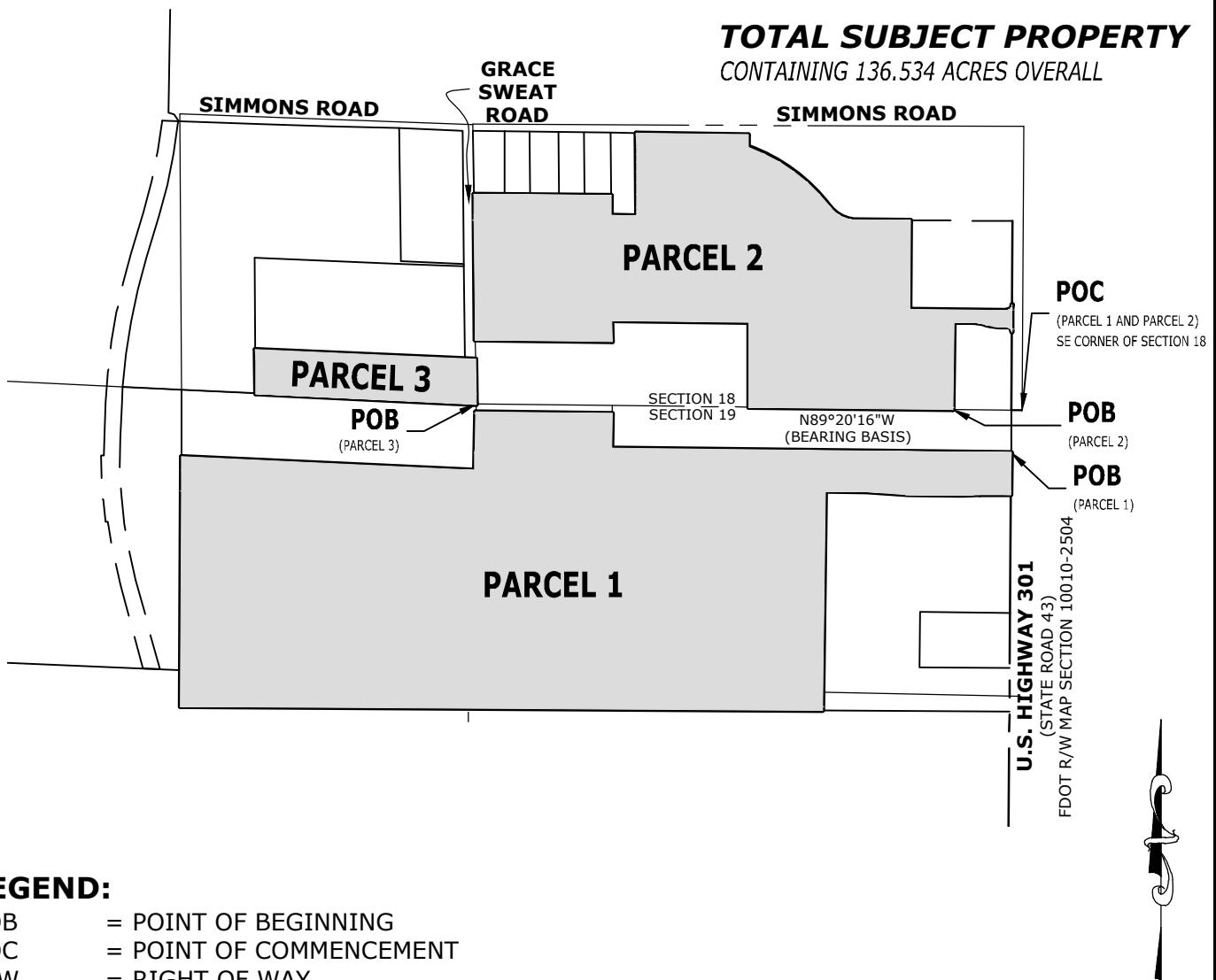


0 0.5 1 2 3 4 5 Miles



South Creek CDD
Supplemental Report of the District Engineer
Capital Improvement Revenue Bonds, Series 2025 (AA3)
October 27, 2025

Appendix B LEGAL DESCRIPTION OF ORIGINAL DISTRICT BOUNDARY



EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD

SCALE AS SHOWN	DATE 10/14/2020	JOB No. 00053-2019-000		
DRAWN RBC	CHECKED GB	SECTIONS 18 AND 19	TOWNSHIP 31 S	RANGE 20 E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.



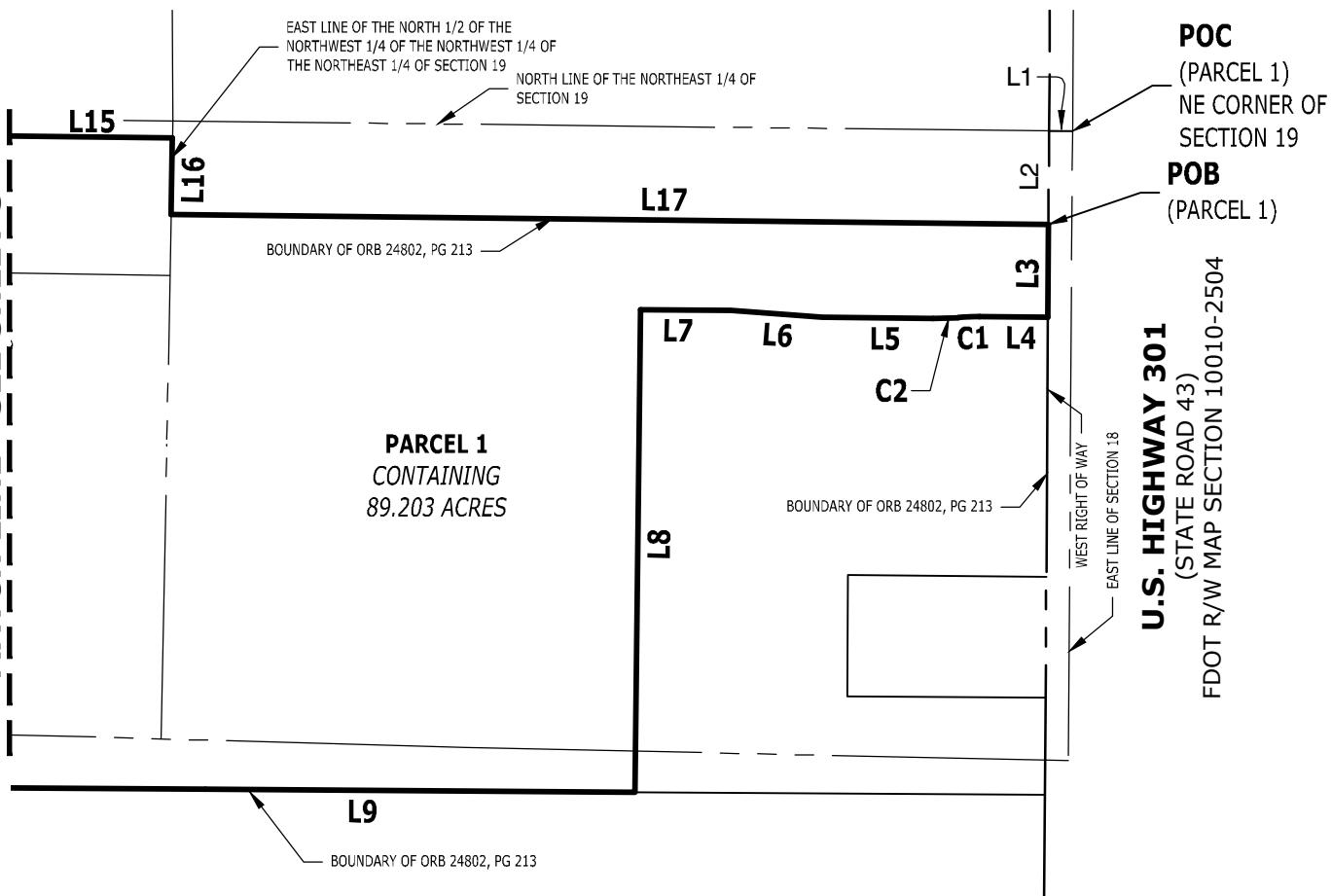
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ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY

MATCH LINE - SEE SHEET 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°20'16"W	50.00'
L2	S00°21'06"W	200.00'
L3	S00°21'06"W	198.47'
L4	N89°38'54"W	146.48'
L5	N89°19'51"W	237.79'
L6	N85°50'11"W	196.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N89°19'51"W	193.02'
L8	S00°40'09"W	1,032.96'
L9	N89°38'25"W	919.48'
L15	S89°20'16"E	641.91'
L16	S01°03'37"W	163.00'
L17	S89°20'16"E	1,878.25'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	45.73'	498.00'	5°15'42"	S87°43'15"W	45.72'
C2	52.97'	544.00'	5°34'45"	S87°52'47"W	52.95'

0 200 400
SCALE: FEET

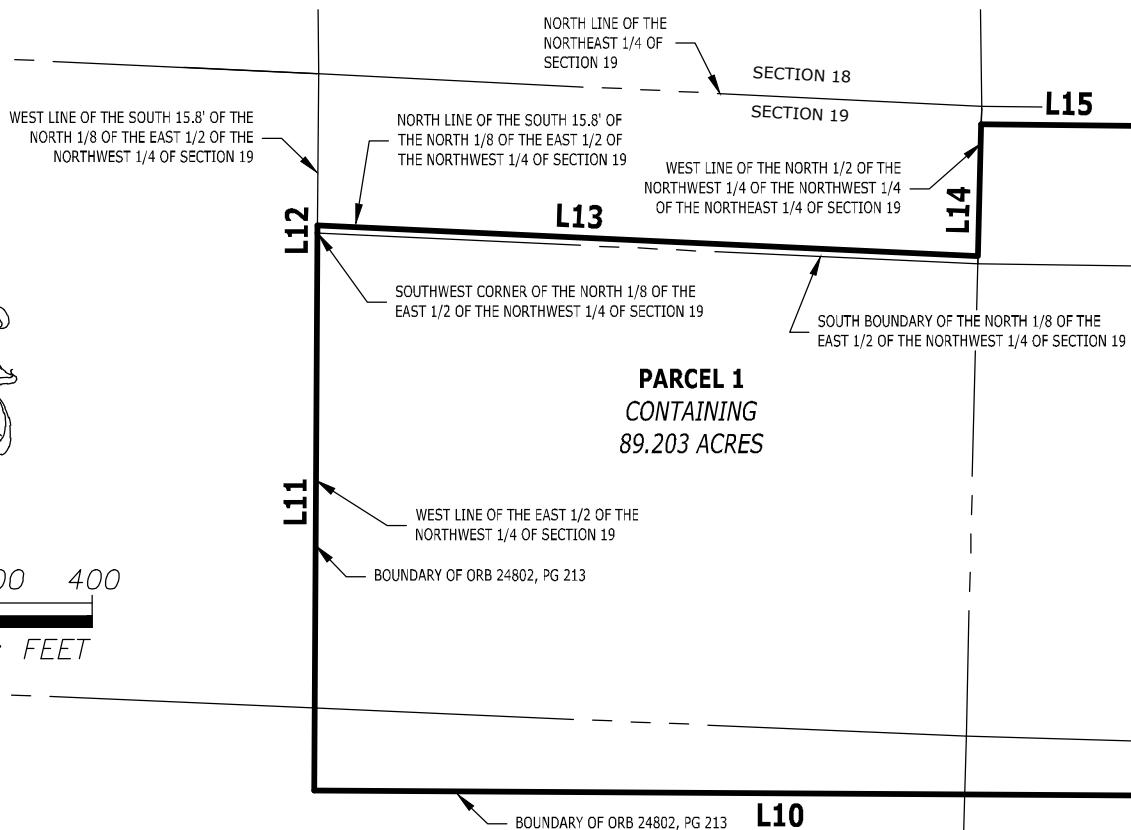
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LINE TABLE		
LINE	BEARING	DISTANCE
L10	N89°38'57"W	2,101.13'
L11	N00°19'48"E	1,160.87'
L12	N00°19'48"E	15.81'
L13	S87°20'57"E	1,376.28'
L14	N01°33'32"E	275.46'
L15	S89°20'16"E	641.91'

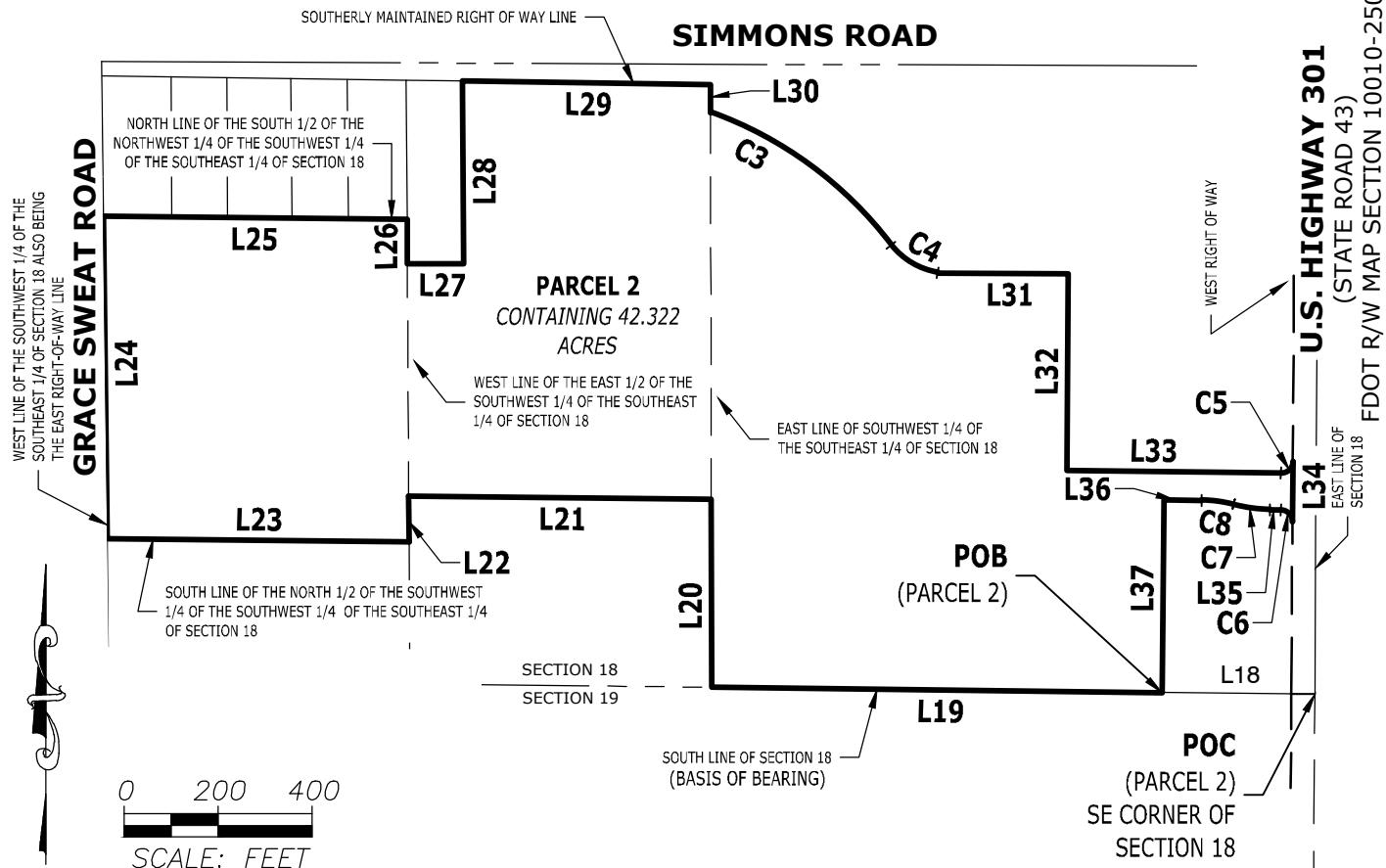
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LINE TABLE		
LINE	BEARING	DISTANCE
L18	N89°20'16"W	325.37'
L19	N89°20'16"W	958.46'
L20	N00°07'21"W	400.04'
L21	N89°20'16"W	643.67'
L22	S00°22'08"E	98.20'
L23	N89°23'53"W	643.21'
L24	N00°37'05"W	686.69'
L25	S89°25'31"E	646.19'
L26	S00°22'08"E	94.02'
L27	S89°34'58"E	120.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N00°22'08"W	389.15'
L29	S89°14'57"E	527.47'
L30	S00°07'21"E	59.96'
L31	S89°34'50"E	277.96'
L32	S00°21'41"W	418.90'
L33	S89°19'47"E	454.87'
L34	S00°21'41"W	128.00'
L35	N89°19'47"W	23.25'
L36	N89°19'47"W	79.00'
L37	S00°42'33"W	410.03'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	484.19'	840.00'	33°01'34"	S53°39'49"E	477.51'
C4	117.91'	159.80'	42°16'25"	S59°34'32"E	115.25'
C5	39.40'	25.00'	90°18'32"	N45°30'57"E	35.45'
C6	39.14'	25.00'	89°41'28"	N44°29'03"W	35.26'
C7	78.09'	318.00'	14°04'12"	N82°17'41"W	77.89'
C8	69.25'	282.00'	14°04'12"	N82°17'41"W	69.08'

