

South Creek Community Development District

March 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, March 05, 2026, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **March 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

4. CONSENT AGENDA

- A. Approval of Minutes of February 05, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance for January 2026
- C. Acceptance of the Financials and Approval of the Check Register for January 2026
- D. Ratification of Steadfast Proposal #EST-SCA3156 (\$1,500.00)

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

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

1 The regular meeting of the Board of Supervisors of South Creek Community Development
2 District was held on Thursday, February 5, 2026, and called to order at 2:24 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	Nicholas Dister	Assistant Secretary <i>(via phone)</i>
10	Lori Campagna	Assistant Secretary

11
12 Also present were:

13		
14	Jayna Cooper	District Manager
15	Rollamay Turkoane	District Manager
16	Brooke Chapman	District Manager
17	John Vericker	District Counsel
18	Kathryn Hopkinson	District Counsel
19	Paul Young	Field Manager

20
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.*

24
25 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

27
28 **SECOND ORDER OF BUSINESS**

Public Comments

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

30
31 **THIRD ORDER OF BUSINESS**

Business Items

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

34	
35	On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
36	the Resolution 2026-07; Supplemental Assessment Resolution-Final Terms
37	of Series 2025 Bonds, was adopted. 4-0
38	

- 39 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
- 40 **A. Approval of Minutes of January 08, 2026, Regular Meeting**
- 41 **B. Consideration of Operation and Maintenance for December 2025**
- 42 **C. Acceptance of the Financials and Approval of the Check Register for December**
- 43 **2025**
- 44 **D. Ratification of South Creek Phase 6 – Partial Assignment of Acquisition**
- 45 **E. Ratification of South Creek Phase 6 – Partial Assignment and Assumption of**
- 46 **Funding**
- 47 **F. Ratification of Coastal Fence Services Proposal #87 (\$780.00)**

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

- 51
- 52 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 53 **A. District Counsel**
- 54 **B. District Engineer**
- 55 **C. District Manager**

56 There being no reports, the next item followed.

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

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

- 61
- 62 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
- 63 **Comments**

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

- 65
- 66 **SEVENTH ORDER OF BUSINESS** **Adjournment**

67 There being no further business,

69 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
 70 the meeting was adjourned at 2:28 p.m. 4-0

71

72

73

74

75 Jayna Cooper/Rollamay Turkoane
 76 District Manager

Kelly Evans
 Chairperson

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	1/6/2026	21956	\$1,200.00			POOL SVC
CHARTER COMMUNICATION ACH	1/6/2026	2972133010626-ACH	\$99.99			INTERNET
INFRAMARK LLC	1/2/2026	167800	\$850.00			DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167800	\$1,416.25			DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167800	\$1,000.00			DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167800	\$150.00	\$3,416.25		DISTRICT INVOICE
INFRAMARK LLC	1/20/2026	169062	\$7.49		\$3,423.74	POSTAGE
NICK KNOWS LLC	1/12/2026	SCCDD236	\$575.00			JANITORIAL SERVICE
STEADFAST CONTRACTORS ALLIANCE	1/1/2026	SA-18801	\$7,709.67			SERVICE JAN 26
STEADFAST CONTRACTORS ALLIANCE	1/5/2026	SA-18857	\$120.00			SERVICE 2026
STEADFAST CONTRACTORS ALLIANCE	12/31/2025	SA-18663	\$372.21		\$8,201.88	SERVICE DEC25
STRALEY ROBIN VERICKER	1/14/2026	27809	\$1,810.50			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$15,311.11			
Utilities						
BOCC - HILLSBOROUGH COUNTY ACH	12/29/2025	122925-5140-ACH	\$108.03			WATER
TECO ACH	12/19/2025	121925-6141-ACH	\$138.44			ELECTRIC
TECO ACH	12/8/2025	120825-0321-ACH	\$4,649.41			ELECTRIC
TECO ACH	1/8/2026	010826-7859-ACH	\$20.98			ELECTRIC
TECO ACH	1/8/2026	010826-4853-ACH	\$117.24			ELECTRIC
TECO ACH	1/8/2026	010826-0321-ACH	\$4,649.41			ELECTRIC
TECO ACH	1/8/2026	010826-0243-ACH	\$370.72		\$9,946.20	ELECTRIC
Utilities Subtotal			\$10,054.23			
Regular Services						
CARLOS DE LA OSSA	1/8/2026	CO-010826	\$200.00			BOARD 01/08/26

SOUTH CREEK CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
EGIS INSURANCE	11/14/2025	31031 A	\$1,361.99			MONTHLY PAYMENT FIRST
KELLY ANN EVANS	1/8/2026	KE-010826	\$200.00			BOARD 01/08/26
LORI A. CAMPAGNA	1/8/2026	LC-010826	\$200.00			BOARD 01/08/26
NICHOLAS J. DISTER	1/8/2026	ND-010826	\$200.00			BOARD 01/08/26
NICK KNOWS LLC	1/12/2026	SCCDD235	\$650.00			PRESSURE WASHING
RYAN MOTKO	1/8/2026	RM-010826	\$200.00			BOARD 01/08/26
STEADFAST CONTRACTORS ALLIANCE	1/1/2026	SA-19001	\$595.00			POND SPRAYING
Regular Services Subtotal			\$3,606.99			
Additional Services						
SOUTH CREEK CDD	1/6/2026	01062026-0106	\$787.47			SERIES 2021 FY26 DS
SOUTH CREEK CDD	1/6/2026	01062026-0106	\$193.86	\$981.33	\$981.33	SERIES 2024 FY26 DS
STEADFAST CONTRACTORS ALLIANCE	1/22/2026	SA-19314	\$350.00			SERVICE JAN 26 - debris removal
Additional Services Subtotal			\$1,331.33			
TOTAL			\$30,303.66			

BLUE LIFE POOL SERVICE | CPC 1461225

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	DUE DATE	TERMS	ENCLOSED
21956	01/06/2026	\$1,200.00	02/05/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Hillsborough - Commercial	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

January 6, 2026
 Invoice Number: 2972133010626
 Account Number: **8337 12 029 2972133**
 Security Code: **5857**
 Service At: 13851 BUTTRESS OAKS WAY
 RIVERVIEW FL 33578-6275

Auto Pay Notice

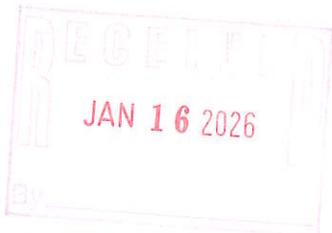
NEWS AND INFORMATION

Contact Us

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

Summary *Service from 01/06/26 through 02/05/26
 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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/23/26</i>	
Total Due by Auto Pay	\$99.99



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.

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit SpectrumBusiness.net/Paperless today

To learn about how these changes benefit your services now and, in the future, visit Spectrum.net/Enhancements.

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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 06 01072026 NNNNNNNN 01 001025 0004

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

January 6, 2026

SOUTH CREEK AMENITY

Invoice Number: 2972133010626
 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

January 6, 2026



Invoice Number: 2972133010626
 Account Number: 8337 12 029 2972133
 Security Code: 5857

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

8633 2390 DY RP 06 01072026 NNNNNNNN 01 001025 0004

Charge Details

Previous Balance		99.99
EFT Payment	12/23	-99.99
Remaining Balance		\$0.00

Payments received after 01/06/26 will appear on your next bill.
 Service from 01/06/26 through 02/05/26

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

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





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167800

DATE

1/2/2026

BILL TO

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

CUSTOMER ID

C2311

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

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

Subtotal	\$3,416.25
Tax	\$0.00
Total Due	\$3,416.25

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169062

DATE

1/20/2026

BILL TO

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

CUSTOMER ID

C2311

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	1.07		7.49
Subtotal					7.49

Subtotal	\$7.49
Tax	\$0.00
Total Due	\$7.49

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

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

8554656697
 www.nickknowscleaning.com

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

813.608-8242
 jayna.cooper@inframark.com

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

813.608-8242

Invoice Number: SCCDD236
Invoice Date: January 12, 2026
Payment Due: January 27, 2026

Amount Due (USD): \$575.00

[Pay Securely Online](#)

Items	Quantity	Price	Amount
Janitorial Services – South Creek CDD Services: Vacuuming/Sweeping, Dusting, Mopping, Entryway cleaning, Bathroom cleaning (sanitizing sinks, toilets, stalls, mirrors, and floors). Activity Room cleaning (wipe counters, clean windows, sweep/mop floors). Pool Area (remove trash, straighten furniture, blow off deck and walkways, sanitize water fountains). Exterior upkeep (empty outside trash cans as needed and remove small debris around entry). Purchasing (CDD Reimbursed): CDD will supply paper towels, toilet paper, hand soap, and trash bags. We will maintain inventory and notify management when supplies need replenishing. (2) times a week service	1	\$575.00	\$575.00

Total: \$575.00

Amount Due (USD): \$575.00



INVOICE

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

8554656697
www.nickknowscleaning.com

Pay Securely Online



link.waveapps.com/g8vxp5-xvgs5h

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

Powered by  wave

Page 2 of 2 for Invoice #SCCDD236



Steadfast Alliance

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

Invoice

Date	Invoice #
1/1/2026	SA-18801

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 January 2026		0.00		0.00
1			0.00		0.00
1	General Maintenance Services		2,205.00		2,205.00
1	Irrigation Wet Check		150.00		150.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		166.67		166.67
1	Phase 2		0.00		0.00
1	Landscape Maintenance		2,100.00		2,100.00
1	Irrigation Wet Check		250.00		250.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		188.00		188.00
1	2024 Addendum		0.00		0.00
1	Landscape Maintenance		1,400.00		1,400.00
1	Irrigation Wet Check		125.00		125.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		125.00		125.00
1	Addendum 2025 pond - phase III		1,000.00		1,000.00

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
1/5/2026	SA-18857

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
				Due on re...	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
1	Annual Subscription for Centralus(Remote Irrigation Monitoring)		120.00		120.00

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	\$120.00
Payments/Credits	\$0.00
Balance Due	\$120.00