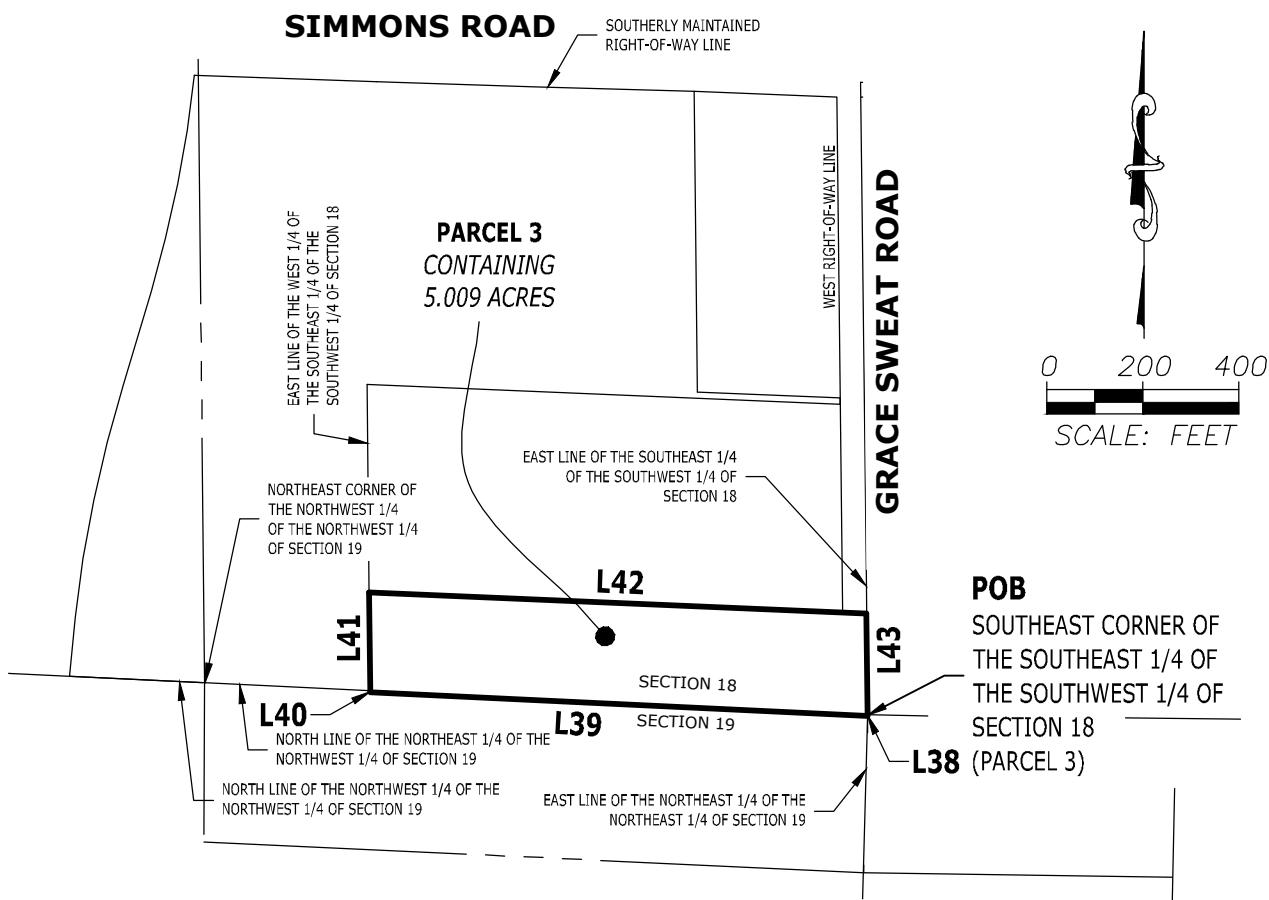
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LINE TABLE		
LINE	BEARING	DISTANCE
L38	S01°24'26"W	2,52'
L39	N87°12'56"W	1,036.99'
L40	N00°34'29"W	2,63'
L41	N00°34'29"W	204.77'
L42	S87°35'29"E	1,036.54'
L43	S00°37'05"E	211.65'

EISENHOWER MANAGEMENT INC.

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LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°20'16" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°21'06" WEST, ALONG THE WEST RIGHT-OF-WAY OF STATE ROAD 43 (U.S. HIGHWAY 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 10010-2504, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, SAME ALSO BEING THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SOUTH 00°21'06" WEST A DISTANCE OF 198.47 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY, NORTH 89°38'54" WEST, A DISTANCE OF 146.48 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 45.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 498.00 FEET, A CENTRAL ANGLE OF 05°15'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°43'15" WEST 45.72 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 52.97 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 544.00 FEET, A CENTRAL ANGLE OF 05°34'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°52'47" WEST 52.95 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 237.79 FEET; THENCE NORTH 85°50'11" WEST, A DISTANCE OF 196.88 FEET; THENCE NORTH 89°19'51" WEST, A DISTANCE OF 193.02 FEET; THENCE SOUTH 00°40'09" WEST, A DISTANCE OF 1,032.96 FEET TO AFORESAID BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES; 1) NORTH 89°38'25" WEST, A DISTANCE OF 919.48 FEET; 2) NORTH 89°38'57" WEST, A DISTANCE OF 2,101.13 FEET; 3) NORTH 00°19'48" EAST, A DISTANCE OF 1,160.87 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/8 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTH 1/8 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, NORTH 00°19'18" EAST, A DISTANCE OF 15.81 FEET TO THE NORTH LINE OF THE SOUTH 15.80 FEET OF SAID NORTH 1/8 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID LINE, SOUTH 87°20'57" EAST, A DISTANCE OF 1,376.28 FEET TO THE WEST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG SAID WEST LINE, NORTH 01°33'32" EAST, A DISTANCE OF 275.46 FEET; THENCE SOUTH 89°20'16" EAST, A DISTANCE OF 641.91 FEET TO THE EAST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG SAID EAST LINE, SOUTH 01°03'37" WEST, A DISTANCE OF 163.00 FEET TO THE BOUNDARY OF AFORESAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°20'16" EAST, A DISTANCE OF 1,878.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 89.203 ACRES.

(CONTINUED ON NEXT PAGE)

EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD



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(CONTINUED FROM LAST PAGE)

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°20'16" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 325.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°20'16" WEST, A DISTANCE OF 958.46 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH 00°07'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 400.04 FEET; THENCE NORTH 89°20'16" WEST, A DISTANCE OF 643.67 FEET TO WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 00°22'08" EAST ALONG SAID WEST LINE, A DISTANCE OF 98.20 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 18; THENCE NORTH 89°23'53" WEST ALONG SAID LINE, A DISTANCE OF 643.21 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE NORTH 00°37'05" WEST ALONG SAID WEST LINE, A DISTANCE OF 686.69 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 89°25'31" EAST ALONG SAID LINE, A DISTANCE OF 646.19 FEET TO AFORESAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 00°22'08" EAST ALONG SAID WEST LINE, A DISTANCE OF 94.02 FEET; THENCE SOUTH 89°34'58" EAST, A DISTANCE OF 120.01 FEET; THENCE NORTH 00°22'08" WEST, A DISTANCE OF 389.15 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SIMMONS ROAD; THENCE SOUTH 89°14'57" EAST ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 527.47 FEET TO THE AFORESAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 00°07'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 59.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 484.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 33°01'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°39'49" EAST 477.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 117.91 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 159.80 FEET, A CENTRAL ANGLE OF 42°16'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°34'32" EAST 115.25 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 277.96 FEET; THENCE SOUTH 00°21'41" WEST, A DISTANCE OF 418.90 FEET; THENCE SOUTH 89°19'47" EAST, A DISTANCE OF 454.87 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 39.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°18'32", AND A CHORD BEARING AND DISTANCE OF NORTH 45°30'57" EAST 35.45 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 43 (U.S. HIGHWAY 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 10010-2504; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°21'41" WEST, A DISTANCE OF 128.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTHWESTERLY 39.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°41'28", AND A CHORD BEARING AND DISTANCE OF NORTH 44°29'03" WEST 35.26 FEET; THENCE NORTH 89°19'47" WEST, A DISTANCE OF 23.25 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 78.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 14°04'12", AND A CHORD BEARING AND DISTANCE OF NORTH 82°17'41" WEST 77.89 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE WESTERLY 69.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 14°04'12", AND A CHORD BEARING AND DISTANCE OF NORTH 82°17'41" WEST 69.08 FEET; THENCE NORTH 89°19'47" WEST, A DISTANCE OF 79.00 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 410.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.322 ACRES.

(CONTINUED ON NEXT PAGE)

EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM LAST PAGE)

PARCEL 3

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 01°24'26" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, A DISTANCE OF 2.52 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 87°12'56" WEST, A DISTANCE OF 1,036.99 FEET; THENCE NORTH 00°34'29" WEST, A DISTANCE OF 2.63 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE, ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, NORTH 00°34'29" WEST A DISTANCE OF 204.72 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 87°35'29" EAST, A DISTANCE OF 1,036.54 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 00°37'05" EAST, ALONG SAID EAST LINE, A DISTANCE OF 211.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.009 ACRES.

ALL TOGETHER CONTAINING 136.534 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON SOUTH LINE OF SECTION 18, TOWNSHIP 31S, RANGE 20E, BEING N89°20'16"W, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

EISENHOWER MANAGEMENT INC.

SOUTH CREEK CDD



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610



South Creek CDD
Supplemental Report of the District Engineer
Capital Improvement Revenue Bonds, Series 2025 (AA3)
October 27, 2025

Appendix C LEGAL DESCRIPTION OF ASSESSMENT AREA THREE

SOUTH CREEK COMMUNITY DEVELOPMENT

DISTRICT EXPANSION AREA LEGAL DESCRIPTION

Folio: 077754-0000

Legal Description:

NLY 447 FT OF S 1/2 OF E 3/4 OF SE 1/4 OF SW 1/4 LESS NLY 13 FT THEREOF AND LESS RD R/W

Together with:

Folio: 077762-0000

Legal Description:

S 1/2 OF SW 1/4 OF SW 1/4 OF SE 1/4 LESS N 28.1 FT THEREOF AND THE N 37 FT OF N 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SEC 19-31-20.

Together with:

Folio: 077772-1000

Together with:

N 1/4 OF NE 1/4 OF NW 1/4 LESS N 2.5 FT OF E 1037.12 FT AND LESS S 15.80 FT

For a total of 25.345 +/- Acres



South Creek CDD
Supplemental Report of the District Engineer
Capital Improvement Revenue Bonds, Series 2025 (AA3)
October 27, 2025

Appendix D LEGAL DESCRIPTION OF AMENDED DISTRICT BOUNDARY



South Creek CDD
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Capital Improvement Revenue Bonds, Series 2025 (AA3)
October 27, 2025

Appendix E SITE PLANS WITHIN ASSESSMENT AREA THREE





South Creek CDD

Supplemental Report of the District Engineer

Capital Improvement Revenue Bonds, Series 2025 (AA3)

October 27, 2025

Appendix F CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

South Creek CDD AA3

Preliminary ER Cost Chart AA3

	1300	1920	3220
Lots	26	96	122
Infrastructure	Phase 5	Phase 6	Total AA3 Project
Subdivision Roads	\$ 375,000	\$ 665,000	\$ 1,040,000
Pond Excavation and Water management	\$ 410,000	\$ 560,000	\$ 970,000
Sewer and Wastewater	\$ 200,000	\$ 450,000	\$ 650,000
Water Supply	\$ 200,000	\$ 280,000	\$ 480,000
Power Infrastructure	\$ 28,000	\$ 96,000	\$ 124,000
Hardscapes, Landscape Buffers	\$ 75,000	\$ 200,000	\$ 275,000
Offsites	\$ 160,000		\$ 160,000
Environmental	\$ 15,000	\$ 230,000	\$ 245,000
Professional and Permit Fees	\$ 230,000	\$ 350,000	\$ 580,000
Total	\$ 1,693,000	\$ 2,831,000	\$ 4,524,000



South Creek CDD
Supplemental Report of the District Engineer
Capital Improvement Revenue Bonds, Series 2025 (AA3)
October 27, 2025

Appendix G CONSTRUCTION PERMIT SUMMARY

SOUTH CREEK
COMMUNITY
DEVELOPMENT
DISTRICT

THIRD SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT

ASSESSMENT AREA THREE

Final Report Date:

November 17, 2025

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I. INTRODUCTION

This *Third Supplemental Assessment Methodology Report* (the “Third Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report Expansion Area (the “Master Report”) dated February 6, 2025. The Third Supplemental Report specifically supports the issuance of the Series 2025 Bonds (as defined below) which will fund a portion of the Series 2025 (Assessment Area Three) Project of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“Assessment Area Three” – property within the District that receives a special benefit from the Assessment Area Three Project being more particularly defined as 15.53 +/- gross acres.

“Assessment Area Three Project” – The portion of the CIP relating to public infrastructure for Assessment Area Three identified within the Engineer’s Report.

“Assessable Property” – All property within Assessment Area Three of the District that receives a special benefit from the Assessment Area Three Project.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” – Simmons East Development LLC

“Development” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – South Creek Community Development District, encompasses 133.972 +/- acres, located in Hillsborough County Florida.

“Engineer’s Report” – *Master Report of the District Engineer – Expansion Area*, dated January 27, 2025, and *Supplemental Report of the District Engineer, Capital Improvement Revenue Bonds Series 2025 (Assessment Area Three)* dated October 27, 2025

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Platted Units” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development plan.

III. OBJECTIVE

The objective of this Third Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to Assessment Area Three;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from Assessment Area Three, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District's Assessment Three Area relates directly to the Assessment Area Three Project and is allocable to all Assessable Property within this Assessment Area. The Assessment Area Three Project will create the public infrastructure required to develop and improve the Assessable Property within Assessment Area Three. Without these public improvements, which include master infrastructure improvements, storm water, utilities (water and sewer), roadways, amenities, and off-site management, the development of lands within Assessment Area Three could not be undertaken within the current legal development standards. This Third Supplemental Report applies the methodology described in the Master Report to assign assessments to all assessable properties within Assessment Area Three receiving benefit from the Assessment Area Three Project, which are required to satisfy the repayment of the Bonds.

The District will issue its Special Assessment Revenue Bonds, Series 2025 (Assessment Area Three) (the "Bonds") to finance the construction and/or acquisition of a portion of the Assessment Area Three Project, which will provide special benefit to the assessable parcels within Assessment Area Three after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Three. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Third Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 133.972 +/- acres and is located entirely within Hillsborough County, Florida within Sections 18 and 19, Township 32 South, Range 20 East, and is located in an area encompassed by Interstate 75 and US Hwy 301, south of Big Bend Road and north of County Road 672 in Riverview, Hillsborough County, Florida. The primary developer of the Assessable Property is Simmons East Development LLC (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for Assessment Area Three consists of 122 residential units, encompassing 15.53 +/- acres. The public improvements described for Assessment Area Three can be found in the Engineer's Report.

V. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District. As designed, the Assessment Area Three Project represents a portion of the total CIP and is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area Three. The drainage and surface water management system is an example of a system that provides benefits to all planned residential lots within Assessment Area Three. As a system of improvements, all privately benefiting landowners within Assessment Area Three benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within Assessment Area Three will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed within the Assessment Area Three Project. The Assessment Area Three Project includes off-site improvements, stormwater, utilities (water and sewer), roadways, landscape and hardscape. Approximately \$1,550,235.50 of the costs associated with the Assessment Area Three Project will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this Third Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The Assessment Area Three Project contains a “system of improvements” for the Development that benefits the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01). This satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of

these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is being done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Assessment Area Three Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefiting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the Assessment Area Three Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within Assessment Area Three that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Assessment Area Three. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated specifically to benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit with respect to the Assessment Area Three Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with

the Assessment Area Three Project are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establishes a lien on land within Assessment Area Three. Regarding the Assessable Property, the special assessments are assigned to all property in Assessment Area Three on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state, all the land within the District receive benefit from the Assessment Area Three Project and all the assessable land within the District would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all the gross acreage within the District. Debt will not be solely assigned to parcels that have development rights but will and may be assigned to undevelopable parcels to ensure the integrity of development plans, rights, and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per-acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned an assessment pursuant to its Product Type classification as set forth in Table 4. It is not contemplated that any unassigned debt would remain once all of the 122 lots associated with the Assessment Area Three Project are platted and fully developed; if such a condition were to occur, the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 99.70 EAUs as noted in Table 1.

IX. FINANCING INFORMATION

The District will finance a portion of the Assessment Area Three Project through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area Three of the District. A number of items will comprise the bond sizing such as a debt service reserve, capitalized interest, issuance costs, and rounding as shown in Table 3.

X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principal. In order to ensure the District's debt does not build up on the unplatte land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatte land within the Assessment Area Three may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within Assessment Area Three. Thus, every time the test is applied, the debt encumbering the remaining unplatte developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within Assessment Area Three (including any replats). If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the Assessment Area Three to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within Assessment Area Three to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Assessment Area Three Project. Certain financing, development, and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS			
2025 PROJECT AREA DEVELOPMENT PROGRAM			
PRODUCT TYPE	EAU FACTOR	TOTAL UNITS	TOTAL EAUS
Townhomes	0.70	96	67.20
Single Family 50	1.25	26	32.50
Total		122	99.70

Table 1 Notations:

⁽¹⁾ EAU (Equivalent Assessment Unit) factors based on product type as identified by District Engineer and do not reflect front footage of planned lots.

⁽²⁾ Any development plan changes will require recalculations pursuant to the True-Up provisions within this Report.

TABLE 2

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT			
ASSESSMENT AREA THREE - 2025 PROJECT			
DESCRIPTION	Phase 5	Phase 6	TOTAL
Subdivision Roads	\$ 375,000	\$ 665,000	\$ 1,040,000
Pond Excavation and Water management	\$ 410,000	\$ 560,000	\$ 970,000
Sewer and Wastewater	\$ 200,000	\$ 450,000	\$ 650,000
Water Supply	\$ 200,000	\$ 280,000	\$ 480,000
Power Infrastructure	\$ 28,000	\$ 96,000	\$ 124,000
Hardscapes, Landscape Buffers	\$ 75,000	\$ 200,000	\$ 275,000
Offsites	\$ 160,000	\$ -	\$ 160,000
Environmental	\$ 15,000	\$ 230,000	\$ 245,000
Professional and Permit Fees	\$ 230,000	\$ 350,000	\$ 580,000
Total	\$ 1,693,000	\$ 2,831,000	\$ 4,524,000
		Proceeds from Series 2025 Bonds	\$ 1,550,236
		Developer/Other Sources	\$ 2,973,765

TABLE 3

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT		
FINANCING INFORMATION - SERIES 2025 LONG TERM BONDS		
Average Coupon Rate ⁽¹⁾		5.45%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$1,762,000.00
Phase 6 Project Subaccount		\$1,100,000.00
General Subaccount		\$450,235.50
Capitalized Interest (Months)	0	\$0.00
Debt Service Reserve Fund	50%	\$59,499.50
Underwriter's Discount	2.00%	\$35,240.00
Cost of Issuance		\$117,025.00
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$118,999.00
Collection Costs and Discounts @ 6.00%		\$7,595.68
TOTAL ANNUAL ASSESSMENT		\$126,594.68

Table 3 Notations:

⁽¹⁾ Annual assessment is net of collection cost and prepayment discounts.

Table 4

CIP DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS						
PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUS	UNITS	NET BENEFIT	
					PRODUCT TYPE	UNIT
Townhomes	0.700	67.20	67.40%	96	\$3,049,276	\$31,763
Single Family 50	1.250	32.50	32.60%	26	\$1,474,724	\$56,720
		99.70	100%	122	\$4,524,000	

Table 5

ASSESSMENT AREA THREE - NET BENEFIT TABLES & CONTRIBUTIONS IN LIEU OF ASSESSMENTS						
PRODUCT TYPE ⁽¹⁾	% OF EAUS	NET			PERCENTAGE OF NET IMPROVEMENTS FINANCED	
		IMPROVEMENT BENEFIT - PER PRODUCT TYPE	Series 2025 Bond Financing	Developer / Private Funding	IMPROVEMENTS FINANCED	
Townhomes	67.40%	\$3,049,275.83	\$999,973.73	\$2,049,302.10	32.79%	
Single Family 50	32.60%	\$1,474,724.17	\$550,261.77	\$924,462.40	37.31%	
	100.00%	\$4,524,000.00	\$1,550,235.50	\$2,973,764.50		

TABLE 6

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT					
2025 PROJECT AREA DEVELOPMENT PROGRAM ASSIGNMENT OF SERIES 2025 BOND ASSESSMENTS ⁽¹⁾					
PRODUCT TYPE ⁽³⁾	UNITS	PRODUCT TYPE		PER UNIT	
		TOTAL PRINCIPAL	ANNUAL ASSMT.	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾⁽³⁾
Townhomes	96	\$1,136,572	\$76,760	\$11,839	\$800
Single Family 50	26	\$625,428	\$42,239	\$24,055	\$1,625
Totals	122	\$1,762,000	\$118,999		

Table 6 Notations:

⁽¹⁾ Any development program changes will require recalculations pursuant to the True-Up provisions within this report.

⁽²⁾ Annual assessments are net of collection costs and early payment discounts.

⁽³⁾ To the extent parcels of land are sold prior to platting, such parcels of land will be assigned Assessment Area Three Special Assessments based on the development plans associated with such parcels.

EXHIBIT A

The par amount of Bonds to be borrowed by the District to pay for the public capital infrastructure improvements within Assessment Area Three is \$1,762,000.00 payable in 30 annual installments of principal of \$7,661.04 per gross acre within Assessment Area Three. The par debt is \$113,435.91 per gross acre within Assessment Area Three and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within Assessment Area Three of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT PLAT

*TOTAL ASSESSMENT: \$1,762,000

ANNUAL ASSESSMENT: \$118,999 - (30 Installments)

TOTAL GROSS ASSESSABLE ACRES +/-: 15.533

TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: \$113,436

ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: \$7,661

(30 Installments)

Landowner Name, Legal Description & Address

(1) Simmons East, LLC
 111 South Armenia Ave, Suite 201
 Tampa, FL 33609

Gross Unplatted
 Assessable Acres

PER PARCEL ASSESSMENTS

Total	Total
PAR Debt	Annual

\$1,762,000 \$118,999

See Expansion Area Legal - Exhibit B

Totals: 15.533

\$1,762,000 \$118,999

Notation:

Assessments shown are net of collection costs

EXHIBIT B

SOUTH CREEK CDD
Assessment Area Three
Legal Description

SOUTH CREEK PHASE 5

A PARCEL OF LAND BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 7712, PAGE 551, AND PORTIONS OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26228, PAGE 386, AND OFFICIAL RECORD BOOK 5527, PAGE 187, AND A PORTION OF TRACT A, SOUTH CREEK PHASE 4, ACCORDING TO PLAT BOOK 147, PAGE 175, ALL BEING OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND LYING IN SECTIONS 18 AND 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, SAME BEING THE RIGHT-OF-WAY LINE OF GRACE SWEAT ROAD, SOUTH CREEK PHASE 4, ACCORDING TO PLAT BOOK 147, PAGE 175, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, NORTH 00°37'29" WEST, A DISTANCE OF 301.30 FEET TO THE SOUTHWEST CORNER OF TRACT B, OF SAID SOUTH CREEK PHASE 4; THENCE, ALONG THE SOUTH LINE OF SAID TRACT B, SOUTH 89°29'48" EAST, A DISTANCE OF 642.96 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE, ALONG SAID EAST LINE SOUTH 00°20'35" EAST, A DISTANCE OF 303.06 FEET TO THE SOUTH LINE OF SAID SECTION 18; THENCE, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, SOUTH 01°10'09" WEST, A DISTANCE OF 36.95 FEET TO THE SOUTH LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7712, PAGE 551, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE, NORTH 89°20'27" WEST, A DISTANCE OF 631.67 FEET; THENCE SOUTH 01°35'30" WEST, A DISTANCE OF 162.80 FEET TO THE NORTH LINE OF SOUTH CREEK PHASE 2A, 2B, AND 2C, ACCORDING TO PLAT BOOK 141, PAGE 247, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°20'16" WEST, A DISTANCE OF 10.00 FEET; (2) SOUTH 01°27'10" WEST, A DISTANCE OF 128.24 FEET; (3) NORTH 87°20'57" WEST, A DISTANCE OF 168.40 FEET; THENCE, LEAVING SAID NORTH LINE, NORTH 00°40'09" EAST, A DISTANCE OF 128.46 FEET; THENCE SOUTH 87°12'44" EAST, A DISTANCE OF 110.15 FEET; THENCE NORTH 01°33'41" EAST, A DISTANCE OF 197.54 FEET TO THE SOUTH LINE OF TRACT A, OF SAID SOUTH CREEK PHASE 4; THENCE NORTH 00°37'29" WEST, A DISTANCE OF 213.77 FEET; THENCE SOUTH 87°35'15" EAST, A DISTANCE OF 10.01 FEET TO THE SAID RIGHT-OF-WAY LINE OF GRACE SWEAT ROAD; THENCE, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°37'14" EAST, A DISTANCE OF 213.83 FEET; (2) SOUTH 87°12'44" EAST, A DISTANCE OF 50.01 FEET; (3) NORTH 01°25'27" EAST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

Containing 5.807 Acres, More or Less

Together with:

SOUTH CREEK PHASE 6

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2024042477, AS RECORDED IN THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTH CREEK PHASE 4 ACCORDING TO PLAT BOOK 147, PAGE 175, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2024042477, AS RECORDED IN THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, NORTH 00°34'15" WEST, A DISTANCE OF 428.18 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 87°39'42" EAST, A DISTANCE OF 688.06 FEET; THENCE NORTH 00°37'29" WEST, A DISTANCE OF 4.62 FEET TO THE NORTH LINE OF SAID LANDS; THENCE, ALONG SAID NORTH LINE, SOUTH 87°35'15" EAST, A DISTANCE OF 297.92 FEET TO THE WEST RIGHT-OF-WAY LINE OF GRACE SWEAT ROAD; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°37'29" EAST, A DISTANCE OF 433.72 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LANDS AND THE NORTH LINE OF SAID TRACT A, NORTH 87°35'15" WEST, A DISTANCE OF 986.43 FEET TO THE POINT OF BEGINNING.

Containing 9.726 Acres, More or Less

Totaling: 15.533 Acres, More or Less

**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, January 8, 2026, and called to order at 2:15 p.m., 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 Also present were:
13

14 Jayna Cooper	District Manager
15 Rollamay Turkoane	District Manager
16 John Vericker	District Counsel
17 Kathryn Hopkinson	District Counsel
18 Paul Young	Field Manager

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

25 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

28 **SECOND ORDER OF BUSINESS**

Public Comments

29 There being no members of the public present, the next order of business followed.

31 **THIRD ORDER OF BUSINESS**

Business Items

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

34 **FOURTH ORDER OF BUSINESS**

Consent Agenda

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

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

43	FIFTH ORDER OF BUSINESS	Staff Reports
44	A. District Counsel	
45	B. District Engineer	
46	C. District Manager	
47	There being no reports, the next item followed.	
48	i. Field Inspections Report	
49	ii. Aquatics Report	
50	The Field Inspections and Aquatics Reports were presented, copies of which	
51	were included in the agenda package. Mr. Young provided updates, pending/completed items.	
52		
53	SIXTH ORDER OF BUSINESS	Board of Supervisors' Requests and
54		Comments
55	There being none, the next order of business followed.	
56		
57	SEVENTH ORDER OF BUSINESS	Adjournment
58	There being no further business,	
59		
60	On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:19 p.m. 5-0	
62		
63		
64		
65		
66	_____ Jayna Cooper/Rollamay Turkoane	_____ Kelly Evans
67	District Manager	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	12/1/2025	21564	\$1,200.00			POOL SVCS
CHARTER COMMUNICATION ACH	12/6/2025	2972133120625-ACH	\$99.99			INTERNET
CITY-WIDE CLEANING LLC	11/27/2025	19786	\$200.00			MONTHLY SERV
CITY-WIDE CLEANING LLC	12/22/2025	19834	\$200.00		\$400.00	MONTHLY SERV
ELI PREMIER SERVICES LLC	11/25/2025	INV0044	\$710.00			AMENITY CLEANING SVCS
INFRAMARK LLC	12/1/2025	165677	\$850.00			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165677	\$1,416.25			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165677	\$1,000.00			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165677	\$150.00	\$3,416.25		DISTRICT INVOICE
INFRAMARK LLC	12/22/2025	166722	\$815.00			DISTRICT INVOICE
INFRAMARK LLC	12/22/2025	166722	\$9.58	\$824.58	\$4,240.83	POSTAGE
PASCON GEOENVIRONMENTAL, INC.	12/16/2025	2501	\$3,200.00			MITIGATION MAINT
STEADFAST CONTRACTORS ALLIANCE	12/1/2025	SA-18006	\$7,709.67			SERVICE DEC 25
STEADFAST CONTRACTORS ALLIANCE	12/1/2025	SA-17778	\$595.00		\$8,304.67	SERVICE DEC 25
STRALEY ROBIN VERICKER	12/15/2025	27618	\$2,537.25			PROFESSIONAL SERVICES
SWINE SOLUTIONS LLC	11/24/2025	672	\$1,550.00			TRAPPING SVCS
SWINE SOLUTIONS LLC	12/25/2025	684	\$1,350.00		\$2,900.00	DEC TRAPPIN SVCS
Monthly Contract Subtotal			\$23,592.74			
Utilities						
BOCC - HILLSBOROUGH COUNTY ACH	11/26/2025	112625-5140	\$109.14			WATER
TECO ACH	11/19/2025	111925-6141 ACH	\$118.03			ELECTRIC
TECO ACH	12/8/2025	120825-4853-ACH	\$129.91			ELECTRIC
TECO ACH	12/8/2025	120825-7859-ACH	\$20.68			ELECTRIC
TECO ACH	12/8/2025	120825-0243-ACH	\$390.93		\$659.55	ELECTRIC
Utilities Subtotal			\$768.69			
Regular Services						

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CARLOS DE LA OSSA	12/4/2025	CO-120425	\$200.00			BOARD 12/04/25
IPFS CORPORATION	11/18/2025	111825-4070	\$1,430.09			INSURANCE
IPFS CORPORATION	12/16/2025	121625-84070	\$10,000.00			PAYMENT
IPFS CORPORATION	12/16/2025	121625-84070	\$2,257.91	\$12,257.91	\$13,688.00	PAYMENT
KELLY ANN EVANS	12/4/2025	KE-120425	\$200.00			BOARD 12/04/25
LORI A. CAMPAGNA	12/4/2025	LC-120425	\$200.00			BOARD 12/04/25
NICHOLAS J. DISTER	12/4/2025	ND-120425	\$200.00			BOARD 12/04/25
RYAN MOTKO	12/4/2025	RM-120425	\$200.00			BOARD 12/04/25
STANTEC CONSULTING SERVICES	11/20/2025	2488718	\$274.50			DISTRICT ENGG SVCS
Regular Services Subtotal			\$14,962.50			
Additional Services						
SOUTH CREEK CDD	11/14/2025	11142025-01A	\$9,460.48			SERIES 2021 FY26 DS
SOUTH CREEK CDD	11/14/2025	11142025-01A	\$2,328.95	\$11,789.43		SERIES 2024 FY26 DS
SOUTH CREEK CDD	11/21/2025	11212025-01A	\$10,062.18			SERIES 2021 FY26 DS
SOUTH CREEK CDD	11/21/2025	11212025-01A	\$2,477.07	\$12,539.25		SERIES 2024 FY26 DS
SOUTH CREEK CDD	11/7/2025	11072025-01A	\$1,470.26			SERIES 2021 FY26 DS
SOUTH CREEK CDD	11/7/2025	11072025-01A	\$361.94	\$1,832.20		SERIES 2024 FY26 DS
SOUTH CREEK CDD	12/5/2025	12052025-1205	\$275,477.31			SERIES 2021 FY26 DS
SOUTH CREEK CDD	12/5/2025	12052025-1205	\$67,815.97	\$343,293.28		SERIES 2024 FY26 DS
SOUTH CREEK CDD	12/29/2025	12292025-1229	\$16,098.88			SERIES 2021 DS
SOUTH CREEK CDD	12/29/2025	12292025-1229	\$3,963.16	\$20,062.04	\$389,516.20	SERIES 2024 DS
STEADFAST CONTRACTORS ALLIANCE	11/30/2025	SA-18081	\$380.62			SERVICE NOV 25
Additional Services Subtotal			\$389,896.82			
TOTAL			\$429,220.75			

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

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
21564	12/01/2025	\$1,200.00	12/31/2025	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

December 6, 2025
 Invoice Number: 2972133120625
 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 12/06/25 through 01/05/26
 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 12/23/25	
Total Due by Auto Pay	\$99.99

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Connect your business, your way. Call **1-855-751-9942** today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-877-509-0286** 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.