Steadfast Alliance

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

Invoice

Date	Invoice #
12/31/2025	SA-18663

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	<p>Water Management Program -Irrigation technician was sent out to perform December wet check. Throughout wet check, these are the problems I found. All repairs have been done.</p> <p>Clock 1 Z #1 through 8 was good Z #9 3ft 1/2 flex pipe 1 street ell 1 1/2 coupling Z #10 was good Z #11 1 17mm coupling</p> <p>Clock 2 Z #1 1 6" Rainbird pop-up 1 street ell 1 nozzle Z #4 2 nozzles Z #5 1 nozzles Z #8 1 3/4 slip cap All other zones on this clock were good.</p> <p>Clock 3 Z #3 4 nozzles Z #4 drip coupling Z #7 1 nozzle Z #8 1 nozzle Z #11 2 17mm coupling 3ft drip tube Z #16 2 nozzles</p>	372.21	12/9/2025	372.21

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
Payments/Credits
Balance Due



Steadfast Alliance

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

Invoice

Date	Invoice #
12/31/2025	SA-18663

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
	Repair time 3.5 hours at \$85/hr. Part used a 12 hunter nozzles 4 17 mm coupling 3ft drip tube 2 street ELL 1 6" Rainbird pop-up 3ft 1/2 flex pipe 1 3/4 slip cap 1 1/2 coupling Total cost of Parts \$74.71		12/9/2025	

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	\$372.21
Payments/Credits	\$0.00
Balance Due	\$372.21



Hillsborough County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	12/29/2025	01/20/2026

Summary of Account Charges

Previous Balance	\$109.14
Net Payments - Thank You	\$-109.14
Total Account Charges	\$108.03
AMOUNT DUE	\$108.03

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

644 0

DUE DATE	01/20/2026
Auto Pay Scheduled DO NOT PAY	



0065919651409 00000108035



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	12/29/2025	01/20/2026

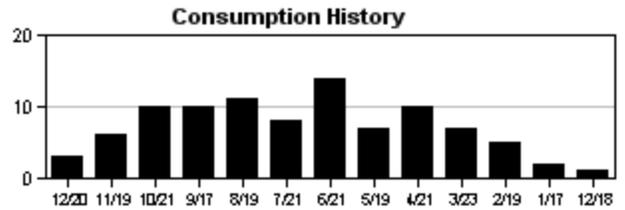
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	11/19/2025	7298	12/20/2025	7301	3 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$0.01
Water Base Charge	\$13.58
Total Service Address Charges	\$20.13



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	12/29/2025	01/20/2026

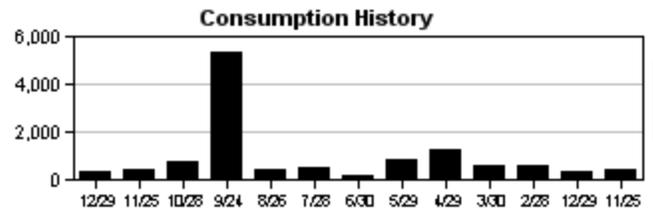
Service Address: 13851 BUTTRESS OAKS WAY

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	11/25/2025	26057	12/29/2025	26396	339 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$1.02
Water Base Charge	\$22.68
Water Usage Charge	\$0.38
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$2.40
Total Service Address Charges	\$87.90





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

Statement Date: December 19, 2025

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

Current Service Period: November 14, 2025 - December 15, 2025	
Previous Amount Due	\$118.03
Payment(s) Received Since Last Statement	-\$118.03
Current Month's Charges	\$138.44
Amount Due by January 09, 2026	\$138.44

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

Amount Due: \$138.44
Due Date: January 09, 2026
Account #: 221008846141

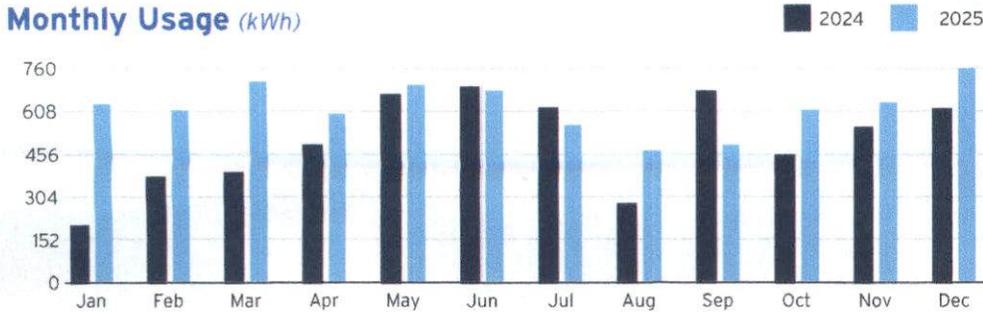
Your Energy Insight

- Your average daily kWh used was **20% higher** than the same period last year.
- Your average daily kWh used was **14.29% higher** than it was in your previous period.

Scan here to view your account online.

00006112-0013739-Page 1 of 4

Monthly Usage (kWh)



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

An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

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

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

Account #: 221008846141
Due Date: January 09, 2026



Amount Due: \$138.44
Payment Amount: \$ _____

608174740359

Your account will be drafted on January 09, 2026

00006112 FTECO112192523193710 00000 02 00000000 13041 002
SOUTH CREEK COMMUNITY DEVELOPMENT
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

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

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



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

Account #: 221008846141
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Service Period: Nov 14, 2025 - Dec 15, 2025

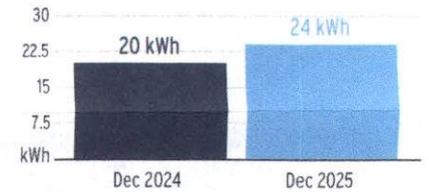
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	12/15/2025	20,651	19,893	758 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	758 kWh @ \$0.08641/kWh	\$65.50
Fuel Charge	758 kWh @ \$0.03391/kWh	\$25.70
Storm Protection Charge	758 kWh @ \$0.00577/kWh	\$4.37
Clean Energy Transition Mechanism	758 kWh @ \$0.00418/kWh	\$3.17
Storm Surcharge	758 kWh @ \$0.02121/kWh	\$16.08
Florida Gross Receipt Tax		\$3.46
Electric Service Cost		\$138.44

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 \$138.44

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

Ways To Pay Your Bill

- Bank Draft**
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- Mail A Check**
Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

00006112-0013739-Page 2 of 4



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

Statement Date: December 08, 2025

Amount Due: \$4,649.41
Due Date: December 29, 2025
Account #: 221008480321

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

Account Summary

Table with 2 columns: Description and Amount. Rows include Previous Amount Due (\$4,649.41), Payment(s) Received Since Last Statement (-\$4,649.41), Current Month's Charges (\$4,649.41), and Amount Due by December 29, 2025 (\$4,649.41).

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

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



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



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

Account #: 221008480321
Due Date: 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: \$4,649.41
Payment Amount: \$ _____

603236477110

Your account will be drafted on December 29, 2025

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

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

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



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

Account #: 221008480321
Statement Date: December 08, 2025
Charges Due: December 29, 2025

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

⚡ Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 32 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$754.93
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$754.93

Billing information continues on next page →

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

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

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 7-1-1

Power Outage:
 877-588-1010
Energy-Saving Programs:
 813-275-3909

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

Account #: 221008480321
Statement Date: December 08, 2025
Charges Due: December 29, 2025

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

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

Billing information continues on next page →



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

Account #: 221008480321
Statement Date: December 08, 2025
Charges Due: December 29, 2025

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

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

Billing information continues on next page →



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

Account #: 221008480321
Statement Date: December 08, 2025
Charges Due: December 29, 2025

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

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

Total Current Month's Charges \$4,649.41



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

Account #: 221008480321
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://www.tampaelectric.com/PayAssist) to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications).



SOUTH CREEK COMMUNITY DEVELOPMENT
 14009 KINWARD PL
 RIVERVIEW, FL 33578

Statement Date: January 08, 2026

Amount Due: \$20.98

Due Date: January 29, 2026

Account #: 211035337859

DO NOT PAY. Your account will be drafted on January 29, 2026

Account Summary

Current Service Period: December 03, 2025 - January 02, 2026	
Previous Amount Due	\$20.68
Payment(s) Received Since Last Statement	-\$20.68
Current Month's Charges	\$20.98
Amount Due by January 29, 2026	\$20.98

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

Scan here to view your account online.

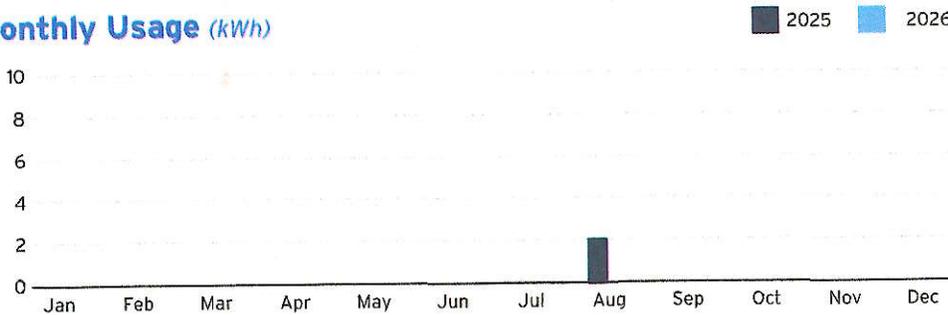
2025/2026
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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00003917-0008-407-Page 1 of 6

Monthly Usage (kWh)



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

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



Account #: 211035337859

Due Date: January 29, 2026

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: \$20.98

Payment Amount: \$ _____

621754957356

Your account will be drafted on January 29, 2026

00003917 FTECO101082623575010 00000 03 01000000 18517 003
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: January 08, 2026
 Charges Due: January 29, 2026

Meter Read

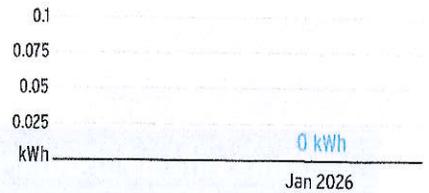
Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809754	01/02/2026	2	2		0 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Total Current Month's Charges \$20.98

00003917-0008407-Page 2 of 6

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Ways To Pay Your Bill

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

All Other Correspondences:
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 P.O. Box 111
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Residential Customer Care:
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 888-223-0800 (All Other Counties)

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

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

Statement Date: January 08, 2026

Amount Due: \$115.28

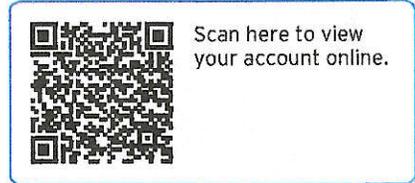
Due Date: January 29, 2026

Account #: 211024964853

Your Energy Insight

Your average daily kWh used was **32.14% lower** than the same period last year.