Spectrum
BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 06 12072025 NNNNNNNN 01 001001 0005

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



December 6, 2025

SOUTH CREEK AMENITY

Invoice Number: 2972133120625
 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: **2972133120625**
 Account Number: **8337 12 029 2972133**
 Security Code: **5857**

Spectrum

BUSINESS®

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 06 12072025 NNNNNNNN 01 001001 0005

Charge Details

Previous Balance	99.99
EFT Payment	11/23
Remaining Balance	\$0.00

Payments received after 12/06/25 will appear on your next bill.

Service from 12/06/25 through 01/05/26

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

Spectrum
BUSINESS®

For questions or concerns, please call **1-866-519-1263**.



City-Wide Cleaning LLC

P.O. Box 262142
Tampa, FL 33685
(813) 624-4479

INVOICE NO. 19786

TO: South Creek

DATE: 11/12/1992

2005 Pan Am

Tampa, FL

C/o Inframark

South creek	200.00
Month of Nov 20	
Sub Total	
Tax	
Total	200.00

City-Wide Cleaning LLC

P.O. Box 262142
Tampa, FL 33685
(813) 624-4479

INVOICE NO. 19834

TO: Soufflerie

DATE: 10/12/2015

2005 Pan Am

Tangier

Op Information

ELI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8134151678
elipremierservices@gmail.com

INVOICE

INV0044

DATE

11/25/2025

DUE DATE

12/15/2025

BALANCE DUE

USD \$710.00

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
Late fee	\$50.00	2	\$100.00
TOTAL			\$710.00

Payment Info

PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

USD \$710.00

BY CHECK

ELI PREMIER SERVICES LLC

Last invoice includes last month of service and late fees from previous invoices being late.

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

Thank you!



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
South Creek CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	165677	12/1/2025
	CUSTOMER ID	NET TERMS
	C2311	Due On Receipt
	PO#	DUE DATE
		12/1/2025

Services provided for the Month of: December 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

BILL TO	INVOICE#	DATE
South Creek CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	166722	12/22/2025
	CUSTOMER ID	NET TERMS
	C2311	Due On Receipt
	PO#	DUE DATE
		12/22/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Paul Young-11-6-25 IN *COOPER POOLS, CP L : ADA pool chair cover: \$815.00	1	Ea	815.00		815.00
Postage	5	Ea	1.92		9.58
Subtotal					824.58

Subtotal	\$824.58
Tax	\$0.00
Total Due	\$824.58

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

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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

BILL TO
Suncoast CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
166723

DATE
12/22/2025

CUSTOMER ID
C2313

NET TERMS
Due On Receipt

PO#

DUE DATE
12/22/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.74		0.74
Subtotal					0.74

Subtotal	\$0.74
Tax	\$0.00
Total Due	\$0.74

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

PACSCON GeoEnvironmental, Inc.
4517 George Road, Suite 220
Tampa, FL 33634

accounting@pacscon.com
+1 (813) 563-0440
www.pacscon.com



Inframark:South Creek CDD Phase 2A & 2B, Riverview, FL (2025-2449)

Bill to

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

Invoice details

Invoice no.: 2501
Terms: Due on receipt
Invoice date: 12/16/2025
Due date: 12/19/2025
Site Name & Location: South Creek CDD
Phase 2A & 2B
PACSCON Number: 2025-2449
Client Number: N/A

#	Date	Product or service	Description	Qty	Rate	Amount
1.		PS - Lump Sum	TASK 1 – COMPLETION OF SEMI-ANNUAL SITE VISITS & MITIGATION AREA B MONITORING EVENTS FOR CY 2025 (June 24, 2025 & October 31, 2025)	2	\$800.00	\$1,600.00
2.		PS - Lump Sum	TASK 2 - COMPLETION OF ANNUAL WETLAND MONITORING REPORT FOR CY 2025 (December 8, 2025)	1	\$1,600.00	\$1,600.00

Ways to pay

BANK

Please remit payment to:

4517 George Road, Suite 220
Tampa, FL 33634

ACH payments are gladly accepted.

If you wish to pay by credit card, please contact us at
accounting@pacscon.com.

Total **\$3,200.00**

Note to customer

Thank you for selecting PACSCON! Please contact us if you have any questions regarding this invoice.

[View and pay](#)



Steadfast Alliance

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

Invoice

Date	Invoice #
12/1/2025	SA-18006

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 December 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			1,000.00		1,000.00
	pond - phase III					

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



Steadfast Alliance

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

Invoice

Date	Invoice #
12/1/2025	SA-17778

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

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 672
DATE 11/24/2025
TERMS Net 30
DUE DATE 12/24/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,550.00	1,550.00
BALANCE DUE				\$1,550.00	

Pay invoice

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 684
DATE 12/25/2025
TERMS Net 30
DUE DATE 01/24/2026

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

Pay invoice



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SOUTH CREEK CDD	6591965140	11/26/2025	12/17/2025

S-Page 1 of 2

Summary of Account Charges

Previous Balance	\$104.46
Net Payments - Thank You	\$-104.46
Total Account Charges	\$109.14
AMOUNT DUE	\$109.14

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

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

2,090 0

DUE DATE	12/17/2025
Auto Pay Scheduled DO NOT PAY	



0065919651409 00000109140



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SOUTH CREEK CDD	6591965140	11/26/2025	12/17/2025

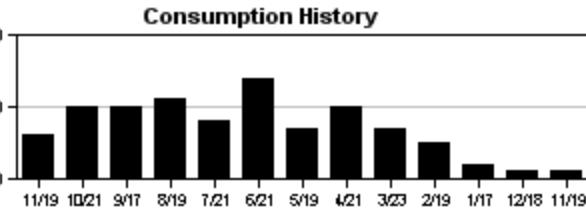
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	10/21/2025	7292	11/19/2025	7298	6 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$0.02
Water Base Charge	\$13.58
Water Usage Charge	\$0.01
Total Service Address Charges	\$20.15



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SOUTH CREEK CDD	6591965140	11/26/2025	12/17/2025

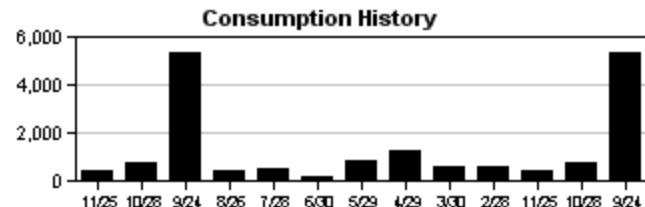
Service Address: 13851 BUTTRESS OAKS WAY

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	10/28/2025	25621	11/25/2025	26057	436 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$1.32
Water Base Charge	\$22.68
Water Usage Charge	\$0.49
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$3.08
Total Service Address Charges	\$88.99





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

Statement Date: November 19, 2025

Amount Due: \$118.03

Due Date: December 10, 2025

Account #: 221008846141

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

Account Summary

Current Service Period: October 15, 2025 - November 13, 2025

Previous Amount Due \$113.35

Payment(s) Received Since Last Statement -\$113.35

Current Month's Charges \$118.03

Amount Due by December 10, 2025 \$118.03

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

00005959-0013285-Page 1 of 4

Your Energy Insight



Your average daily kWh used was **10.53% higher** than the same period last year.

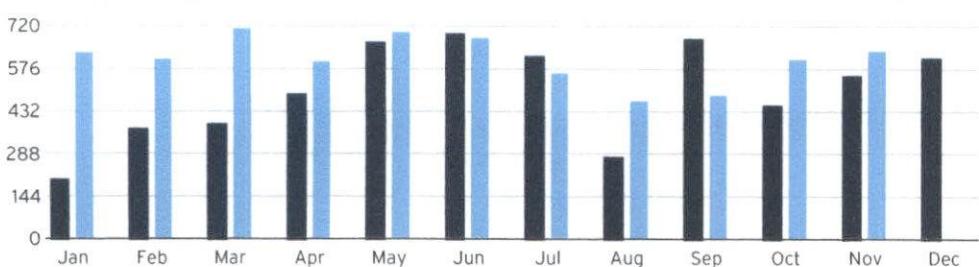


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

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: December 10, 2025

Amount Due: \$118.03

Payment Amount: \$ _____

635335133657

Your account will be drafted on December 10, 2025

Mail payment to:

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

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.

00005959 FTECO11192523125110 00000 02 00000000 12948 002
SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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



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

Account #: 221008846141
Statement Date: November 19, 2025
Charges Due: December 10, 2025

Meter Read

Service Period: Oct 15, 2025 - Nov 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000877781	11/13/2025	19,893	-	19,258	=	635 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	635 kWh @ \$0.08641/kWh	\$54.87
Fuel Charge	635 kWh @ \$0.03391/kWh	\$21.53
Storm Protection Charge	635 kWh @ \$0.00577/kWh	\$3.66
Clean Energy Transition Mechanism	635 kWh @ \$0.00418/kWh	\$2.65
Storm Surcharge	635 kWh @ \$0.02121/kWh	\$13.47
Florida Gross Receipt Tax		\$2.95
Electric Service Cost		\$118.03

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

\$118.03

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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.



TampaElectric.com

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

Statement Date: December 08, 2025

Amount Due: \$129.91

Due Date: December 29, 2025

Account #: 211024964853

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

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due \$122.41

Payment(s) Received Since Last Statement -\$122.41

Current Month's Charges \$129.91

Amount Due by December 29, 2025 \$129.91

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

00004334-0009485-Page 1 of 12

Your Energy Insight



Your average daily kWh used was **100% higher** than the same period last year.

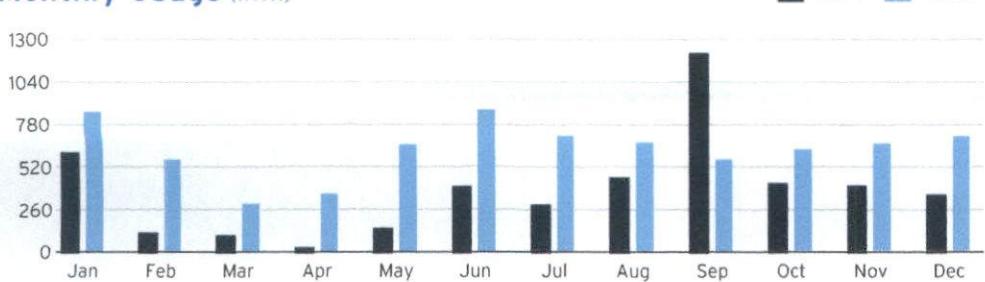


Your average daily kWh used was **4.76% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211024964853

Due Date: December 29, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$129.91

Payment Amount: \$ _____

604471049244

Your account will be

drafted on December 29, 2025

00004334 FTECO112082523360510 00000 03 00000000 18915 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
10317 ALDER GREEN DR
WELL, RIVERVIEW, FL 33578-6275

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

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	12/02/2025	15,983	15,280	=	703 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	703 kWh @ \$0.08641/kWh	\$60.75
Fuel Charge	703 kWh @ \$0.03391/kWh	\$23.84
Storm Protection Charge	703 kWh @ \$0.00577/kWh	\$4.06
Clean Energy Transition Mechanism	703 kWh @ \$0.00418/kWh	\$2.94
Storm Surcharge	703 kWh @ \$0.02121/kWh	\$14.91
Florida Gross Receipt Tax		\$3.25
Electric Service Cost		\$129.91

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges

\$129.91

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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: December 08, 2025

Amount Due: \$20.68

Due Date: December 29, 2025

Account #: 211035337859

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

Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due \$20.03

Payment(s) Received Since Last Statement -\$20.03

Current Month's Charges \$20.68

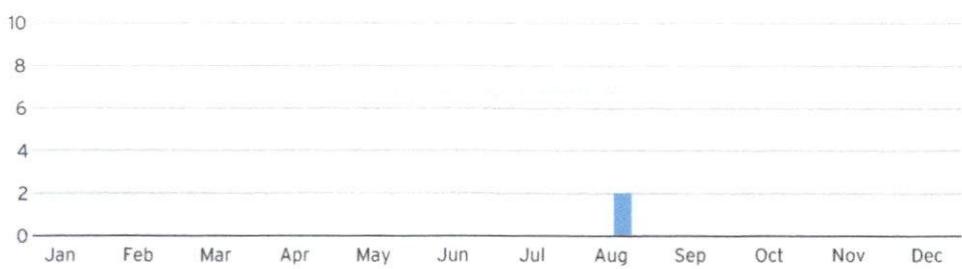
Amount Due by December 29, 2025 \$20.68

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



Scan here to view
your account online.

Monthly Usage (kWh)



■ 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: December 29, 2025

Amount Due: \$20.68

Payment Amount: \$ _____

614347558161

Your account will be
drafted on December 29, 2025

Pay your bill online at TampaElectric.com

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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.



Service For:
14009 KINWARD PL
RIVerview, FL 33578

Account #: 211035337859
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809754	12/02/2025	2		2		0 kWh	1	32 Days

Charge Details

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

Total Current Month's Charges

\$20.68

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill



Bank Draft

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



In-Person

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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.



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Contact Us

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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

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877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: December 08, 2025

Amount Due: \$390.93

Due Date: December 29, 2025

Account #: 211032690243

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

Account Summary

Current Service Period: November 01, 2025 - December 03, 2025

Previous Amount Due \$632.35

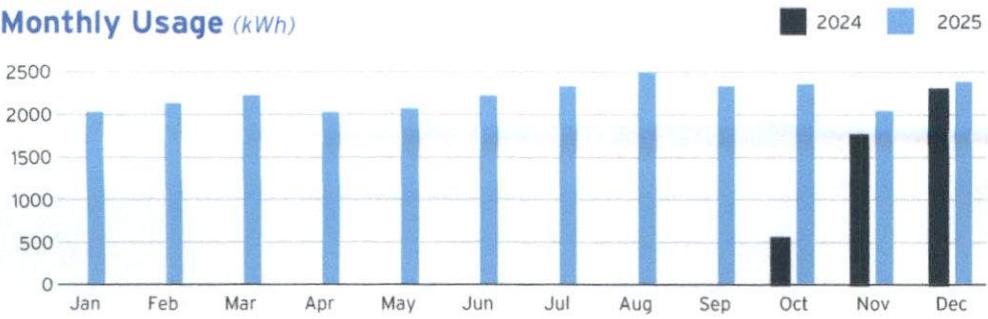
Payment(s) Received Since Last Statement -\$632.35

Current Month's Charges \$390.93

Amount Due by December 29, 2025 \$390.93

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

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 29, 2025

Amount Due: \$390.93

Payment Amount: \$ _____

676075668173

Your account will be
drafted on December 29, 2025

Mail payment to:

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

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

Make check payable to: TECO

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

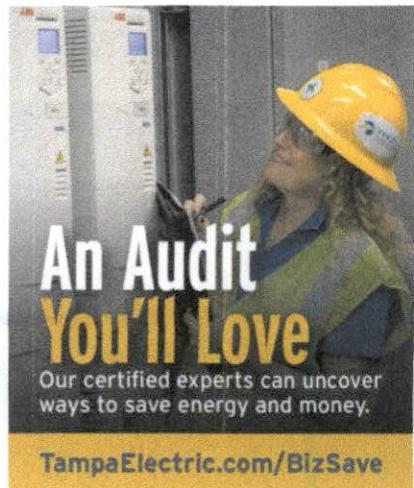
Your Energy Insight

Your average daily kWh used was 0% higher than the same period last year.

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



Scan here to view
your account online.





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

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

Meter Read

Service Period: Nov 01, 2025 - Dec 03, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000342031	12/03/2025	34,682	-	32,303	=	2,379 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	2,379 kWh @ \$0.08641/kWh	\$205.57
Fuel Charge	2,379 kWh @ \$0.03391/kWh	\$80.67
Storm Protection Charge	2,379 kWh @ \$0.00577/kWh	\$13.73
Clean Energy Transition Mechanism	2,379 kWh @ \$0.00418/kWh	\$9.94
Storm Surcharge	2,379 kWh @ \$0.02121/kWh	\$50.46
Florida Gross Receipt Tax		\$9.77
Electric Service Cost		\$390.93

Avg kWh Used Per Day



Total Current Month's Charges **\$390.93**

Important Messages

Struggling to keep up with your energy bill?
We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

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

Ways To Pay Your Bill

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

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

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: December 04, 2025

		In Attendance Please X	
	Name		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

December 04, 2025
Date

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

IPFS CORPORATION

P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866
 ipfs.com

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUUE DATE
11/18/25	GAA-D84070	12/01/25

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

338502 0.4800 1119 8328 32345 1/1 BIN:0



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

CURRENT BALANCE	PAYMENT DUE
\$13,619.90	\$1,361.99

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Kindly disregard the past due payment amount if this has already been paid. A notice of intent to cancel (NOI) may have been previously issued and if so that NOI remains in full force and effect and your insurance policies may be cancelled if the past due payment is not paid by the date noted in the NOI. This additional reference to your past due payment is as a courtesy only and does not in any way change the due date of such payment as reflected in your agreement with IPFS.