Your average daily kWh used was **13.64% lower** than it was in your previous period.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

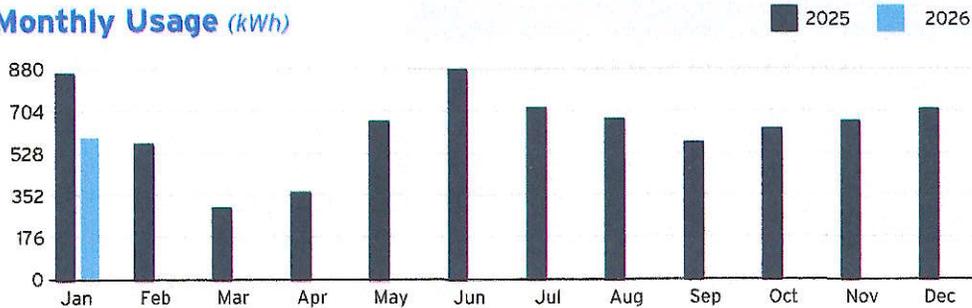
DO NOT PAY. Your account will be drafted on January 29, 2026

Account Summary

Current Service Period: December 03, 2025 - January 02, 2026	
Previous Amount Due	\$129.91
Payment(s) Received Since Last Statement	-\$129.91
Miscellaneous Credits	-\$1.96
Credit balance after payments and credits	-\$1.96
Current Month's Charges	\$117.24
Amount Due by January 29, 2026	\$115.28

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 #: 211024964853

Due Date: January 29, 2026

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: \$115.28

Payment Amount: \$ _____

624224093101

Your account will be drafted on January 29, 2026



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.

00003917-0008409-Page 5 of 6



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

Account #: 211024964853
 Statement Date: January 08, 2026
 Charges Due: January 29, 2026

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	01/02/2026	16,576	15,983	593 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	593 kWh @ \$0.09202/kWh	\$54.57
Fuel Charge	593 kWh @ \$0.03516/kWh	\$20.85
Storm Protection Charge	593 kWh @ \$0.00568/kWh	\$3.37
Clean Energy Transition Mechanism	593 kWh @ \$0.00418/kWh	\$2.48
Storm Surcharge	593 kWh @ \$0.02121/kWh	\$12.58
Florida Gross Receipt Tax		\$2.93
Electric Service Cost		\$117.24

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$117.24

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.96
Total Current Month's Credits	-\$1.96

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 P.O. Box 31318
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- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: January 08, 2026

Amount Due:	\$4,649.41
Due Date:	January 29, 2026
Account #:	221008480321

DO NOT PAY. Your account will be drafted on January 29, 2026

Account Summary

Previous Amount Due	\$4,649.41
Payment(s) Received Since Last Statement	-\$4,649.41
Current Month's Charges	\$4,649.41
Amount Due by January 29, 2026	\$4,649.41

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



Scan here to view your account online.



2025
2026
New Year, New Ways to Simplify

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Account #: 221008480321
Due Date: January 29, 2026

Amount Due:	\$4,649.41
Payment Amount:	\$ _____

694593060361

Your account will be drafted on January 29, 2026

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

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

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



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

Account #: 221008480321
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

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

Billing information continues on next page →

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
 866-832-6249

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

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010

Energy-Saving Programs:
 813-275-3909

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



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

Account #: 221008480321
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 31 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$444.08
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	Lighting Charges	\$444.08

Billing information continues on next page →



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

Account #: 221008480321
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 31 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$2042.75
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	Lighting Charges	\$2,042.75

Billing information continues on next page →



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

Account #: 221008480321
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 31 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$1407.65
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	Lighting Charges	\$1,407.65

Total Current Month's Charges \$4,649.41



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

Account #: 221008480321
Statement Date: January 08, 2026
Charges Due: January 29, 2026



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

Statement Date: January 08, 2026

Amount Due: \$361.48

Due Date: January 29, 2026

Account #: 211032690243

DO NOT PAY. Your account will be drafted on January 29, 2026

Your Energy Insight

- Your average daily kWh used was **10.77% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Account Summary

Current Service Period: December 04, 2025 - January 02, 2026	
Previous Amount Due	\$390.93
Payment(s) Received Since Last Statement	-\$390.93
Miscellaneous Credits	-\$9.24
Credit balance after payments and credits	-\$9.24
Current Month's Charges	\$370.72
Amount Due by January 29, 2026	
	\$361.48



Scan here to view your account online.

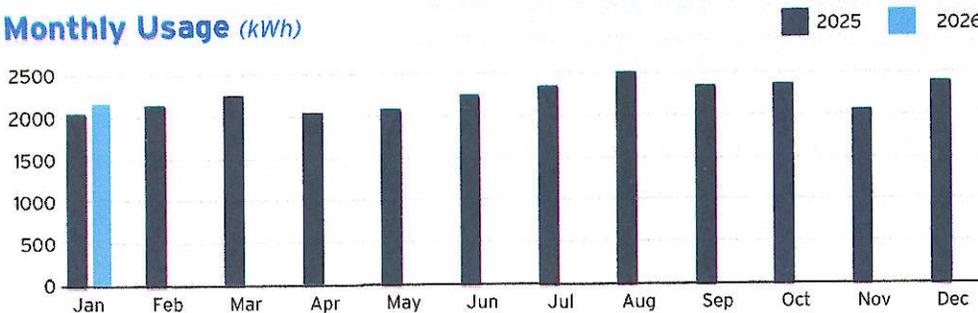


2026
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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: January 29, 2026

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: \$361.48

Payment Amount: \$ _____

653853571965

Your account will be drafted on January 29, 2026

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.

00003917-0008408-Page 3 of 6



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

Account #: 211032690243
 Statement Date: January 08, 2026
 Charges Due: January 29, 2026

Meter Read

Service Period: Dec 04, 2025 - Jan 02, 2026

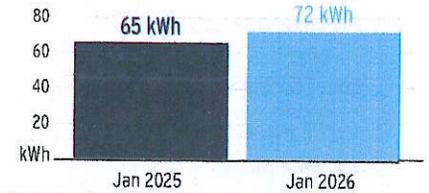
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000342031	01/02/2026	36,841		34,682		2,159 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	2,159 kWh @ \$0.09202/kWh	\$198.67
Fuel Charge	2,159 kWh @ \$0.03516/kWh	\$75.91
Storm Protection Charge	2,159 kWh @ \$0.00568/kWh	\$12.26
Clean Energy Transition Mechanism	2,159 kWh @ \$0.00418/kWh	\$9.02
Storm Surcharge	2,159 kWh @ \$0.02121/kWh	\$45.79
Florida Gross Receipt Tax		\$9.27
Electric Service Cost		\$370.72

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$370.72

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$9.24
Total Current Month's Credits	-\$9.24

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

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

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00003917-0008408-Page 4 of 6

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: January 08, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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



INVOICE

Customer	South Creek Community Development District
Acct #	1068
Date	11/14/2025
Customer Service	Christina Wood
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 1,361.99
Payment Amount	
Payment for:	Invoice#31031
	100125784

Thank You

Please detach and return with payment



Customer: South Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
31031	10/01/2025	Renew policy	Policy #100125784 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy PF - FC pays Company - Renew policy Due Date: 11/14/2025 Amount Paid:	15,239.00 -12,596.85 -\$1,280.16

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

Total
\$ 1,361.99

Thank You

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

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	accounting@egisadvisors.com	11/14/2025
Atlanta, GA 30374-8555		

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: January 08, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: January 08, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: January 08, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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



INVOICE

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

8554656697
www.nickknowscleaning.com

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

813.608-8242
jayna.cooper@inframark.com

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

813.608-8242

Invoice Number: SCCDD235
Invoice Date: January 12, 2026
Payment Due: January 27, 2026

Amount Due (USD): \$650.00

[Pay Securely Online](#)

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

Total:	\$650.00
Amount Due (USD):	\$650.00



INVOICE

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

8554656697
www.nickknowscleaning.com

Pay Securely Online

VISA



DISCOVER

Bank
Payment

AMERICAN
EXPRESS

link.waveapps.com/m8arc3-tpzttts

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

Powered by  wave

Page 2 of 2 for Invoice #SCCDD235

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: January 08, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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



Steadfast Alliance

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

Invoice

Date	Invoice #
1/1/2026	SA-19001

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

SOUTH CREEK CDD

DISTRICT CHECK REQUEST

Today's Date	<u>1/6/2026</u>
Check Amount	<u>\$787.47</u>
Payable To	<u>South Creek CDD</u>
Check Description	<u>Series 2021 Debt Service</u>
Check Amount	<u>\$193.86</u>
Payable To	South Creek CDD
Check Description	<u>Series 2024 Debt Service</u>

(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%	99%
DS 2024	80,179.56	10.548%	10.550%	
Net Total	760,115.27	100.000%	100.000%	

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	-
1/6/2026	1,837.79	856.46	787.47	193.86	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL	751,295.00	350,125.37	321,920.46	79,249.17	
Net Total on Roll	760,115.27				
Collection Surplus / (Deficit)	(8,820.27)				



Steadfast Alliance

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

Invoice

Date	Invoice #
1/22/2026	SA-19314

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
	Bulk Trash / Debris removal from the property. Per the request and approval of Paul Young.	350.00	1/22/2026	350.00

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	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

*South Creek
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024	SERIES 2025	SERIES 2021	SERIES 2024	SERIES 2025	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
		FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 339,152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339,152
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	-	37
Due From Other Funds	-	3,035	-	-	-	-	-	-	-	3,035
Investments:										
Acq. & Construction - Amenity	-	-	-	-	93	-	-	-	-	93
Acq. & Construction - Other	-	-	-	-	-	3,260	-	-	-	3,260
Acq. & Construction Account (Phase 1)	-	-	-	-	13	-	-	-	-	13
Acq. & Construction Account (Phase 2)	-	-	-	-	-	10,491	-	-	-	10,491
Acquisition & Construction Account	-	-	-	-	-	-	452,309	-	-	452,309
Construction Fund	-	-	-	-	-	-	1,104,474	-	-	1,104,474
Reserve Fund	-	162,850	-	59,500	-	-	-	-	-	222,350
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	-	-	39,928
Revenue Fund	-	382,456	145,150	103	-	-	-	-	-	527,709
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	5,635,587	-	5,635,587
Amount To Be Provided	-	-	-	-	-	-	-	-	8,270,000	8,270,000
TOTAL ASSETS	\$ 339,189	\$ 548,341	\$ 185,078	\$ 59,603	\$ 106	\$ 13,751	\$ 1,556,783	\$ 5,635,587	\$ 8,270,000	\$ 16,608,438
LIABILITIES										
Accounts Payable	\$ 2,746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,746
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	3,035	-	-	-	-	-	-	-	-	3,035
TOTAL LIABILITIES	5,781	-	-	-	-	-	-	-	8,270,000	8,275,781