Make payments, view account information or register for eForms at ipfs.com.
 First time users please use access code **L99JMJ5LD** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
 To ensure proper credit, include coupon with payment.



PREBIL (10/16) Copyright 2018 IPFS Corporation

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUUE DATE
2	GAA-D84070	12/01/25

PAYMENT DUE:	\$1,361.99
OUTSTANDING FEES DUE:	\$0.00
PAST DUE AMOUNT:	\$0.00

PAYMENT DUE:	\$1,361.99
--------------	------------

IF RECEIVED AFTER 12/06/25 5:00 PM CENTRAL TIME A LATE FEE WILL APPLY PLEASE PAY THIS AMOUNT	\$68.10 \$1,430.09
---	-----------------------

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

For any overnight or priority delivery,
 please mail to:
 IPFS CORPORATION
 1055 BROADWAY
 11TH FLOOR
 KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223



GAA0D840702 00001430097

IPFS CORPORATION

P.O. BOX 412086
 KANSAS CITY MO 64141-2086
 (800) 584-9969 - FAX: (770) 225-2866

ipfs.com

NOTICE OF PAYMENT DUE

Date Mailed	Account Number	Due Date
12/16/2025	GAA-D84070	1/1/2026

FOR QUESTIONS, PLEASE CALL: (800) 584-9969

IMPORTANT

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

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

Current Balance	Payment Due
\$12,257.91	\$1,361.99

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES LISTED BELOW

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99JMJ5LD** to register.

DETACH HERE

Written notifications on this coupon will NOT be received. To ensure proper credit, include coupon with payment.

PREBIL - Web (Agent)

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

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUUE DATE
3	GAA-D84070	01/01/26

For overnight or priority delivery, please mail to: IPFS Corporation 1055 BROADWAY 11TH FLOOR KANSAS CITY MO 64105	Make payments, view account information or register for eForms at ipfs.com . First time users please access L99JMJ5LD to register. For questions, please call (800) 584-9969
--	---

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223

PAYMENT DUE	\$1,361.99
OUTSTANDING FEES DUE	\$0.00
PAST DUE AMOUNT	\$0.00
PAYMENT DUE	\$1,361.99
IF RECEIVED AFTER 01/06/26	
A LATE FEE WILL APPLY	\$68.10
PLEASE PAY THIS AMOUNT	\$1,430.09

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

December 04, 2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

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Board Meeting Date: December 04, 2025

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	Name		Paid
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December 04, 2025
Date

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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

December 04, 2025
Date

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

Invoice Number	2488718
Invoice Date	November 20, 2025
Customer Number	159127
Project Number	238202116

Bill To
South Creek Community
Development District
Accounts Payable
c/o Inframark
210 North University Drive,
Suite 702, Coral Springs, FL
33071,
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

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

Project Description: South Creek CDD

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$17,264.00
Authorization Previously Billed:	\$5,456.75
Authorization Budget Remaining:	\$11,532.75
Authorization Billed to Date:	\$5,731.25
Current Invoice Due:	\$274.50
For Period Ending:	November 20, 2025

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

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

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

INVOICE

Page 2 of 2

Invoice Number

2488718

Project Number

238202116

Top Task 2026**2025 FY General Consulting Services****Professional Services**

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-10-14	1.25	183.00	228.75
Nurse, Vanessa M	2025-10-23	0.25	183.00	45.75
		1.50		274.50
Professional Services Subtotal		1.50		274.50

Top Task 2026 Total**274.50**Total Fees & Disbursements **\$274.50****INVOICE TOTAL (USD)** **\$274.50**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-14	238202116	2026	NURSE, VANESSA M	0.50	183.00	91.50	HB7013 COMPLIANCE	
2025-10-14	238202116	2026	NURSE, VANESSA M	0.75	183.00	137.25	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-10-23	238202116	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
Total subTask 2026				1.50		274.50		
Total Top Task 2026				1.50		274.50		
Total Project 238202116				1.50		274.50		

SOUTH CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11.14.2025
Check Amount **\$9,460.48**
Payable To South Creek CDD
Check Description Series 2021 Debt Service
Check Amount **\$2,328.95**
Payable To South Creek CDD
Check Description Series 2024 Debt Service

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

Nancy

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

SOUTH CREEK CI

TAX REVENUE RECEIPTS AND TRANSFER SCHE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
O&M	354,235.87	46.603%	46.600%	
DS 2021	325,699.83	42.849%	42.850%	
DS 2024	80,179.56	10.548%	10.550%	
Net Total	760,115.27	100.000%	100.000%	4%

Date Received	Amount Received	46.60%	42.85%	10.55%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
11/3/2025	4,199.48	1,957.08	1,799.42	442.98	-
11/7/2025	3,431.27	1,599.07	1,470.26	361.94	-
11/14/2025	22,078.78	10,289.36	9,460.48	2,328.95	(0.01)
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL	29,709.53	13,845.51	12,730.16	3,133.86	
Net Total on Roll	760,115.27				
Collection Surplus / (Deficit)	(730,405.74)				

SOUTH CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11.21.2025
Check Amount **\$10,062.18**
Payable To South Creek CDD
Check Description Series 2021 Debt Service
Check Amount **\$2,477.07**
Payable To South Creek CDD
Check Description Series 2024 Debt Service

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

Nancy

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

SOUTH CREEK CI

TAX REVENUE RECEIPTS AND TRANSFER SCHE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
O&M	354,235.87	46.603%	46.600%	
DS 2021	325,699.83	42.849%	42.850%	
DS 2024	80,179.56	10.548%	10.550%	
Net Total	760,115.27	100.000%	100.000%	7%

Date Received	Amount Received	46.60%	42.85%	10.55%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
11/3/2025	4,199.48	1,957.08	1,799.42	442.98	-
11/7/2025	3,431.27	1,599.07	1,470.26	361.94	-
11/14/2025	22,078.78	10,289.36	9,460.48	2,328.95	(0.01)
11/21/2025	23,483.03	10,943.78	10,062.18	2,477.07	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL	53,192.56	24,789.28	22,792.34	5,610.93	
Net Total on Roll	760,115.27				
Collection Surplus / (Deficit)	(706,922.71)				

SOUTH CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11.7.2025
Check Amount \$1,470.26
Payable To South Creek CDD
Check Description Series 2021 Debt Service
Check Amount \$361.94
Payable To South Creek CDD
Check Description Series 2024 Debt Service

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

Nancy

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

SOUTH CREEK CI

TAX REVENUE RECEIPTS AND TRANSFER SCHE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
O&M	354,235.87	46.603%	46.600%	
DS 2021	325,699.83	42.849%	42.850%	
DS 2024	80,179.56	10.548%	10.550%	
Net Total	760,115.27	100.000%	100.000%	1%

Date Received	Amount Received	46.60%	42.85%	10.55%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
11/3/2025	4,199.48	1,957.08	1,799.42	442.98	-
11/7/2025	3,431.27	1,599.07	1,470.26	361.94	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL	7,630.75	3,556.15	3,269.68	804.92	
Net Total on Roll	760,115.27				
Collection Surplus / (Deficit)	(752,484.52)				

SOUTH CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 12/5/2025
Check Amount \$275,477.31
Payable To South Creek CDD
Check Description Series 2021 Debt Service
Check Amount \$67,815.97
Payable To South Creek CDD
Check Description Series 2024 Debt Service

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

Nancy

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

SOUTH CREEK CD

TAX REVENUE RECEIPTS AND TRANSFER SCHE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
O&M	354,235.87	46.603%	46.600%	
DS 2021	325,699.83	42.849%	42.850%	
DS 2024	80,179.56	10.548%	10.550%	
Net Total	760,115.27	100.000%	100.000%	94%

Date Received	Amount Received	46.60%	42.85%	10.55%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
11/3/2025	4,199.48	1,957.08	1,799.42	442.98	-
11/7/2025	3,431.27	1,599.07	1,470.26	361.94	-
11/14/2025	22,078.78	10,289.36	9,460.48	2,328.95	(0.01)
11/21/2025	23,483.03	10,943.78	10,062.18	2,477.07	-
12/2/2025	15,786.82	7,357.12	6,764.45	1,665.25	-
12/5/2026	642,906.41	299,613.13	275,477.31	67,815.97	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL	711,885.79	331,759.53	305,034.11	75,092.15	
Net Total on Roll	760,115.27				
Collection Surplus / (Deficit)	(48,229.48)				

SOUTH CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 12/29/2025
Check Amount **\$16,098.88**
Payable To South Creek CDD
Check Description Series 2021 Debt Service
Check Amount **\$3,963.16**
Payable To South Creek CDD
Check Description Series 2024 Debt Service

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

Nancy

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

SOUTH CREEK CD

TAX REVENUE RECEIPTS AND TRANSFER SCHE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
O&M	354,235.87	46.603%	46.600%	
DS 2021	325,699.83	42.849%	42.850%	
DS 2024	80,179.56	10.548%	10.550%	
Net Total	760,115.27	100.000%	100.000%	99%

Date Received	Amount Received	46.60%	42.85%	10.55%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
11/3/2025	4,199.48	1,957.08	1,799.42	442.98	-
11/7/2025	3,431.27	1,599.07	1,470.26	361.94	-
11/14/2025	22,078.78	10,289.36	9,460.48	2,328.95	(0.01)
11/21/2025	23,483.03	10,943.78	10,062.18	2,477.07	-
12/2/2025	15,786.82	7,357.12	6,764.45	1,665.25	-
12/5/2026	642,906.41	299,613.13	275,477.31	67,815.97	-
12/18/2025	37,571.42	17,509.38	16,098.88	3,963.16	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL	749,457.21	349,268.91	321,132.99	79,055.32	
Net Total on Roll	760,115.27				
Collection Surplus / (Deficit)	(10,658.06)				



Steadfast Alliance

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

Invoice

Date	Invoice #
11/30/2025	SA-18081

Please make all Checks payable to:
Steadfast Alliance

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SM1054 South Creek CDD Maintenance	
Quantity	Description			Rate	Serviced Date	Amount
1	Water Management Program - Irrigation tech was out to perform monthly wet check. The AC clock was good, but tech did notice that some plants were struggling so tech increased the watering time. At clock 2, there were a couple of repairs needed; a 6? pop-up was broken and there was a bubbler that needed replacing. Clock 2 had a few repairs that it needed. There was two different pop-up that was broken at the tee and at street ell. Repair time 3.5 hours at \$85/hour Part used 6ft drip tubing 5 17mm coupling 2 bubbles 3 6? Rainbird pop-up 4 hunter nozzles 2 1/2 coupling 1 1/2 tee 3ft 1/2 pipe 5 ft flex pipe 2 1/2 street ell Total Cost of Parts \$83.12	380.62	11/12/2025	380.62		

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	\$380.62
Payments/Credits	\$0.00
Balance Due	\$380.62

South Creek Community Development District

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND		SERIES 2021 DEBT SERVICE FUND		SERIES 2024 DEBT SERVICE FUND		SERIES 2025 DEBT SERVICE FUND		SERIES 2021 CAPITAL PROJECTS FUND		SERIES 2024 CAPITAL PROJECTS FUND		SERIES 2025 CAPITAL PROJECTS FUND		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	
ASSETS																	
Cash - Operating Account	\$ 415,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 415,677	
Cash in Transit	-	-	37,092	-	9,131	-	-	-	-	-	-	-	-	-	-	46,223	
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	37	
Due From Other Funds	-	-	3,185	-	-	-	-	-	-	-	-	-	-	-	-	3,185	
Investments:																	
Acq. & Construction - Amenity	-	-	-	-	-	-	93	-	-	-	-	-	-	-	-	93	
Acq. & Construction - Other	-	-	-	-	-	-	-	-	3,250	-	-	-	-	-	-	3,250	
Acq. & Construction Account (Phase 1)	-	-	-	-	-	-	13	-	-	-	-	-	-	-	-	13	
Acq. & Construction Account (Phase 2)	-	-	-	-	-	-	-	-	10,460	-	-	-	-	-	-	10,460	
Acquisition & Construction Account	-	-	-	-	-	-	-	-	-	450,759	-	-	-	-	-	450,759	
Construction Fund	-	-	-	-	-	-	-	-	-	1,101,129	-	-	-	-	-	1,101,129	
Cost of Issuance Fund	-	-	-	-	-	-	-	-	-	17,500	-	-	-	-	-	17,500	
Reserve Fund	-	162,850	-	-	59,500	-	-	-	-	-	-	-	-	-	-	222,350	
Reserve Fund (A-2)	-	-	-	39,928	-	-	-	-	-	-	-	-	-	-	-	39,928	
Revenue Fund	-	364,270	-	140,551	-	45	-	-	-	-	-	-	-	-	-	504,866	
Fixed Assets																	
Construction Work In Process	-	-	-	-	-	-	-	-	-	-	5,635,587	-	-	-	-	5,635,587	
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,270,000	8,270,000	
TOTAL ASSETS	\$ 415,714	\$ 567,397	\$ 189,610	\$ 59,545	\$ 106	\$ 13,710	\$ 1,569,388	\$ 5,635,587	\$ 8,270,000	\$ 16,721,057							

LIABILITIES																	
Accounts Payable	\$ 54,386	\$ 20,993	\$ 5,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,547	
Bonds Payable - Series 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	5,380,000	-	5,380,000	
Bonds Payable - Series 2025	-	-	-	-	-	-	-	-	-	-	-	-	-	1,762,000	-	1,762,000	
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	-	1,128,000	-	1,128,000	
Due To Other Funds	3,185	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,185	
TOTAL LIABILITIES	57,571	20,993	5,168	-	8,270,000	8,353,732											

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021	SERIES 2024	SERIES 2025	SERIES 2021	SERIES 2024	SERIES 2025	GENERAL FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
FUND BALANCES										
Restricted for:										
Debt Service	-	546,404	184,442	59,545	-	-	-	-	-	790,391
Capital Projects	-	-	-	-	106	13,710	1,569,388	-	-	1,583,204
Unassigned:	358,143	-	-	-	-	-	-	5,635,587	-	5,993,730
TOTAL FUND BALANCES	358,143	546,404	184,442	59,545	106	13,710	1,569,388	5,635,587	-	8,367,325
TOTAL LIABILITIES & FUND BALANCES	\$ 415,714	\$ 567,397	\$ 189,610	\$ 59,545	\$ 106	\$ 13,710	\$ 1,569,388	\$ 5,635,587	\$ 8,270,000	\$ 16,721,057

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 774	\$ 774	0.00%
Rental Income	-	150	150	0.00%
Special Assmnts- Tax Collector	501,719	415,291	(86,428)	82.77%
Special Assmnts- CDD Collected	-	58,553	58,553	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	501,719	474,793	(26,926)	94.63%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,800	9,200	23.33%
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	7,814	7,186	52.09%
District Engineer	9,500	275	9,225	2.89%
District Management	16,995	6,480	10,515	38.13%
Auditing Services	5,200	-	5,200	0.00%
Website ADA Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	500	11	489	2.20%
General Liability	3,928	2,258	1,670	57.48%
Public Officials Insurance	3,305	2,710	595	82.00%
Property & Casualty Insurance	10,047	10,000	47	99.53%
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	600	(500)	600.00%
Website Admin Services	1,800	600	1,200	33.33%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	121,050	42,880	78,170	35.42%
<u>Electric Utility Services</u>				
Amenity Internet	900	300	600	33.33%
Water/Waste	7,889	322	7,567	4.08%
Electric Utility Services	33,000	15,584	17,416	47.22%
Street Lights	60,000	-	60,000	0.00%
Total Electric Utility Services	101,789	16,206	85,583	15.92%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	4,250	3,750	53.13%
Landscape Maintenance - Contract	100,000	23,129	76,871	23.13%
Landscaping - R&M	20,000	-	20,000	0.00%
Landscaping - Mulch	10,000	4,485	5,515	44.85%
Aquatics - Contract	7,140	1,785	5,355	25.00%
Landscaping - Plant Replacement Program	15,000	-	15,000	0.00%
Storm Clean Up Contingency	10,000	-	10,000	0.00%
Irrigation Maintenance	15,000	882	14,118	5.88%
Mitigation Maintenance	2,400	3,200	(800)	133.33%
Total Landscape Services	187,540	37,731	149,809	20.12%
<u>Amenities</u>				
Pool Monitor	18,000	-	18,000	0.00%
Janitorial - Contract	7,680	400	7,280	5.21%
Pool Maintenance - Contract	14,560	3,660	10,900	25.14%
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	200	2,200	8.33%
Amenity Furniture R&M	10,000	-	10,000	0.00%
Total Amenities	91,340	5,805	85,535	6.36%
TOTAL EXPENDITURES	501,719	102,622	399,097	20.45%
Excess (deficiency) of revenues				
Over (under) expenditures	-	372,171	372,171	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(14,028)		
FUND BALANCE, ENDING		\$ 358,143		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 3,103	\$ 3,103	0.00%
Special Assmnts- Tax Collector	325,700	321,133	(4,567)	98.60%
TOTAL REVENUES	325,700	324,236	(1,464)	99.55%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	190,919	95,459	95,460	50.00%
Total Debt Service	325,919	95,459	230,460	29.29%
TOTAL EXPENDITURES	325,919	95,459	230,460	29.29%
Excess (deficiency) of revenues				
Over (under) expenditures	(219)	228,777	228,996	-104464.38%
<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)	\$ 228,777	\$ 229,434	-104464.38%
FUND BALANCE, BEGINNING (OCT 1, 2025)		317,627		
FUND BALANCE, ENDING		\$ 546,404		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 796	\$ 796	0.00%
Special Assmnts- Tax Collector	-	79,055	79,055	0.00%
Special Assmnts- CDD Collected	79,855	72,554	(7,301)	90.86%
TOTAL REVENUES	79,855	152,405	72,550	190.85%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	18,000	18,000	-	100.00%
Interest Expense	60,713	30,559	30,154	50.33%
Total Debt Service	78,713	48,559	30,154	61.69%
TOTAL EXPENDITURES	78,713	48,559	30,154	61.69%
Excess (deficiency) of revenues				
Over (under) expenditures	1,142	103,846	102,704	9093.35%
<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	\$ 103,846	\$ 100,420	9093.35%
FUND BALANCE, BEGINNING (OCT 1, 2025)		80,596		
FUND BALANCE, ENDING			\$ 184,442	

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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>				
Interest - Investments	\$ -	\$ 61	\$ 61	0.00%
TOTAL REVENUES	-	61	61	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		61	61	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	45	45	0.00%
Bond Proceeds	-	59,500	59,500	0.00%
Operating Transfers-Out	-	(61)	(61)	0.00%
TOTAL FINANCING SOURCES (USES)	-	59,484	59,484	0.00%
Net change in fund balance	\$ -	\$ 59,545	\$ 59,545	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)				-
FUND BALANCE, ENDING		\$ 59,545		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 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 December 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	\$ -	\$ 135	\$ 135	0.00%
TOTAL REVENUES	-	135	135	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		135	135	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		13,575		
FUND BALANCE, ENDING		<u>\$ 13,710</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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>				
Interest - Investments	\$ -	\$ 1,636	\$ 1,636	0.00%
TOTAL REVENUES	-	1,636	1,636	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 Counsel	-	20,500	(20,500)	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	-	99,525	(99,525)	0.00%
TOTAL EXPENDITURES	-	99,525	(99,525)	0.00%
Excess (deficiency) of revenues Over (under) expenditures		(97,889)	(97,889)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	61	61	0.00%
Bond Proceeds	-	1,667,261	1,667,261	0.00%
Operating Transfers-Out	-	(45)	(45)	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,667,277	1,667,277	0.00%
Net change in fund balance	\$ -	\$ 1,569,388	\$ 1,569,388	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 1,569,388		

Bank Account Statement

Monday, January 26, 2026
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South Creek CDD

Bank Account No. 5561

Statement No. 12_25

Statement Date 12/31/2025

G/L Account No. 101001 Balance	415,677.10	Statement Balance	448,397.05
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	<u>415,677.10</u>	Subtotal	448,397.05
Negative Adjustments	0.00	Outstanding Checks	-32,719.95
Ending G/L Balance	<u>415,677.10</u>	Ending Balance	415,677.10

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/02/2025		JE000797	Special Assmnts-CDD Collected	bayshore title 581034678	58,552.50	58,552.50	0.00
12/04/2025		JE000802	Special Assmnts-Tax Collector	Tax Collector Distribution 751	15,786.82	15,786.82	0.00
12/05/2025		JE000806	Special Assmnts-Tax Collector	Truist Bank	642,906.41	642,906.41	0.00
12/05/2025		JE000807	Special Assmnts-Tax Collector	Truist Bank	66,022.30	66,022.30	0.00
12/18/2025		JE000839	Special Assmnts-Tax Collector	Truist Bank	37,571.42	37,571.42	0.00
12/22/2025		JE000879	Rental Income	Truist Bank Zaldivar #2696	100.00	100.00	0.00
12/31/2025		JE000881	Interest - Investments	Interest Earned	697.20	697.20	0.00
Total Deposits					821,636.65	821,636.65	0.00
Checks							
11/28/2025	Payment	300072	TECO ACH	Inv: 110625-0243 ACH	-632.35	-632.35	0.00
11/28/2025	Payment	300073	TECO ACH	Inv: 110625-4853 ACH	-122.41	-122.41	0.00
11/28/2025	Payment	300074	TECO ACH	Inv: 110625-7859 ACH	-20.03	-20.03	0.00
11/28/2025	Payment	300075	TECO ACH	Inv: 110625-0321 ACH	-4,649.41	-4,649.41	0.00
12/02/2025	Payment	300076	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 112625-5140	-109.14	-109.14	0.00
12/04/2025		JE000804	Cash in Transit	DS Wire- Tax Collector	-29,556.80	-29,556.80	0.00
12/04/2025		JE000805	Cash in Transit	DS Wire- Tax Collector	-7,276.18	-7,276.18	0.00
12/05/2025	Payment	100090	INFRAMARK LLC	Inv: 164649, Inv: 160649	-6,832.50	-6,832.50	0.00
12/05/2025	Payment	100091	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-14940, Inv: SA-15050	-7,304.67	-7,304.67	0.00
12/05/2025	Payment	100092	BLUE LIFE POOL SERVICE LLC	Inv: 20440	-1,200.00	-1,200.00	0.00
12/05/2025	Payment	100093	SWINE SOLUTIONS LLC	Inv: 647	-1,350.00	-1,350.00	0.00

Bank Account Statement

South Creek CDD

Monday, January 26, 2026
Page 2

Bank Account No. 5561

Statement No. 12_25

Statement Date

12/31/2025

12/05/2025	Payment	100094	STANTEC CONSULTING SERVICES CITY-WIDE CLEANING LLC	Inv: 2442485	-6,366.00	-6,366.00	0.00
12/05/2025	Payment	100095	SIGNAL 88, LLC	Inv: 19644	-200.00	-200.00	0.00
12/05/2025	Payment	100096	CARLOS DE LA OSSA	Inv: US_69934, Inv: CO-110625	-5,304.00	-5,304.00	0.00
12/08/2025	Payment	1447	IPFS CORPORATION	Inv: 111825-4070	-200.00	-200.00	0.00
12/08/2025	Payment	1448	KELLY ANN EVANS	Inv: KE-110625	-1,430.09	-1,430.09	0.00
12/08/2025	Payment	1449	LORI A. CAMPAGNA	Inv: LC-110625	-200.00	-200.00	0.00
12/08/2025	Payment	1450	NANCY C MILLAN	Inv: 110425-9440	-459.93	-459.93	0.00
12/08/2025	Payment	1451	NICHOLAS J. DISTER	Inv: ND-110625	-200.00	-200.00	0.00
12/09/2025	Payment	1457	CARLOS DE LA OSSA	Payment of Invoice 001109	-200.00	-200.00	0.00
12/09/2025	Payment	1458	KELLY ANN EVANS	Payment of Invoice 001110	-200.00	-200.00	0.00
12/09/2025	Payment	1459	LORI A. CAMPAGNA	Payment of Invoice 001106	-200.00	-200.00	0.00
12/09/2025	Payment	1460	NICHOLAS J. DISTER	Payment of Invoice 001107	-200.00	-200.00	0.00
12/09/2025	Payment	300077	TECO ACH	Inv: 111925-6141 ACH	-118.03	-118.03	0.00
12/10/2025	Payment	1462	SOUTH CREEK CDD	Check for Vendor V00017	-343,293.28	-343,293.28	0.00
12/16/2025	Payment	1463	ELI PREMIER SERVICES LLC	Check for Vendor V00068	-1,320.00	-1,320.00	0.00
12/16/2025	Payment	100097	INFRAMARK LLC	Inv: 1163189, Inv: 161858, CHARTER	-7,283.98	-7,283.98	0.00
12/23/2025	Payment	300078	COMMUNICATION ACH	Inv: 2972133120625-ACH	-99.99	-99.99	0.00
12/29/2025	Payment	300079	TECO ACH	Inv: 120825-4853-ACH	-129.91	-129.91	0.00
12/29/2025	Payment	300080	TECO ACH	Inv: 120825-7859-ACH	-20.68	-20.68	0.00
12/29/2025	Payment	300081	TECO ACH	Inv: 120825-0243-ACH	-390.93	-390.93	0.00
12/30/2025	Payment	100098	INFRAMARK LLC	Inv: 166722	-824.58	-824.58	0.00
12/29/2025	Payment	300084	TECO ACH	Inv: 120825-0321- ACH	-4,649.41	-4,649.41	0.00
12/08/2025		JE000841	Bank Fees	Bank Fees	-50.00	-50.00	0.00
12/08/2025		JE000842	Bank Fees	Bank Fees	-50.00	-50.00	0.00
12/22/2025		JE000882	Bank Fees	Bank Fees	-151.20	-151.20	0.00
Total Checks					-432,795.50	-432,795.50	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/08/2025	Payment	1453	RYAN MOTKO	Inv: RM-110625	-200.00
12/09/2025	Payment	1461	RYAN MOTKO	Payment of Invoice 001108	-200.00
12/30/2025	Payment	1464	SOUTH CREEK CDD	Check for Vendor V00017	-20,062.04
12/31/2025	Payment	1465	IPFS CORPORATION	Check for Vendor V00069	-12,257.91

Total Outstanding Checks

-32,719.95

Outstanding Deposits

Bank Account Statement

South Creek CDD

Monday, January 26, 2026
Page 3

Bank Account No. 5561

Statement No. 12_25

Statement Date 12/31/2025

Total Outstanding Deposits

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	100090	12/05/25	INFRAMARK LLC	164649	OCT 2025 MGMT SVCS	Disclosure Report	531142-51301	\$850.00
001	100090	12/05/25	INFRAMARK LLC	164649	OCT 2025 MGMT SVCS	District Management	531150-51301	\$1,416.25
001	100090	12/05/25	INFRAMARK LLC	164649	OCT 2025 MGMT SVCS	Field Management	531106-53908	\$1,000.00
001	100090	12/05/25	INFRAMARK LLC	164649	OCT 2025 MGMT SVCS	Website Admin Services	549936-51301	\$150.00
001	100090	12/05/25	INFRAMARK LLC	160649	OCT 25 MGMT SVCS	Disclosure Report	531142-51301	\$850.00
001	100090	12/05/25	INFRAMARK LLC	160649	OCT 25 MGMT SVCS	District Management	531150-51301	\$1,416.25
001	100090	12/05/25	INFRAMARK LLC	160649	OCT 25 MGMT SVCS	Field Management	531106-53908	\$1,000.00
001	100090	12/05/25	INFRAMARK LLC	160649	OCT 25 MGMT SVCS	Website Admin Services	549936-51301	\$150.00
001	100091	12/05/25	STEADFAST CONTRACTORS ALLIANCE	SA-15050	SEPT SVC	Waterway Management	531085-53908	\$6,709.67
001	100091	12/05/25	STEADFAST CONTRACTORS ALLIANCE	SA-14940	SEPT SVC	Waterway Management	531085-53908	\$595.00
001	100092	12/05/25	BLUE LIFE POOL SERVICE LLC	20440	POOL SVC	Pool Maintenance - Contract	534078-53908	\$1,200.00
001	100093	12/05/25	SWINE SOLUTIONS LLC	647	AUG TRAPPING SVC	MISC	546922-53908	\$1,350.00
001	100094	12/05/25	STANTEC CONSULTING SERVICES	2442485	DISTRICT ENGG	District Engineer	531147-51301	\$6,366.00
001	100095	12/05/25	CITY-WIDE CLEANING LLC	19644	MONTH SERV	Amenity Center Cleaning & Supplies	531165-53908	\$200.00
001	100096	12/05/25	SIGNAL 88, LLC	US_72719	SEC SVCS	Security System Monitoring & Maint.	546479-53908	\$2,720.00
001	100096	12/05/25	SIGNAL 88, LLC	US_69934	SEC SVCS	Security System Monitoring & Maint.	546479-53908	\$2,312.00
001	100096	12/05/25	SIGNAL 88, LLC	US_69933	SEC SVCS	Security System Monitoring & Maint.	546479-53908	\$272.00
001	100097	12/16/25	INFRAMARK LLC	1163189	MAINT SVC	Irrigation Maintenance	546930-53902	\$450.00
001	100097	12/16/25	INFRAMARK LLC	161858	SEPT 2025 MGMT SVCS	Postage, Phone, Faxes, Copies	541024-51301	\$1.48
001	100097	12/16/25	INFRAMARK LLC	163551	NOV 2025 MGMT SVCS	Dissemination Agent/Reporting	531012-51301	\$850.00
001	100097	12/16/25	INFRAMARK LLC	163551	NOV 2025 MGMT SVCS	District Management	531150-51301	\$1,416.25
001	100097	12/16/25	INFRAMARK LLC	163551	NOV 2025 MGMT SVCS	Field Management	531106-53908	\$1,000.00
001	100097	12/16/25	INFRAMARK LLC	163551	NOV 2025 MGMT SVCS	Website Admin Services	549936-51301	\$150.00
001	100097	12/16/25	INFRAMARK LLC	165677	DEC 2025 MGMT SVC	Disclosure Report	531142-51301	\$850.00
001	100097	12/16/25	INFRAMARK LLC	165677	DEC 2025 MGMT SVC	District Management	531150-51301	\$1,416.25
001	100097	12/16/25	INFRAMARK LLC	165677	DEC 2025 MGMT SVC	Field Management	531106-53908	\$1,000.00
001	100097	12/16/25	INFRAMARK LLC	165677	DEC 2025 MGMT SVC	Website Admin Services	549936-51301	\$150.00
001	100098	12/30/25	INFRAMARK LLC	166722	NOV 2025 MGMT FEES	District Management	531150-51301	\$815.00
001	100098	12/30/25	INFRAMARK LLC	166722	NOV 2025 MGMT FEES	Postage, Phone, Faxes, Copies	541024-51301	\$9.58
001	1447	12/08/25	CARLOS DE LA OSSA	CO-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1448	12/08/25	IPFS CORPORATION	111825-4070	PAYMENT	Public Officials Insurance	545008-51301	\$1,430.09
001	1449	12/08/25	KELLY ANN EVANS	KE-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1450	12/08/25	LORI A. CAMPAGNA	LC-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1451	12/08/25	NANCY C MILLAN	110425-9440	AD VALOREM TAXES	Dues, Licenses & Fees	554020-51301	\$459.93
001	1452	12/08/25	NICHOLAS J. DISTER	ND-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1453	12/08/25	RYAN MOTKO	RM-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1457	12/09/25	CARLOS DE LA OSSA	CO-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1458	12/09/25	KELLY ANN EVANS	KE-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1459	12/09/25	LORI A. CAMPAGNA	LC-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1460	12/09/25	NICHOLAS J. DISTER	ND-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1461	12/09/25	RYAN MOTKO	RM-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1463	12/16/25	ELI PREMIER SERVICES LLC	INV0027	AMENITY CLEANING SVCS	Amenity R&M	546176-57217	\$610.00
001	1463	12/16/25	ELI PREMIER SERVICES LLC	INV0044	AMENITY CLEANING SVCS	Amenity R&M	546176-57217	\$710.00
001	1465	12/31/25	IPFS CORPORATION	121625-84070	PAYMENT	Property & Casualty Insurance	545009-51325	\$10,000.00
001	1465	12/31/25	IPFS CORPORATION	121625-84070	PAYMENT	General Liability	545002-51325	\$2,257.91
001	300076	12/02/25	BOCC - HILLSBOROUGH COUNTY ACH	112625-5140	WATER	Water/Waste	543018-53100	\$109.14
001	300077	12/09/25	TECO ACH	111925-6141 ACH	ELECTRIC	Electric Utility Services	543041-53100	\$118.03
001	300078	12/23/25	CHARTER COMMUNICATION ACH	2972133120625-ACH	INTERNET	Amenity Internet	541036-53100	\$99.99
001	300079	12/29/25	TECO ACH	120825-4853-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$129.91
001	300080	12/29/25	TECO ACH	120825-7859-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$20.68
001	300081	12/29/25	TECO ACH	120825-0243-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$390.93
001	300084	12/29/25	TECO ACH	120825-0321- ACH	ELECTRIC	Electric Utility Services	543041-53100	\$4,649.41

Fund Total

\$59,651.75

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2021 DEBT SERVICE FUND - 200

200	1462	12/10/25	SOUTH CREEK CDD	12052025-1205	SERIES 2021 AND SERIES 2024 DS	Cash in Transit	103200	\$275,477.31
200	1464	12/30/25	SOUTH CREEK CDD	12292025-1229	SERIES 2021 AND SERIES 2024 DS	Cash in Transit	103200	\$16,098.88
Fund Total								\$291,576.19

SERIES 2024 DEBT SERVICE FUND - 201

201	1462	12/10/25	SOUTH CREEK CDD	12052025-1205	SERIES 2021 AND SERIES 2024 DS	Cash in Transit	103200	\$67,815.97
201	1464	12/30/25	SOUTH CREEK CDD	12292025-1229	SERIES 2021 AND SERIES 2024 DS	Cash in Transit	103200	\$3,963.16
Fund Total								\$71,779.13

Total Checks Paid	\$423,007.07
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PARTIAL ASSIGNMENT OF ACQUISITION AGREEMENT

THIS PARTIAL ASSIGNMENT OF ACQUISITION AGREEMENT (this “Assignment”) is made as of this 21st day of November, 2025 (the “Effective Date”) by and among **SIMMONS EAST, LLC**, a Florida limited liability company (“Assignor”), the **SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT** (“District”), and **LENNAR HOMES, LLC**, a Florida limited liability company, and its designated successors and assigns (“Assignee”).