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024	SERIES 2025	SERIES 2021	SERIES 2024	SERIES 2025	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	548,341	185,078	59,603	-	-	-	-	-	793,022
Capital Projects	-	-	-	-	106	13,751	1,556,783	-	-	1,570,640
Unassigned:	333,408	-	-	-	-	-	-	5,635,587	-	5,968,995
TOTAL FUND BALANCES	333,408	548,341	185,078	59,603	106	13,751	1,556,783	5,635,587	-	8,332,657
TOTAL LIABILITIES & FUND BALANCES	\$ 339,189	\$ 548,341	\$ 185,078	\$ 59,603	\$ 106	\$ 13,751	\$ 1,556,783	\$ 5,635,587	\$ 8,270,000	\$ 16,608,438

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 1,990	\$ 1,990	0.00%
Rental Income	-	150	150	0.00%
Special Assmnts- Tax Collector	501,719	416,161	(85,558)	82.95%
Special Assmnts- CDD Collected	-	58,553	58,553	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	501,719	476,879	(24,840)	95.05%

EXPENDITURES

Administration

Supervisor Fees	12,000	3,800	8,200	31.67%
Dissemination Agent/Reporting	10,200	5,000	5,200	49.02%
Trustees Fees	8,300	-	8,300	0.00%
Field Management	12,000	5,000	7,000	41.67%
District Counsel	15,000	9,625	5,375	64.17%
District Engineer	9,500	275	9,225	2.89%
District Management	16,995	7,896	9,099	46.46%
Auditing Services	5,200	-	5,200	0.00%
Website ADA Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	500	19	481	3.80%
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	10,869	(822)	108.18%
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	905	(805)	905.00%
Website Admin Services	1,800	750	1,050	41.67%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	121,050	50,289	70,761	41.54%

Electric Utility Services

Amenity Internet	900	400	500	44.44%
Water/Waste	7,889	431	7,458	5.46%
Electric Utility Services	33,000	20,874	12,126	63.25%
Street Lights	60,000	-	60,000	0.00%
Total Electric Utility Services	101,789	21,705	80,084	21.32%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	5,600	2,400	70.00%
Landscape Maintenance - Contract	100,000	30,839	69,161	30.84%
Landscaping - R&M	20,000	-	20,000	0.00%
Landscaping - Mulch	10,000	4,485	5,515	44.85%
Aquatics - Contract	7,140	2,380	4,760	33.33%
Landscaping - Plant Replacement Program	15,000	-	15,000	0.00%
Storm Clean Up Contingency	10,000	-	10,000	0.00%
Irrigation Maintenance	15,000	1,375	13,625	9.17%
Mitigation Maintenance	2,400	3,200	(800)	133.33%
Total Landscape Services	187,540	47,879	139,661	25.53%
<u>Amenities</u>				
Pool Monitor	18,000	-	18,000	0.00%
Janitorial - Contract	7,680	1,135	6,545	14.78%
Pool Maintenance - Contract	14,560	4,860	9,700	33.38%
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	1,970	8,030	19.70%
Entrance Monuments, Fence, Walls R&M	10,000	1,005	8,995	10.05%
Amenity Camera R&M	1,000	-	1,000	0.00%
MISC	10,000	350	9,650	3.50%
Access Control R&M	1,500	-	1,500	0.00%
Dog Waste Station Service and Supplies	2,400	400	2,000	16.67%
Amenity Furniture R&M	10,000	-	10,000	0.00%
Total Amenities	91,340	9,720	81,620	10.64%
TOTAL EXPENDITURES	501,719	129,593	372,126	25.83%
Excess (deficiency) of revenues Over (under) expenditures	-	347,286	347,286	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(14,028)		
FUND BALANCE, ENDING		\$ 333,258		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 4,403	\$ 4,403	0.00%
Special Assmnts- Tax Collector	325,700	321,920	(3,780)	98.84%
TOTAL REVENUES	325,700	326,323	623	100.19%
EXPENDITURES				
Debt Service				
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)	230,864	231,083	-105417.35%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(219)	-	219	0.00%
TOTAL FINANCING SOURCES (USES)	(219)	-	219	0.00%
Net change in fund balance	<u>\$ (219)</u>	<u>\$ 230,864</u>	<u>\$ 231,521</u>	<u>-105417.35%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		317,627		
FUND BALANCE, ENDING		<u>\$ 548,491</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 1,238	\$ 1,238	0.00%
Special Assmnts- Tax Collector	-	79,249	79,249	0.00%
Special Assmnts- CDD Collected	79,855	72,554	(7,301)	90.86%
TOTAL REVENUES	79,855	153,041	73,186	191.65%
EXPENDITURES				
Debt Service				
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	104,482	103,340	9149.04%
OTHER FINANCING SOURCES (USES)				
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	\$ 104,482	\$ 101,056	9149.04%
FUND BALANCE, BEGINNING (OCT 1, 2025)		80,596		
FUND BALANCE, ENDING		\$ 185,078		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 242	\$ 242	0.00%
TOTAL REVENUES	-	242	242	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	242	242	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	103	103	0.00%
Bond Proceeds	-	59,500	59,500	0.00%
Operating Transfers-Out	-	(242)	(242)	0.00%
TOTAL FINANCING SOURCES (USES)	-	59,361	59,361	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 59,603</u>	<u>\$ 59,603</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u>\$ 59,603</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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 January 31, 2026
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	\$ -	\$ 176	\$ 176	0.00%
TOTAL REVENUES	-	176	176	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	176	176	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		13,575		
FUND BALANCE, ENDING		<u>\$ 13,751</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 6,408	\$ 6,408	0.00%
TOTAL REVENUES	-	6,408	6,408	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%
District Management	-	17,500	(17,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Underwriting Counsel	-	3,500	(3,500)	0.00%
Total Administration	-	117,025	(117,025)	0.00%
TOTAL EXPENDITURES	-	117,025	(117,025)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(110,617)	(110,617)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	242	242	0.00%
Bond Proceeds	-	1,667,261	1,667,261	0.00%
Operating Transfers-Out	-	(103)	(103)	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,667,400	1,667,400	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,556,783</u>	<u>\$ 1,556,783</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u>\$ 1,556,783</u>		

Bank Account Statement

Friday, February 20, 2026

South Creek CDD

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Bank Account No. 5561

Statement No. 01_26

Statement Date

01/31/2026

G/L Account No. 101001 Balance	339,151.58	Statement Balance	342,962.08
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	342,962.08
Subtotal	339,151.58	Outstanding Checks	-3,810.50
Negative Adjustments	0.00	Ending Balance	339,151.58
Ending G/L Balance	339,151.58		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/13/2026		JE000840	Special Assmnts- Tax Collector	Truist Bank	13.80	13.80	0.00
01/16/2026		JE000884	Interest - Investments	Truist Bank	687.48	687.48	0.00
01/26/2026		JE000885	Property & Casualty Insurance	IPFS ins refund ck 83- 189715	492.90	492.90	0.00
01/06/2026		JE000887	Special Assmnts- Tax Collector	FY2026 Tax Roll Assessments Revenue	1,837.79	1,837.79	0.00
01/30/2026		JE000914	Interest - Investments	Interest Earned	526.62	526.62	0.00
01/31/2026		JE000915	Electric Utility Services	ADJE Teco Invoice	4.03	4.03	0.00
01/31/2026		JE000916	Electric Utility Services	ADJE Teco Invoice	1.96	1.96	0.00
01/31/2026		JE000917	Electric Utility Services	ADJE Teco Invoice	9.24	9.24	0.00
Total Deposits					3,573.82	3,573.82	0.00
Checks							
							0.00
12/08/2025	Payment	1453	RYAN MOTKO	Inv: RM-110625	-200.00	-200.00	0.00
12/09/2025	Payment	1461	RYAN MOTKO	Payment of Invoice 001108	-200.00	-200.00	0.00
12/30/2025	Payment	1464	SOUTH CREEK CDD	Check for Vendor V00017	-20,062.04	-20,062.04	0.00
12/31/2025	Payment	1465	IPFS CORPORATION	Check for Vendor V00069	-12,257.91	-12,257.91	0.00
01/09/2026	Payment	300082	TECO ACH	Inv: 121925-6141-ACH	-138.44	-138.44	0.00
01/12/2026	Payment	1466	SOUTH CREEK CDD	Check for Vendor V00017	-981.33	-981.33	0.00
01/14/2026	Payment	100100	STANTEC CONSULTING SERVICES	Inv: 2488718	-274.50	-274.50	0.00
01/14/2026	Payment	100101	PASCON GEOENVIRONMEN TAL, INC.	Inv: 2501	-3,200.00	-3,200.00	0.00
01/14/2026	Payment	100102	BLUE LIFE POOL SERVICE LLC	Inv: 20802, Inv: 21137, Inv: 21564, Inv: 21956	-4,860.00	-4,860.00	0.00

Bank Account Statement

Friday, February 20, 2026

South Creek CDD

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Bank Account No. 5561
Statement No. 01_26

Statement Date 01/31/2026

Date	Type	Account No.	Description	Inv:	Debit	Credit	Balance
01/14/2026	Payment	100103	STRALEY ROBIN VERICKER	Inv: 27126, Inv: 27268, Inv: 27444, Inv: 27618	-8,900.25	-8,900.25	0.00
01/14/2026	Payment	100104	INFRAMARK LLC	Inv: 167800	-3,416.25	-3,416.25	0.00
01/14/2026	Payment	100105	SWINE SOLUTIONS LLC	Inv: 655, Inv: 662, Inv: 672, Inv: 684	-5,600.00	-5,600.00	0.00
01/14/2026	Payment	100106	CITY-WIDE CLEANING LLC	Inv: 19697, Inv: 19786, Inv: 19834	-600.00	-600.00	0.00
01/14/2026	Payment	100107	EGIS INSURANCE	Inv: 31031 A	-1,361.99	-1,361.99	0.00
01/14/2026	Payment	100108	STEADFAST CONTRACTORS ALLIANCE DISCLOSURE	Inv: SA-15651, Inv: SA-15725, Inv: SA-15750, Inv: SA-15979, Inv: SA-16713, In	-39,727.07	-39,727.07	0.00
01/14/2026	Payment	100109	TECHNOLOGIES SERVICES, LLC	Inv: 1619	-750.00	-750.00	0.00
01/15/2026	Payment	1467	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
01/15/2026	Payment	1468	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
01/15/2026	Payment	1469	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
01/15/2026	Payment	1470	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
01/20/2026	Payment	300083	BOCC - HILLSBOROUGH COUNTY ACH CHARTER	Inv: 122925-5140-ACH	-108.03	-108.03	0.00
01/23/2026	Payment	300085	COMMUNICATION ACH	Inv: 2972133010626- ACH	-99.99	-99.99	0.00
01/29/2026	Payment	300086	TECO ACH	Inv: 010826-0321- ACH	-4,649.41	-4,649.41	0.00
01/29/2026	Payment	300087	TECO ACH	Inv: 010826-7859-ACH	-20.98	-20.98	0.00
01/29/2026	Payment	300088	TECO ACH	Inv: 010826-0243-ACH	-370.72	-370.72	0.00
01/29/2026	Payment	300089	TECO ACH	Inv: 010826-4853-ACH	-117.24	-117.24	0.00
01/29/2026	Payment	100113	INFRAMARK LLC	Inv: 169062	-7.49	-7.49	0.00
01/21/2026		JE000913	Bank Fees	Bank Fees	-305.15	-305.15	0.00
Total Checks					-109,008.79	-109,008.79	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/14/2026	Payment	100099	ITZ ELECTRIC CORP	Inv: F2096			-225.00
01/15/2026	Payment	1471	RYAN MOTKO	Check for Vendor V00021			-200.00
01/29/2026	Payment	100110	STRALEY ROBIN VERICKER	Inv: 27809			-1,810.50
01/29/2026	Payment	100111	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-19314			-350.00
01/29/2026	Payment	100112	NICK KNOWS LLC	Inv: SCCDD235, Inv:			-1,225.00
Total Outstanding Checks							-3,810.50

Outstanding Deposits

Total Outstanding Deposits

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(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	100099	01/14/26	ITZ ELECTRIC CORP	F2096	EMERGENCY REPAIR	Entrance Monuments, Fence, Walls R&M	546227-57217	\$225.00
001	100100	01/14/26	STANTEC CONSULTING SERVICES	2488718	DISTRICT ENGG SVCS	District Engineer	531147-51301	\$274.50
001	100101	01/14/26	PASCON GEOENVIRONMENTAL, INC.	2501	MITIGATION MAINT	Mitigation Maintenance	546989-53902	\$3,200.00
001	100102	01/14/26	BLUE LIFE POOL SERVICE LLC	20802	POOL SVC OCT 2025	Pool Maintenance - Contract	534078-53908	\$1,200.00
001	100102	01/14/26	BLUE LIFE POOL SERVICE LLC	21137	POOL MAINT	Pool Maintenance - Contract	534078-57217	\$1,260.00
001	100102	01/14/26	BLUE LIFE POOL SERVICE LLC	21564	POOL SVC	Pool Maintenance - Contract	534078-57217	\$1,200.00
001	100102	01/14/26	BLUE LIFE POOL SERVICE LLC	21956	POOL SVC	Pool Maintenance - Contract	534078-57217	\$1,200.00
001	100103	01/14/26	STRALEY ROBIN VERICKER	27126	PROF SVCS AUG 2025	District Counsel	531146-51401	\$1,086.00
001	100103	01/14/26	STRALEY ROBIN VERICKER	27268	PROF SVCS	District Counsel	531146-51301	\$2,146.50
001	100103	01/14/26	STRALEY ROBIN VERICKER	27444	PROF SVCS THRU OCT 2025	District Counsel	531146-51301	\$3,130.50
001	100103	01/14/26	STRALEY ROBIN VERICKER	27618	PROF SVCS THRU NOV 2025	District Counsel	531146-51301	\$2,537.25
001	100104	01/14/26	INFRAMARK LLC	167800	JAN 2026 MGMNT FEES	Disclosure Report	531142-51301	\$850.00
001	100104	01/14/26	INFRAMARK LLC	167800	JAN 2026 MGMNT FEES	District Management	531150-51301	\$1,416.25
001	100104	01/14/26	INFRAMARK LLC	167800	JAN 2026 MGMNT FEES	Field Management	531106-51301	\$1,000.00
001	100105	01/14/26	SWINE SOLUTIONS LLC	655	TRAPPING SVC	MISC	546922-53908	\$1,350.00
001	100105	01/14/26	SWINE SOLUTIONS LLC	662	TRAPPING SVC	Wildlife Control	531074-53908	\$1,350.00
001	100105	01/14/26	SWINE SOLUTIONS LLC	672	TRAPPING SVCS	Wildlife Control	531074-53902	\$1,550.00
001	100105	01/14/26	SWINE SOLUTIONS LLC	684	DEC TRAPPING SVCS	Wildlife Control	531074-53902	\$1,350.00
001	100106	01/14/26	CITY-WIDE CLEANING LLC	19697	OCT 25 SVCS	Amenity Center Cleaning & Supplies	531165-53908	\$200.00
001	100106	01/14/26	CITY-WIDE CLEANING LLC	19786	MONTHLY SERV	Janitorial - Contract	534026-57217	\$200.00
001	100106	01/14/26	CITY-WIDE CLEANING LLC	19834	MONTH SERV	Dog Waste Station Service and Supplies	552160-57217	\$200.00
001	100107	01/14/26	EGIS INSURANCE	31031 A	FIRST MONTHLY PAYMENT	Property & Casualty Insurance	545009-51325	\$1,361.99
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-15979	SVC OCT 2025	Waterway Management	531085-53908	\$595.00
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-15725	SEPT 2025 SVCS	Landscape Maintenance - Contract	534171-53908	\$1,000.00
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-15651	SERVICE OCT 25	Irrigation Maintenance	546930-53908	\$98.88
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-15750	SERVICE OCT 25	Waterway Management	531085-53908	\$7,709.67
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-16894	SERVICE NOV 25	Aquatics - Contract	546255-53902	\$595.00
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-17155	SVC OCT 25	Aquatics - Contract	546255-53908	\$7,709.67
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-16713	SVC OCT 25	Waterway Management	531085-57217	\$51.68
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-17324	October 2025 - Mulch	Landscaping - Mulch	546246-53902	\$4,485.00
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-18006	LANDSCAPE MAINT	Landscape Maintenance - Contract	534171-53902	\$7,709.67
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-17778	AQUATICS MAINT	Aquatics - Contract	546255-53902	\$595.00
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-18081	SVC NOV 2025	Irrigation Maintenance	546930-53902	\$380.62
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-18801	SERVICE JAN 26	Landscape Maintenance - Contract	534171-53902	\$7,709.67
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-18857	SERVICE 2026	Irrigation Maintenance	546930-53902	\$120.00
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-18663	SERVICE DEC 25	Irrigation Maintenance	546930-53902	\$372.21
001	100108	01/14/26	STEADFAST CONTRACTORS ALLIANCE	SA-19001	POND SPRAYING	Aquatics - Contract	546255-53902	\$595.00
001	100109	01/14/26	DISCLOSURE TECHNOLOGIES SERVICES, LLC	1619	DUES	Dues, Licenses & Fees	554020-51301	\$750.00
001	100110	01/29/26	STRALEY ROBIN VERICKER	27809	PROF SVCS THRU DEC 25	District Counsel	531146-51301	\$1,810.50
001	100111	01/29/26	STEADFAST CONTRACTORS ALLIANCE	SA-19314	SERVICE JAN 26	MISC	546922-57217	\$350.00
001	100112	01/29/26	NICK KNOWS LLC	SCCDD235	PRESSURE WASHING	Amenity R&M	546176-57217	\$650.00
001	100112	01/29/26	NICK KNOWS LLC	SCCDD236	JANITORIAL SVCS	Janitorial - Contract	534026-57217	\$575.00
001	100113	01/29/26	INFRAMARK LLC	169062	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$7.49
001	1467	01/15/26	CARLOS DE LA OSSA	CO-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1468	01/15/26	KELLY ANN EVANS	KE-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1469	01/15/26	LORI A. CAMPAGNA	LC-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1470	01/15/26	NICHOLAS J. DISTER	ND-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1471	01/15/26	RYAN MOTKO	RM-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	300082	01/09/26	TECO ACH	121925-6141-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$138.44
001	300083	01/20/26	BOCC - HILLSBOROUGH COUNTY ACH	122925-5140-ACH	WATER	Water/Waste	543018-53100	\$108.03
001	300085	01/23/26	CHARTER COMMUNICATION ACH	2972133010626-ACH	INTERNET	MISC	546922-57217	\$99.99
001	300086	01/29/26	TECO ACH	010826-0321-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$4,649.41
001	300087	01/29/26	TECO ACH	010826-7859-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$20.98
001	300088	01/29/26	TECO ACH	010826-0243-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$370.72
001	300089	01/29/26	TECO ACH	010826-4853-ACH	ELECTRIC	Electric Utility Services	543041-53100	\$117.24
Fund Total								\$78,662.86

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SERIES 2021 DEBT SERVICE FUND - 200								
200	100104	01/14/26	INFRAMARK LLC	167800	JAN 2026 MGMNT FEES	Website Admin Services	549936-51301	\$150.00
200	1466	01/12/26	SOUTH CREEK CDD	01062026-0106	SERIES 2021 AND SERIES 2024 FY26 DS	Cash in Transit	103200	\$787.47
							Fund Total	\$937.47
SERIES 2024 DEBT SERVICE FUND - 201								
201	1466	01/12/26	SOUTH CREEK CDD	01062026-0106	SERIES 2021 AND SERIES 2024 FY26 DS	Cash in Transit	103200	\$193.86
							Fund Total	\$193.86
							Total Checks Paid	\$79,794.19



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 1/21/2026 1/21/2026 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			
<p>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.</p> <p>This will enhance the overall aesthetics of the pond, reduce tripping hazards caused by uneven ground and minimize the risk of soil erosion.</p> <p>Note: A proposal will be created at the beginning of Spring to reseed the areas that will be leveled.</p>			
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 12 day of February, 2026.