RECITALS

A. Assignor desires to partially assign its rights under the Acquisition Agreement (the “Acquisition Agreement”), dated as of 11/21/25, between Assignor and the District with respect to the District’s issuance of its Special Assessment Bonds, Series 202_ (Series 202_ Project) (the “Bonds”) with respect to payment by the District, pursuant to Section 6 of the Acquisition Agreement, for the construction of the portion (“Assignee Infrastructure”) of the Project (as defined in the Acquisition Agreement) applicable to the Assignor’s development within Phase 6, to be constructed and turned over to the District by Assignee in lieu of Assignor constructing and turning over such infrastructure to the District pursuant to the Acquisition Agreement.

B. Pursuant to the First Supplemental Trust Indenture between District and U.S. Bank Trust Company, National Association (the “Bond Trustee”), dated as of 11/21/25 (the “First Supplemental Trust Indenture”), Section 4.01(a), the District’s Bond Trustee is holding the sum of \$[1,100,000.00] of the net proceeds from the Bonds issuance in the Series 202_ Acquisition and Construction Account, Phase 6 Subaccount, per instruction of the District to be used solely to fund the Assignee Infrastructure (the “Phase 1E Subaccount”).

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Recitals and Capitalized Terms. The foregoing Recitals are true and correct and are incorporated herein by this reference. Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Acquisition Agreement.

2. Partial Assignment of Rights and Notice. Pursuant to the Acquisition Agreement, Assignor hereby assigns to Assignee, all of its rights and obligations under the Acquisition Agreement relating to the Assignee Infrastructure and for the purpose of authorizing the District to acquire from Assignee the Assignee Infrastructure and authorizing the Bond Trustee to pay to Assignee for such Assignee Infrastructure from the Phase 6 Subaccount. As a point of clarification, the Assignor shall not be entitled to payment of any kind for any of the improvements, work product or real property interests comprising the Assignee Infrastructure and shall not be entitled to any of the \$[_____] in the Phase 6 Subaccount except as provided in Section 4(d) below, and the Assignee shall only be entitled to such payment up to the amount of the \$[_____], and subject to the terms of the Acquisition Agreement.

3. Acceptance of Assignment. Subject to the terms of this Assignment, Assignee hereby acknowledges and accepts the Assignor’s rights and obligations under the Acquisition Agreement, solely with respect to the Assignee Infrastructure, but no other rights or obligations of Assignor.

4. Warranties and Representations. Assignor warrants and represents (a) Assignor owns and

holds the full power and authority to exercise and deliver this Assignment, (b) Assignor has made no other assignment of the items assigned herein, except to the Assignee, (c) the execution, delivery and performance of this Assignment by Assignor will not conflict with, nor result in the breach of, any agreement, whether oral or written, document, indenture or other instrument to which Assignor is a party or under which it is bound, and (d) Assignor has not and will not submit any reimbursement requests for any part of the Phase 6 Subaccount, until and unless Assignee has been fully reimbursed from such Phase 6 Subaccount for the Assignee Infrastructure.

5. Severability. If any term or provision of this Assignment or the application thereof to any person or circumstances shall, to any extent, be invalid and unenforceable, the remainder of this Assignment and the application of such terms or provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each term or provision of this Assignment shall be valid and shall be enforced to the fullest extent permitted by law.

6. Binding Obligations. This Assignment is coupled with Assignee's interest in the Property and is, therefore, irrevocable by Assignor, the District, and their successors and assigns. This Assignment shall be binding upon, and inure to the benefit of, the parties to this Assignment and their respective legal representatives, designated successors-in-title and assigns, and shall be construed in accordance with, and governed by, the laws of the State of Florida.

7. Counterparts. This Assignment may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same document.

8. Waiver of Jury Trial. THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION BASED HEREON, ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS ASSIGNMENT OR ANY DOCUMENTS CONTEMPLATED TO BE EXECUTED IN CONNECTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER ORAL OR WRITTEN), OR ANY ACTIONS OF EITHER PARTY, ARISING OUT OF, OR RELATED IN ANY MANNER WITH, THIS ASSIGNMENT. THIS WAIVER IS A MATERIAL INDUCEMENT FOR EACH PARTY TO ENTER INTO THIS ASSIGNMENT. EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES THAT THIS WAIVER HAS BEEN FREELY GIVEN AFTER CONSULTATION BY IT WITH COMPETENT COUNSEL.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned, being the Assignor, the District and the Assignee, have caused this Assignment to be executed by their duly authorized representatives, effective as of date last signed by the parties.

ASSIGNOR:

SIMMONS EAST, LLC, a Florida limited liability company

By: Eisenhower Management, Inc.,
a Florida corporation,
its Manager

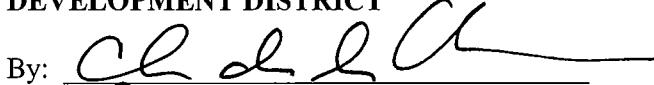
By: 
Name: Nicholas J. Dister
Title: Vice President

ASSIGNEE:

LENNAR HOMES, LLC, a Florida limited liability company

By: **See Attached**
Name: _____
Title: _____

**SOUTH CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Name: Carlos de la Ossa
Title: Vice Chair

IN WITNESS WHEREOF, the undersigned, being the Assignor, the District and the Assignee, have caused this Assignment to be executed by their duly authorized representatives, effective as of date last signed by the parties.

ASSIGNOR:

SIMMONS EAST, LLC, a Florida limited liability company

By: Eisenhower Management, Inc.,
a Florida corporation,
its Manager

By: See Attached

Name: Nicholas J. Dister
Title: Vice President

ASSIGNEE:

LENNAR HOMES, LLC, a Florida limited liability company

By: 
Name: Brian Batten
Title: Vice President

**SOUTH CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: See Attached

Name: _____
Title: _____

PARTIAL ASSIGNMENT AND ASSUMPTION OF FUNDING AND COMPLETION AGREEMENT

This **PARTIAL ASSIGNMENT AND ASSUMPTION OF FUNDING AND COMPLETION AGREEMENT** is made as of the 21 day of NOVEMBER, 2025, by and among SIMMONS EAST, LLC, a Florida limited liability company (“**Simmons East**”), SIMMONS EAST DEVELOPMENT, LLC, a Florida limited liability company (“**Simmons East Development**” and together with Simmons East, the “**Developer**”), LENNAR HOMES LLC, a Florida limited liability company (“**Lennar**”) and the SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT (the “**District**”). (Simmons East, Simmons East Development, Lennar, and the District are referred to herein collectively as the “**Parties**”).

RECITALS

- A. The District and Developer entered into the Funding and Completion Agreement (the “**Completion Agreement**”) dated November 21, 2025, in conjunction with the District’s issuance of its Series 2025 Bonds.
- B. The Developer desires to assign certain rights and unaccrued duties and obligations of Developer in the Completion Agreement to Lennar.
- C. Lennar desires to serve as the successor developer to Simmons East and Simmons East Development with respect to Phase 6 of the South Creek Development (the “**Ph. 6 Development**”), as described in the report titled Supplemental Report of the District Engineer, Special Assessment Bonds, Series 2025 (Assessment Area Three) dated October 27, 2025 (the “**Engineer’s Report**”), and to assume all rights and unaccrued duties and obligations of the Developer under the Completion Agreement relating to the Ph. 6 Development (the “**Ph. 6 Development Duties**”), but not the duties and obligations of the Developer with respect to the master development, including Phase 5 of the South Creek Development as described in the Engineer’s Report (the “**Ph. 5 Development**”), which remain with Developer.
- D. The District desires to consent to the assignment of such rights and unaccrued duties and obligations under the Completion Agreement with respect to the Ph. 6 Development Duties to Lennar and to release the Developer from any further obligations under the Completion Agreement relating to the Ph. 6 Development.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agrees as follows:

1. **RECITALS.** The above Recitals are true and correct and are incorporated herein by reference as if set forth in full herein.
2. **ASSIGNMENT AND ASSUMPTION OF DEVELOPER’S RIGHTS AND OBLIGATIONS UNDER THE COMPLETION AGREEMENT.** The Developer hereby assigns its respective rights, titles and interests relating to the Ph. 6 Development Duties under the Completion Agreement to Lennar. Lennar hereby assumes the rights and unaccrued duties and obligations of Developer relating to the Ph. 6 Development Duties under the Completion Agreement. However, the Developer retains its obligations as developer of the Master Development, including the Phase 5 Development, but except for the Phase 6

Development Duties, and retains its rights under the Acquisition Agreement between the Development and the District to receive any available bond proceeds from the District's Series 2025 Bonds upon conveyance of completed infrastructure to the District pursuant to such Acquisition Agreement. Developer has partially assigned its rights under the Acquisition Agreement to Lennar with respect to the Phase 6 Development, except Lennar shall have no right under the partially assigned Acquisition Agreement to receive available bond proceeds from the District's Series 2025 Bonds with respect to the Phase 5 Development completed infrastructure, and shall only be entitled to receive the \$1,100,000 from the net bond proceeds to be deposited with the District Bond Trustee to the Phase 6 Project Subaccount in the Assessment Area Three Acquisition & Construction Account.

3. CONSENT AND JOINDER OF THE DISTRICT AND RELEASE OF SIMMONS EAST, SIMMONS EAST DEVELOPMENT, AND THE DISTRICT. The District hereby joins in this Agreement for the purposes of consenting to the terms outlined herein and to release the Developer from any unaccrued duties and obligations under the Completion Agreement relating to the Ph. 6 Development. The Developer hereby releases the District from any unaccrued duties and obligations under the Completion Agreement relating to the Ph. 6 Development.

4. REPRESENTATIONS AND WARRANTIES. To the extent applicable, each of the Parties, represents and warrants to the others that the Parties have taken all necessary actions to duly approve the making and performance of this Agreement, and that no further entity or other approval is necessary for the Party to make and perform this Agreement.

5. NOTICES. All notices, requests, demands, and other communications required to be delivered under this Agreement shall be in writing and shall be deemed to have been given (i) when delivered by hand, (ii) when transmitted by electronic communication, with acknowledgement of receipt received, or (iii) the day following the day on which the communication has been delivered prepaid to a reputable express mail or courier service.

All communications shall be delivered to:

Simmons East, LLC:

Simmons East Development, LLC:

111 S. Armenia Avenue

Tampa, Florida 33609

Attention: Nicholas J. Dister

Email: ndister@eisenhowerpropertygroup.com

South Creek Community Development District:

South Creek Community Development District

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607

Attention: Jayna Cooper

Email: jcooper@inframark.com

With a copy to:

Straley Robin Vericker

1510 W. Cleveland St.

Tampa, Florida 33606

Attention: John Vericker

Email: jvericker@srvlegal.com and khopkinson@srvlegal.com

Lennar Homes, LLC:
4301 W. Boy Scout Blvd., Suite 600,
Tampa, FL 33607
Attention: Brian Batten
Email: brian.batten@lennar.com

6. GOVERNING LAW. This Agreement shall be governed by, and construed and enforced in accordance with the laws of the State of Florida. Venue for any action under this Agreement shall be in the county where the District is located.

7. NO ORAL MODIFICATION. This Agreement constitutes the entire understanding and agreement between the Parties with respect to the Completion Agreement. There are no other agreements, written or oral, among the Parties with respect to the Completion Agreement except those contained in this Agreement. No modification, amendment or waiver of any provision or term of this Agreement shall be valid and binding upon the any Party unless made in writing and executed by the Party to be bound thereby.

8. HEADINGS. The section headings herein contained are inserted for convenience of reference only and shall not be deemed to be a part of this Agreement. Section headings shall be ignored in construing this Agreement.

9. DRAFTING. The fact that one of the Parties to this Agreement may be deemed to have drafted or structured any provision of this Agreement shall not be considered in construing or interpreting any particular provision of this Agreement, either in favor of or against such Party.

10. SEVERABILITY. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable the same as if such invalid or unenforceable provision had never comprised a part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement, unless by such severance the material considerations contemplated by the Parties should be denied or not received. Furthermore, in lieu of such illegal, invalid or unenforceable provision, there shall be added as a part of this Agreement by the court construing the same, a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

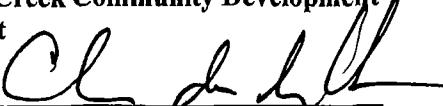
11. COUNTERPARTS. This Agreement may be executed in a number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes and all such counterparts shall collectively constitute one agreement. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each Party hereto executed at least one such counterpart.

12. BINDING EFFECT. This Agreement shall be binding on the Parties and their respective successors and assigns; provided, however, that no Party shall have the right to assign its rights or obligations hereunder, whether absolutely or collaterally, without the prior written consent of the other Parties.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

**South Creek Community Development
District**

By: 

Name: Carlos de la Ossa
Title: Vice-Chair of the Board of
Supervisors

**Simmons East, LLC,
a Florida limited liability company**

By: Eisenhower Management, Inc.,
a Florida corporation
its Manager 

By: 

Name: Nicholas Dister
Title: Vice President

**Simmons East Development, LLC,
a Florida limited liability company**

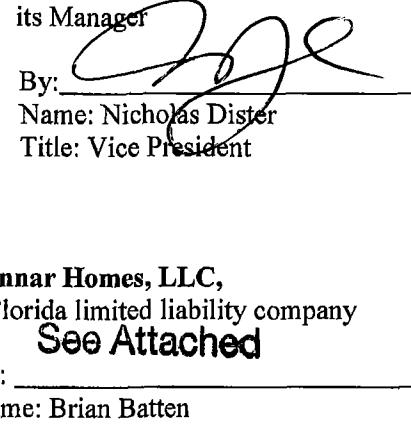
By: Eisenhower Management, Inc.,
a Florida corporation
its Manager 

By: 

Name: Nicholas Dister
Title: Vice President

**Lennar Homes, LLC,
a Florida limited liability company**

See Attached

By: 

Name: Brian Batten
Title: Vice President

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

**South Creek Community Development
District**

By See Attached

Name: Carlos de la Ossa
Title: Vice-Chair of the Board of
Supervisors

**Simmons East, LLC,
a Florida limited liability company**

By: Eisenhower Management, Inc.,
a Florida corporation
its Manager

See Attached

By: _____
Name: Nicholas Dister
Title: Vice President

**Simmons East Development, LLC,
a Florida limited liability company**

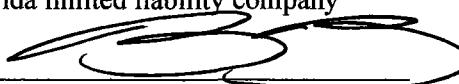
By: Eisenhower Management, Inc.,
a Florida corporation
its Manager

See Attached

By: _____
Name: Nicholas Dister
Title: Vice President

**Lennar Homes, LLC,
a Florida limited liability company**

By: _____
Name: Brian Batten
Title: Vice President





ESTIMATE

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444

www.coastalfence.co

BILL TO

Inframark - South Creek CDD

Arturo Gendarilla
2005 Pan Am Circle
Tampa, Florida 33607
United States

656-245-3775

agendarilla@inframark.com

Estimate Number: 87

Customer Ref: Pond 2

Estimate Date: January 14, 2026

Valid Until: February 13, 2026

Grand Total (USD): **\$780.00**

Items	Quantity	Price	Amount
Labor and Equipment repair grates in Pond 2	1	\$780.00	\$780.00
Grand Total (USD):			\$780.00

Jayna Cooper 1-21-26
District Manager



South Creek CDD

Field Inspection Report - January - Steadfast

Tuesday, January 20, 2026

Prepared For Board of Supervisors

14 Items Identified

Paul Young

District Field Inspector

Green - Completed

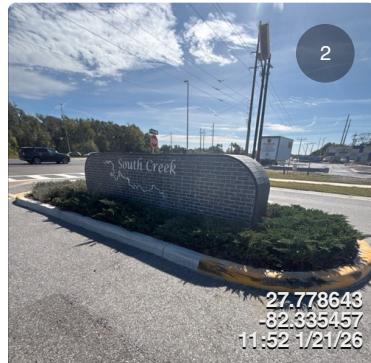
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Community Signage

Assigned To: Steadfast

The community signage and landscaping is well maintained.