Signature: Jayna Cooper

Printed Name and Title: Jayna Cooper, District Manager

Representing (Name of Firm): South Creek CDD



South Creek CDD

Field Inspection Report - February - Steadfast

Monday, February 16, 2026

Prepared For Board of Supervisors

13 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

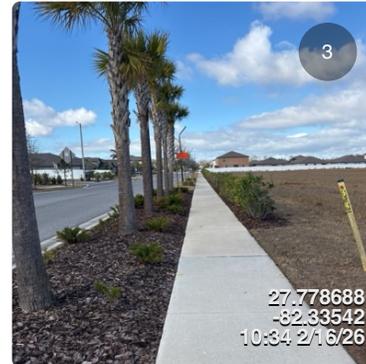
Orange - Monitoring / In progress

Item 1 - Alder Green Entrance

Assigned To: Steadfast

Alder Green Entrance:

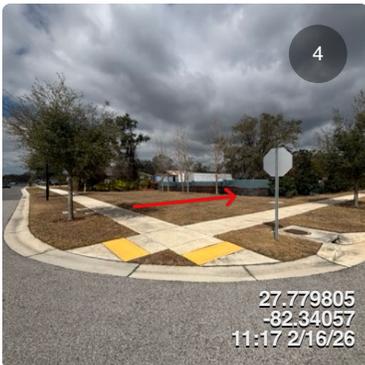
- The Alder Green entrance is well maintained.
- The entrance sidewalks are edged.
- Both landscaping beds are maintained well.



Item 2 - Buttress Oaks Way Entrance

Assigned To: Steadfast

- Community Signage: Visible from Simon Road, entering community. [Scheduled-02/26/2026](#)
- Sidewalks: Encroaching plant material, cut back for clear pathways. [Scheduled-02/26/2026](#)
- Pocket Parks: Maintained in good condition.
- Plant Assessment: Some plants struggling due to cold weather, reports will be submitted by Steadfast. [Scheduled-03/05/2026](#)



Item 3 - Playground Equipment

Assigned To: District Manager

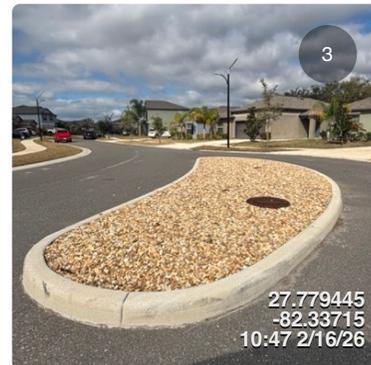
- **Playground Equipment:** Rules visible upon entry, swings operational, no issues with slide structure.



Item 4 - Mailbox Kiosk

Assigned To: District Manager / Steadfast

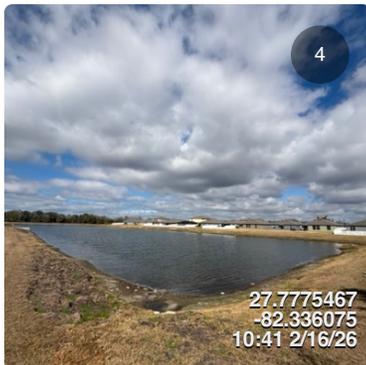
- **Mailbox Kiosk:** Clean and organized.
- **Washout Area:** Steadfast has supported the washout with rocks along the curbing and corner slab.
- **Weed Control:** Well-maintained in the rock median on Scarlet Skimmer Drive.



Item 5 - Ponds C & D

Assigned To: Steadfast

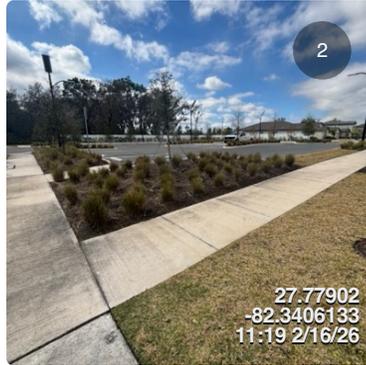
- Ponds C and D: Aquatics maintenance is maintained per scope. All banks are mowed and maintained during scheduled visits.
- Disturbed Areas: Steadfast has been approved to recondition the disturbed areas along all pond banks. (Scheduled for 2/19/26)
- Monitoring: Areas will be monitored for natural regrowth, and forecasted rain is consistent.
- Seeding Proposals: Seeding proposals will be submitted in March. Scheduled-March



Item 6 - Amenity Parking Lot Landscape

Assigned To: Steadfast

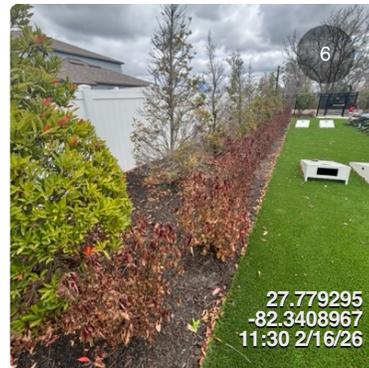
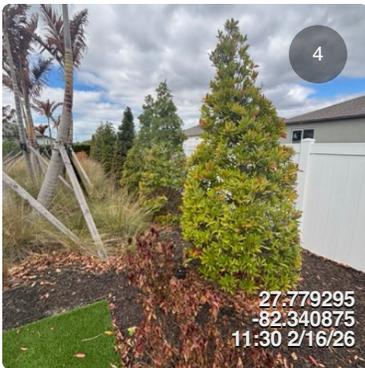
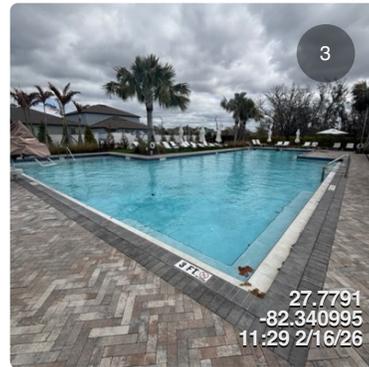
- Amenity sidewalk edging and weed control is maintained.
- Landscape is well-maintained.
- Steadfast has begun pruning fountain grasses.
- The area has suffered some frost; the palms will be evaluated.



Item 7 - Amenity Pool

Assigned To: Steadfast / District Manager

- Amenity Pool:
- Bathrooms are functioning, water fountains and showers are operational.
- Clubhouse is clean and orderly.
- Pool is clear and blue.
- Landscaping inside the pool area has suffered some frost damage; those plants will be **evaluated**. The majority of the plants fared well.
- Palms will be monitored closely.



Item 8 - Amenity Pond

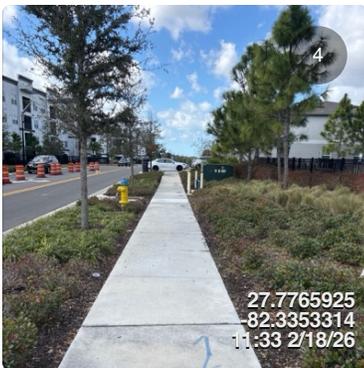
- Amenity Pond:
- Access to the pond has been maintained, all access points are clear and visible.
- The pond is maintained and dry.
- There are some damages by hogs, which will be addressed.



Item 9 - Shady Preserve Entrance

Assigned To: Steadfast

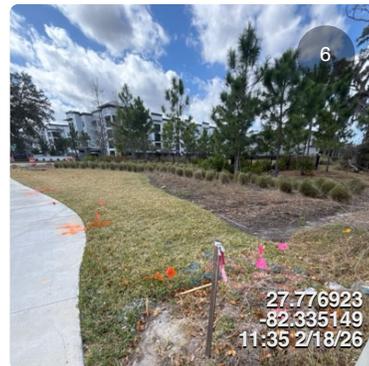
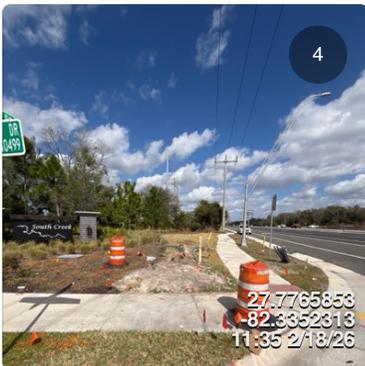
- Shady Preserve Entrance for South Creek Community:
- Signage is well-maintained and visible from both the north and south entries.
- Sidewalks are maintained per scope, and edging is completed.



Item 10 - Construction 301 / Shady Preserve

Assigned To: Board Documentation

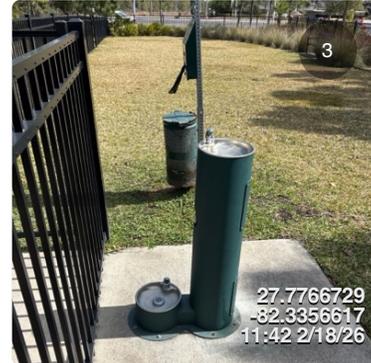
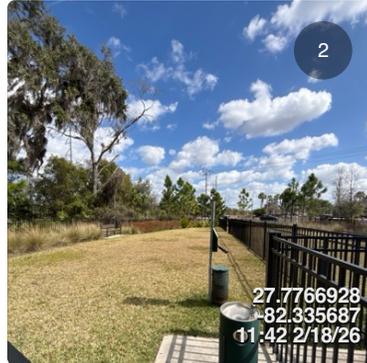
- Construction Along 301:
- Part of the sod and some plants have been marked for construction work.
- Photos or documentation attached.



Item 11 - Dog Park

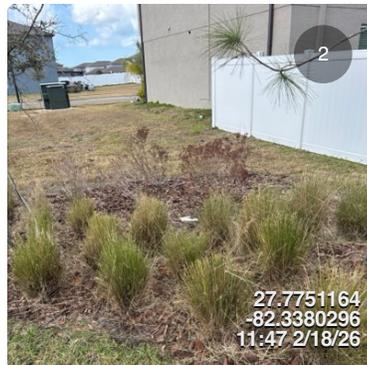
Assigned To: Steadfast

- Dog Parks:
- Both dog parks are well-maintained.
- Sod has been cut per scope.
- Both water fountains have been checked and are operational.