Item 2 - Entrance Beds

Assigned To: Steadfast

Alder Green Entrance Beds:

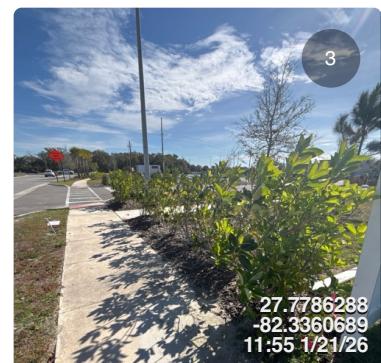
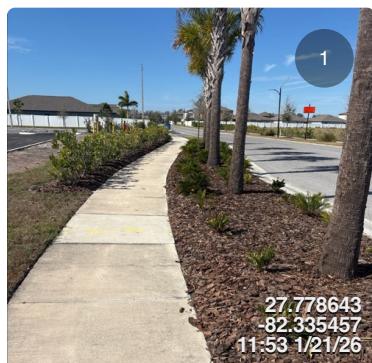
- Well maintained.

Awabuki Plants:

- Struggling plants now look green and healthy.

Mulch:

- Recently refreshed and continues to look good.



Item 3 - Buttress Oaks Way

Due By: Thursday, February 5, 2026

Assigned To: Steadfast

Buttress Oaks Way Entrance Landscaping:

- Well maintained.

Trash:

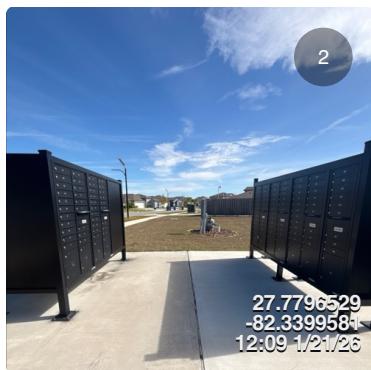
- Some trash collects along the wall. Ensure it is retrieved during the next service visit.



Item 4 - Mailbox Kiosk

Assigned To: District Manager

Mailboxes are clean and intact.



Item 5 - Pond C & D

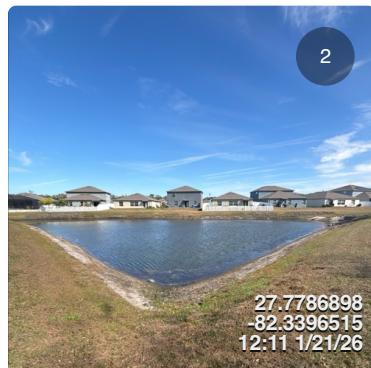
Assigned To: Steadfast

Pond 4:

- Hog trapper has a trap set up on the corner where most bank damage has occurred.

Steadfast Proposal:

- A proposal will be submitted to flatten out the damaged area for reseeding.

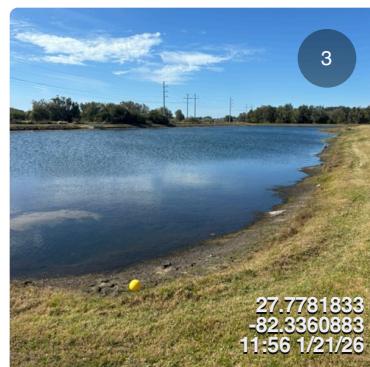
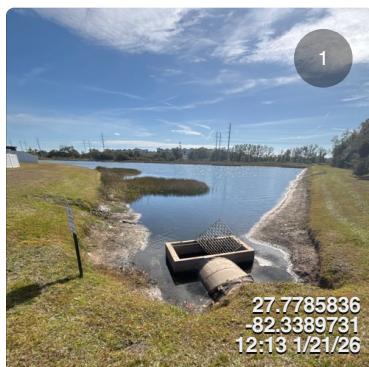


Item 6 - Pond C Grate Reset

Assigned To: District Manager

Pond C:

- The grates that need to be reset have been approved - Coastal Fencing.
- Repairs will be scheduled.



Item 7 - Playground

Assigned To: District

Playground:

- Signage is clear and visible.
- Equipment is functioning and operational.

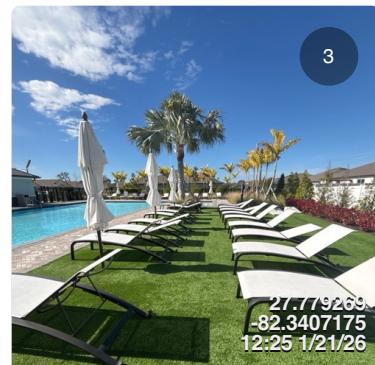
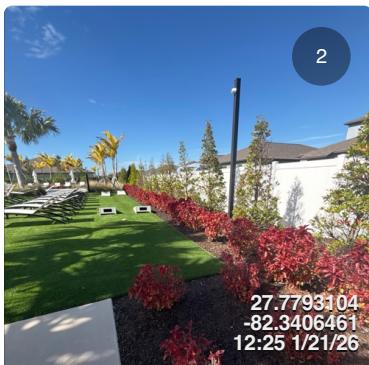


Item 8 - Amenity Landscape

Assigned To: Steadfast

Amenity Pool Area:

- Landscape around the pool is well maintained.
- Copper plants look exceptionally vibrant.
- Pool furniture was recently cleaned and is well organized.



Item 9 - Pool

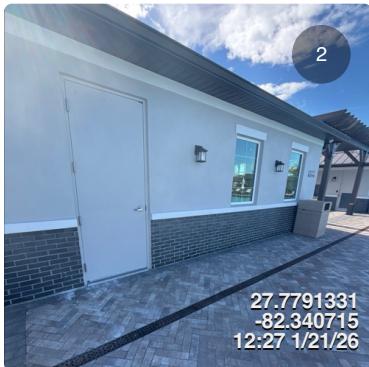
Assigned To: District Manager

Pool Area:

- Pool looks clean and blue.
- Bathrooms are operational.
- Water fountains are functioning.

Clubhouse:

- Clean and organized.
- Closet door paint has been removed and touched up.

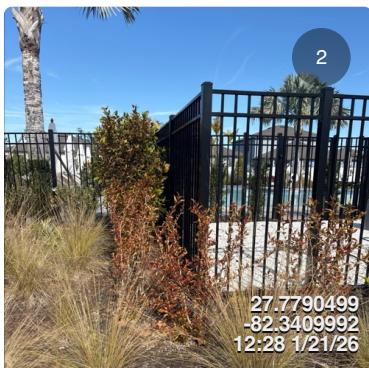


Item 10 - Amenity Landscape

Assigned To: Steadfast

Amenity Center Landscaping:

- Well maintained overall.
- Some plants appear malnourished and low on nutrients.
- Fertilization schedule may need to be adjusted or nutrients added to some struggling plants.



Item 11 - Amenity Pond

Amenity Pond:

- Well maintained.
- Some signs of hog damage, but it is minimal at this time.

Access Points:

- Well maintained.



27.7788916
-82.3410625
12:31 1/21/26



27.7786718
-82.3410868
12:32 1/21/26



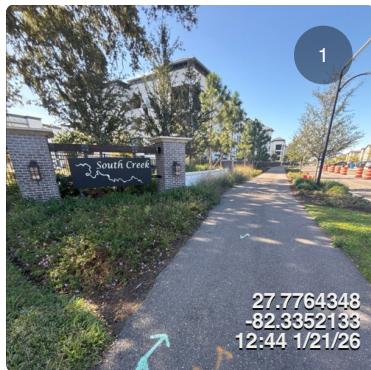
27.7785348
-82.3410434
12:32 1/21/26

Item 12 - Shady Preserve Entrance

Assigned To: Steadfast

South Creek 2 Entrance on Shady Preserve Drive:

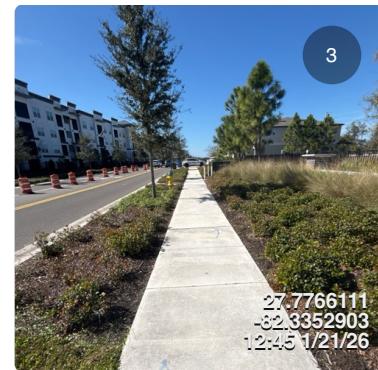
- Looks healthy and vibrant.
- Lantana flowering plants look beautiful.
- Fountain grasses will be scheduled for trimming in February.



27.7764348
-82.3352133
12:44 1/21/26



27.7765938
-82.3352109
12:44 1/21/26



27.7766111
-82.3352903
12:45 1/21/26

Item 13 - Dog Park

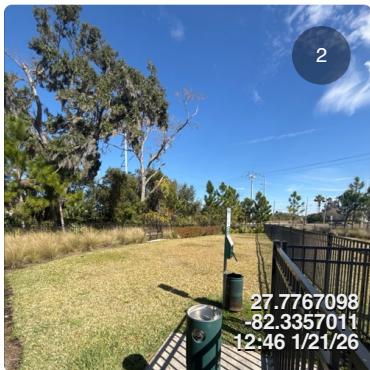
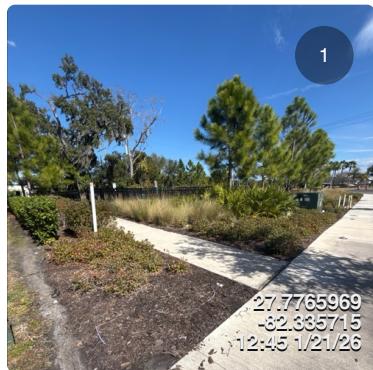
Assigned To: Steadfast

Indian Hawthorns:

- Steadfast has removed the dead and dying plants.
- A proposal for replenishment will be sent for spring.

Dog Park:

- Well maintained.



Item 14 - Grace Sweat

Assigned To: Steadfast

Pond A on Poseidon Way:

- Has cleared up tremendously.
- Extra treatments are showing positive results.

Pond 8:

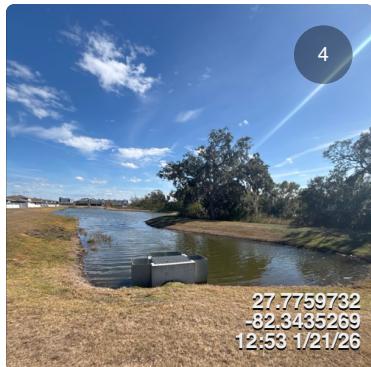
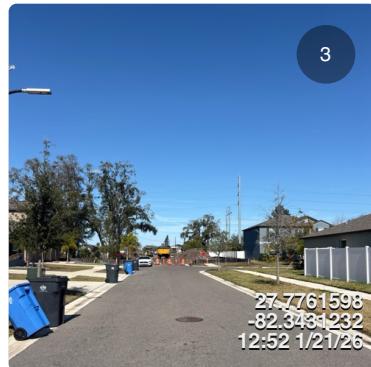
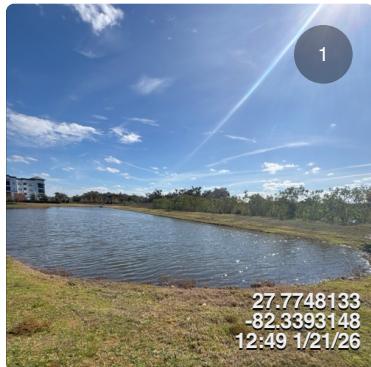
- Some hog damage but appears clear of algae.

Grace Sweat Extension:

- Underway and almost at its connection points.

Pocket Parks:

- Well maintained.





Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 1/21/2026 DUE 1/21/2026 ESTIMATE # EST-SCA3156

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

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

DESCRIPTION	QTY	RATE	AMOUNT
Scope of Work			
Level the soil surrounding Ponds B, C, D and Amenity Pond to create a smooth, uniform terrain using manual hand tools, after damage caused by wild pigs.			
This will enhance the overall aesthetics of the pond, reduce tripping hazards caused by uneven ground and minimize the risk of soil erosion.			
Note: A proposal will be created at the beginning of Spring to reseed the areas that will be leveled.			
Maintenance Labor	30.00	50.00	1,500.00

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

TOTAL 1,500.00

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



South Creek CDD Aquatics

Aquatic Treatment Report

January 2026

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



Daily Logs List

Jan 6, 2026

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

Log Notes:

Treated ponds for grasses and algae.

Weather Conditions:

Partly cloudy with mist and fog

Tue, Jan 6, 2026, 3:37 PM



78°F

56°F

Wind: 9 mph

Humidity: 100%

Total Precip: 0"

Attachments: 4





Daily Logs List

Jan 20, 2026

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

Log Notes:

Treated ponds for grasses and trash pickup.

Weather Conditions:

Sunny

Tue, Jan 20, 2026, 12:00 AM



63°F
36°F

Wind: 9 mph

Humidity: 74%

Total Precip: 0"

Attachments: 7

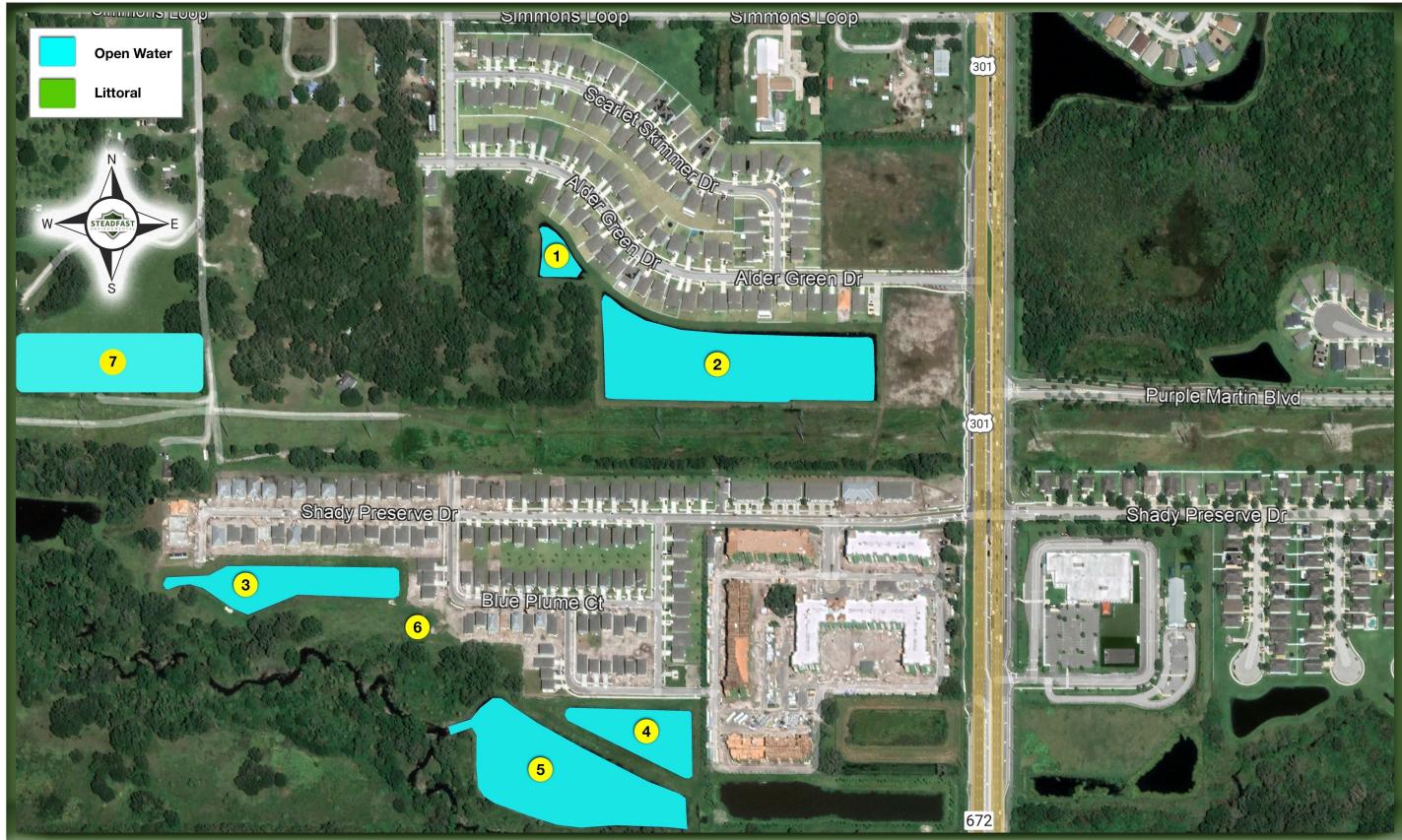




SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:





South Creek CDD Aquatics

Aquatic Treatment Report

January 2026

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



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SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