Item 12 - Lift Station Pocket Park

- Lift Station Pocket Park:
- Well-maintained.
- Steadfast has begun trimming all the fountain grasses.
- Some plants have suffered from cold weather and will be monitored closely.



Item 13 - Ponds A / B

Assigned To: Steadfast

- Ponds A and B:
- Both ponds appear clear with some algae forming along the edges.
- The ponds and banks are well-maintained.





Daily Logs List

Feb 13, 2026

Job: SM1054 South Creek CDD Maintenance
Title: South Creek Maintenance Report
Added By: Victor Figueroa Bueso

Log Notes:

Regular maintenance services were performed at the property as needed to maintain a clean, healthy, and well-presented landscape. Turf areas were mowed at the proper, as needed. All hard surfaces, including sidewalks, curbs, drive lanes, and pool deck areas, were thoroughly blown off to remove grass clippings, leaves, and debris, leaving the property neat and orderly.

The maintenance crew focused on detailed trimming of ornamental grasses at key locations, including the Alder Green and Shady Preserve entrances, as well as the pool area and parking lot. Additionally, the remaining plant material around the pool area was carefully pruned. These efforts help maintain a polished appearance throughout high traffic areas of the property.

The St. Augustine turf areas are currently showing signs of seasonal dormancy, which is typical during cooler months. These areas will be monitored closely to ensure they return to active growth as warmer temperatures arrive, supporting a healthy, green lawn.

Some plant material throughout the property is exhibiting severe freeze damage, as previously documented in the freeze damage report. These affected areas will continue to be monitored to assess recovery, and corrective actions.

Upon completion of the service, the property presented a clean, orderly, and well-maintained appearance.

Weather Conditions:

Partly cloudy with mist and fog

Fri, Feb 13, 2026, 9:56 AM



78°F
56°F

Wind: 6 mph
Humidity: 100%
Total Precip: 0"

Attachments: 18





Daily Logs List

Feb 10, 2026

Job: SM1054 South Creek CDD Maintenance

Title: Wet check

Added By: Brian Moore

Log Notes:

Wet check complete. During my inspection I found and fixed the following issues.

Pool clock

No issues

Clock #2

1-drip break

1-tree bubbler break

Clock #3

Clock was in the off position

I added time to zone 6 as instructed and found no other issues

Parts used:

2-drip couplings

1-1/2" slip end cap

Repair time-30 minutes

Weather Conditions:

Sunny

Tue, Feb 10, 2026, 3:46 PM



80°F

42°F

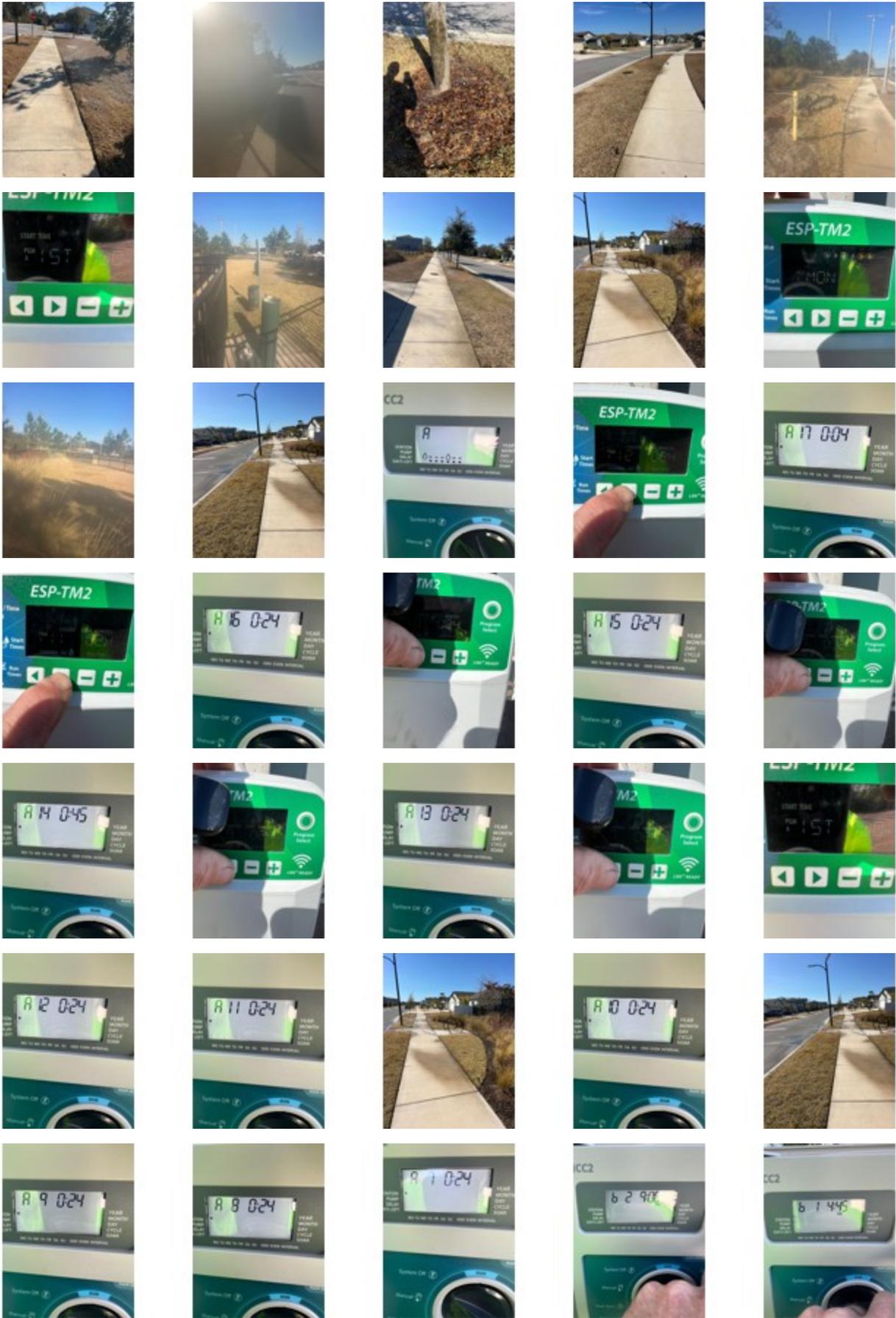
Wind: 8 mph

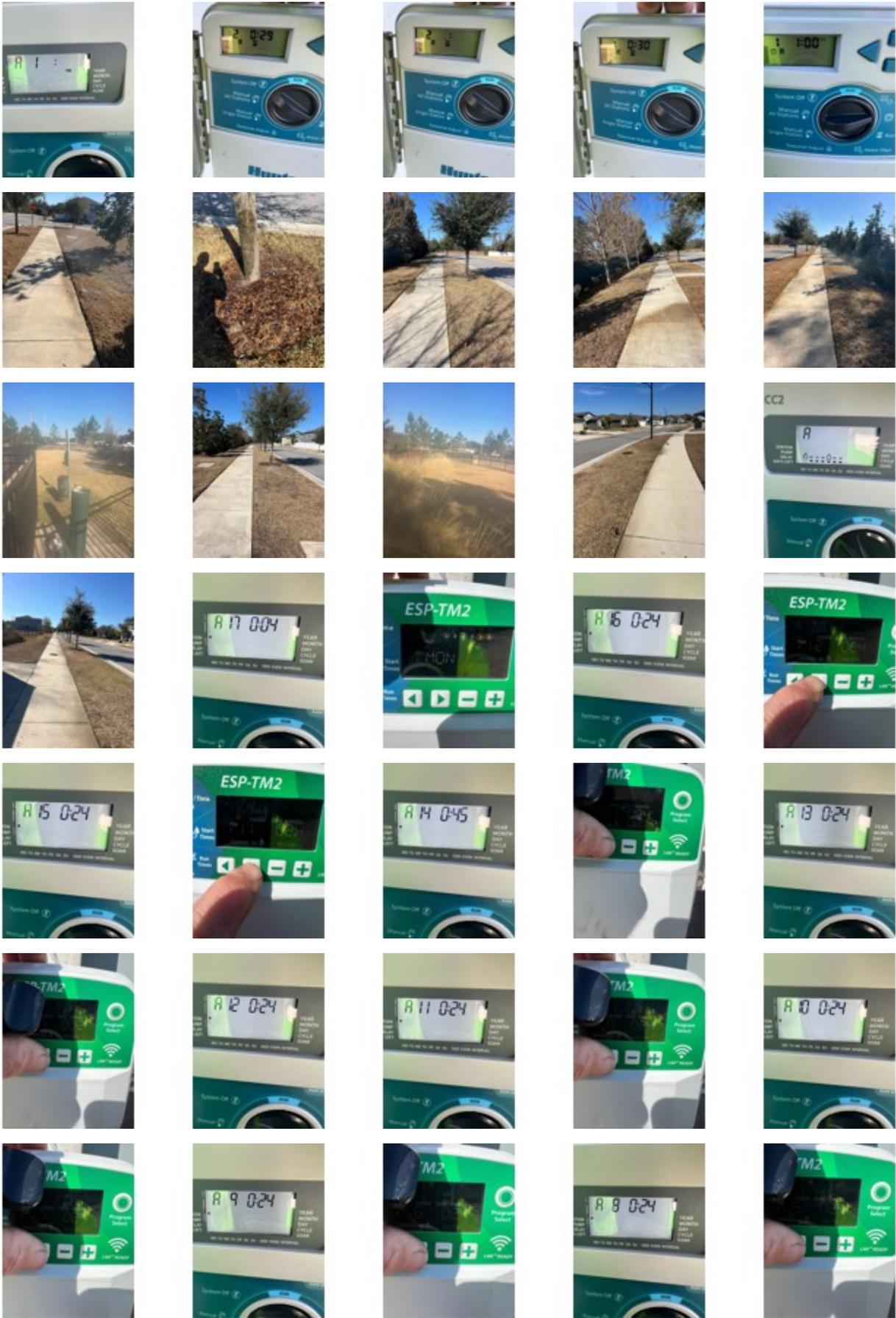
Humidity: 96%

Total Precip: 0"

Attachments: 384

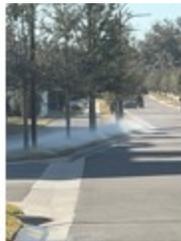
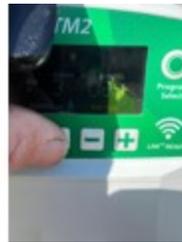






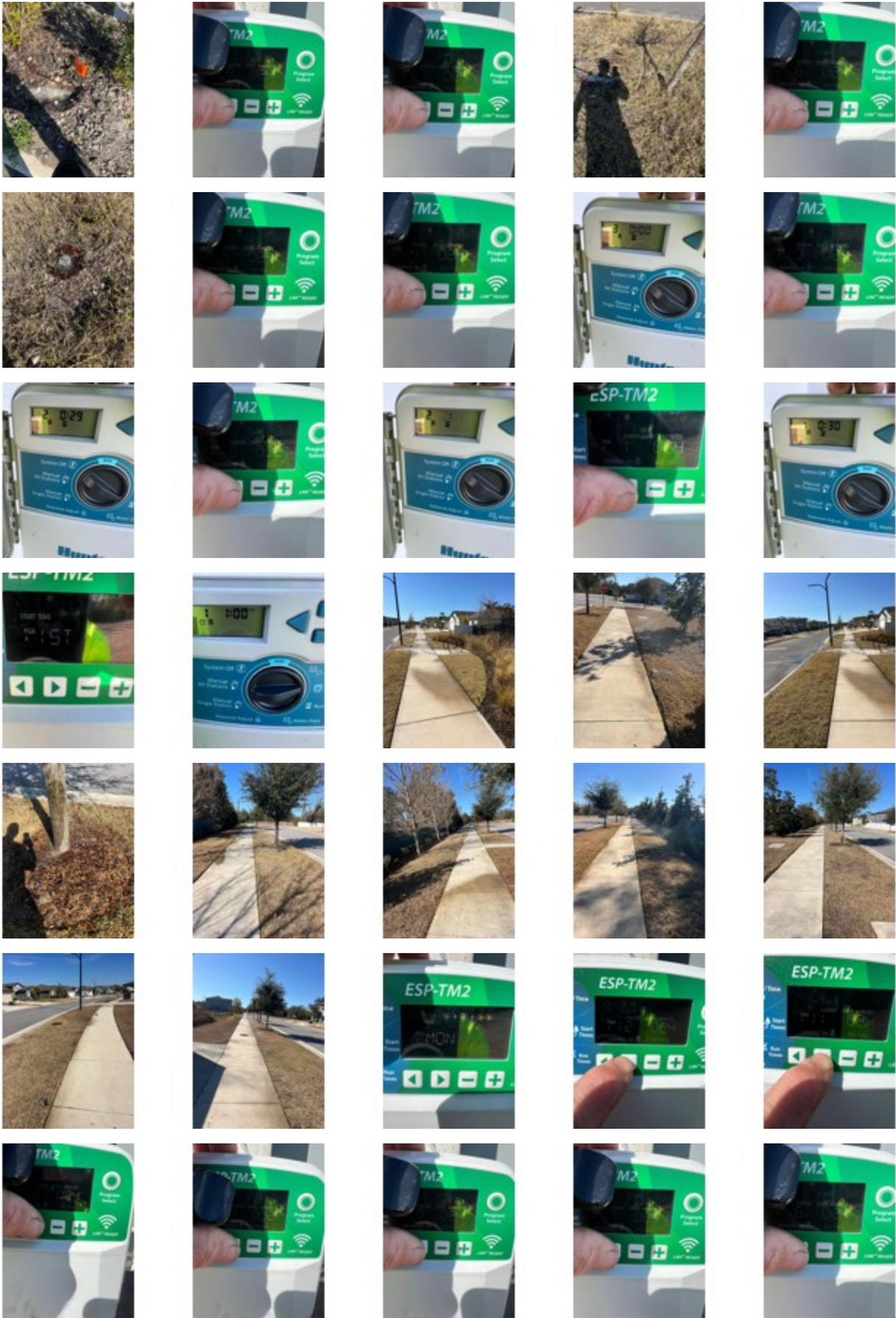


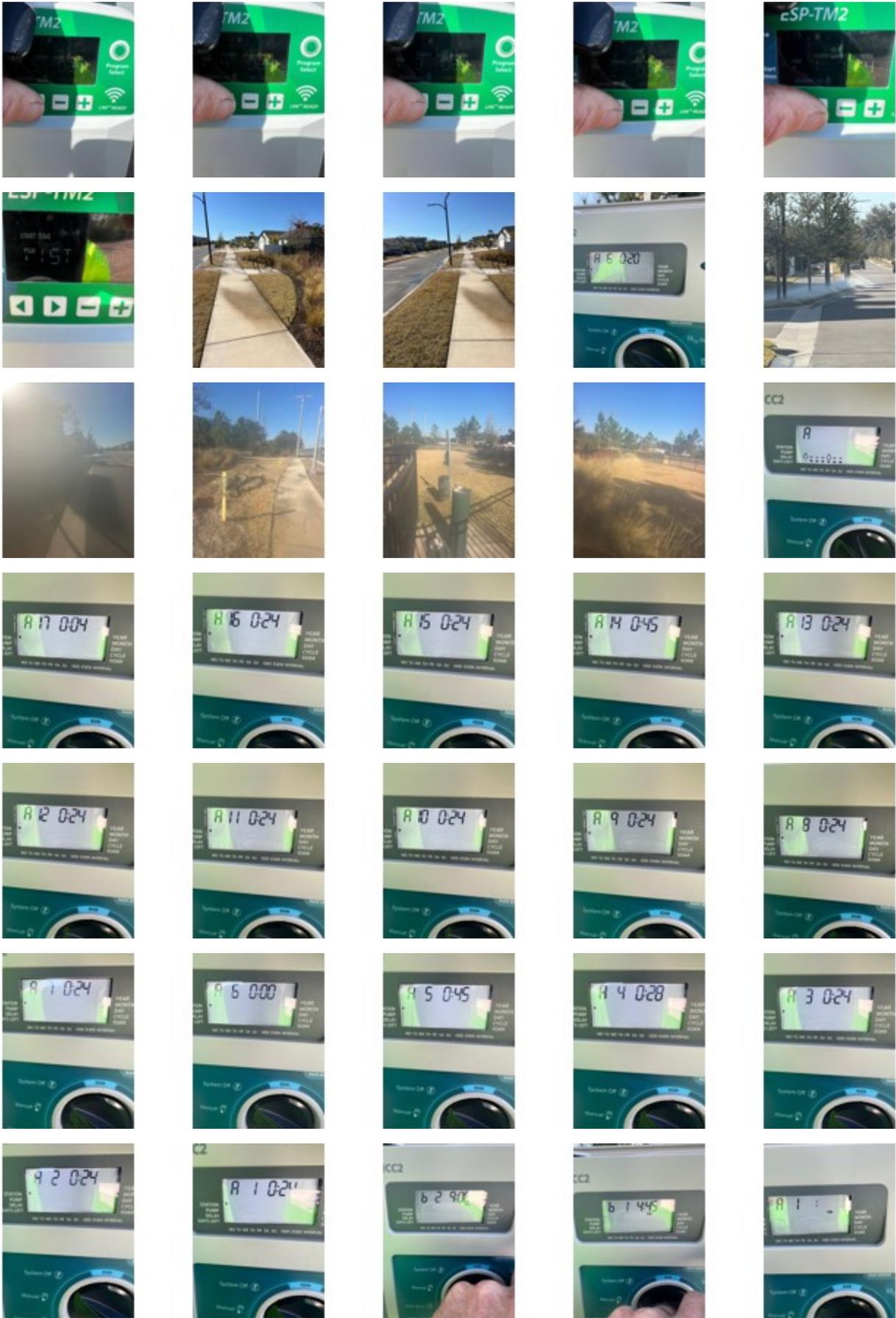














Terrapin Lawn Care, LLC.
 30929 Mirada Blvd # 529
 San Antonio, FL 33576
 +1 (352) 530-2000

INVOICE



FERTILIZATION + PEST CONTROL

office@terrapiinlawncare.com

Steadfast Contractors Alliance,
 LLC
 30435 Commerce Drive
 San Antonio, FL 33576
 Steadfast Contractors Alliance,
 LLC

Service Address
 South Creek CDD SM1054-402
 Steadfast Contractors Alliance,
 LLC
 10441 Alder Green Drive
 Riverview, FL 33578

Steadfast Contractors Alliance, LLC
 (844) 347-0702 Work

Account # 5061
 Invoice # 6660
 Invoice Date 02/20/2026
 PO # 121

Invoice Total \$767.47

ITEM	DESCRIPTION	COST	QTY	PRICE
	Bi-Monthly Service			
	Bi-Monthly Service Lawn and shrub care services.	\$767.47	1	\$767.47

Terms

Subtotal	\$767.47
Total	\$767.47
Amount Paid	\$0.00
Amount Due	\$767.47
Account Balance	\$78,597.26
Balance Due	\$79,364.73

Notes

Thank you for your business!

Wind speed: 15mph
 Wind direction: SSW
 Temperature: 85 °F
 Sky Condition: Clear
 Humidity: 57%
 Service Date: 02/20/2026
 Next Service Date: 04/17/2026

MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Lesco 24-2-11 Turf Fertilizer 10404-89	4.5 lb	1000Sqft	Granules	Entrance, Front Yard, Side Yards		40000 Linear ft	

PAYMENT STUB

Terrapin Lawn Care, LLC
 30929 Mirada Blvd #529
 San Antonio, Florida 33576

Customer Steadfast Contractors Alliance, LLC
Account # 5061
Invoice # 6660
Invoice Date 02/20/2026

Balance Due \$79,364.73

Amount Enclosed



South Creek CDD Aquatics

Aquatic Treatment Report

February 2026

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



Daily Logs List

Feb 3, 2026

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

Log Notes:

Treated pond 1 for algae. Treated all ponds for torpedo grass. Trash pick up.

Weather Conditions:

Sunny

Tue, Feb 3, 2026, 12:00 AM



64°F

33°F

Wind: 5 mph

Humidity: 91%

Total Precip: 0"

Attachments: 5





Daily Logs List

Feb 17, 2026

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

Log Notes:

Inspected all ponds.

Treated ponds 2 and 4 for algae along the shorelines. Also treated some torpedo grass and picked up minor amount of trash.

Weather Conditions:

Partly cloudy with mist and fog

Tue, Feb 17, 2026, 12:00 AM



79°F
51°F

Wind: 9 mph
Humidity: 94%
Total Precip: 0"

Attachments: 8





SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

