

South Creek Community Development District

April 02, 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
Long Nguyen, Field Inspections Manager

Regular Meeting Agenda

Thursday, April 02, 2026, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **April 02, 2026 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 240 062 334 037 6 **Passcode:** wU2Sy36X

Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

A. Consideration of Transferring Bank to Valley

4. CONSENT AGENDA

A. Approval of Minutes of March 05, 2026, Regular Meeting

B. Consideration of Operation and Maintenance for February 2026

C. Acceptance of the Financials and Approval of the Check Register for February 2026

D. Ratification of Website Creation and Management Agreement

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

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

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next item followed.

- i. Field Inspections Report
- ii. Aquatics Report

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, the meeting was adjourned at 2:56 p.m. 5-0

Jayna Cooper/Brooke Chapman
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	2/1/2026	22296	\$1,200.00			POOL SERVICE
CHARTER COMMUNICATION ACH	2/6/2026	2972133020626-ACH	\$105.37			INTERNET
CITY-WIDE CLEANING LLC	1/27/2026	19914	\$200.00			MONTHLY SERV
CITY-WIDE CLEANING LLC	1/27/2026	19914	\$160.00	\$360.00		Trash referral
CITY-WIDE CLEANING LLC	2/10/2020	19961	\$200.00			MONTHLY SERV
CITY-WIDE CLEANING LLC	2/10/2020	19961	\$160.00	\$360.00	\$720.00	MONTHLY SERV
INFRAMARK LLC	2/17/2026	171491	\$3.09			DISTRICT INVOICE
STEADFAST CONTRACTORS ALLIANCE	2/1/2026	SA-19841	\$7,709.67			LANDSCAPE MAINT FEB 2026
STEADFAST CONTRACTORS ALLIANCE	1/30/2026	SA-19489	\$132.40		\$7,842.07	WATER MANAGEMENT SVC
STRALEY ROBIN VERICKER	2/12/2026	27918	\$2,736.50			PROFESSIONAL SERVICES
SWINE SOLUTIONS LLC	1/24/2026	694	\$1,350.00			TRAPPING SVCS
SWINE SOLUTIONS LLC	2/23/2026	705	\$1,350.00		\$2,700.00	TRAPPING SVCS
Monthly Contract Subtotal			\$15,307.03			
Utilities						
BOCC - HILLSBOROUGH COUNTY ACH	1/27/2026	012726-5140-ACH	\$109.11			WATER
TECO ACH	1/22/2026	012226-6141-ACH	\$146.93			ELECTRIC
TECO ACH	2/6/2026	020626-0321-ACH	\$4,649.41			ELECTRIC
TECO ACH	2/6/2026	020626-0243-ACH	\$378.23			ELECTRIC
TECO ACH	2/6/2026	020626-7859-ACH	\$20.98			ELECTRIC
TECO ACH	2/6/2026	020626-4853-ACH	\$108.78		\$5,304.33	ELECTRIC
Utilities Subtotal			\$5,413.44			
Regular Services						
CARLOS DE LA OSSA	2/5/2026	CO-020526	\$200.00			BOARD 02/05/26
COASTAL OUTDOOR SERVICES LLC	1/22/2026	65	\$780.00			REPAIR GATES IN POND 2
KELLY ANN EVANS	2/5/2026	KE-020526	\$200.00			BOARD 02/05/26

SOUTH CREEK CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
LORI A. CAMPAGNA	2/5/2026	LC-020526	\$200.00			BOARD 02/05/26
NICHOLAS J. DISTER	2/5/2026	ND-020526	\$200.00			BOARD 02/05/26
NICK KNOWS LLC	2/11/2026	SCDD244	\$575.00			CLEANING SVCS
STEADFAST CONTRACTORS ALLIANCE	2/2/2026	SA-19619	\$595.00			AQUATIC MAINT
Regular Services Subtotal			\$2,750.00			
Additional Services						
SOUTH CREEK CDD	2/10/2026	02102026-0210	\$2,476.30			SERIES 2021 FY26 DS
SOUTH CREEK CDD	2/10/2026	02102026-0210	\$609.61	\$3,085.91	\$3,085.91	SERIES 2024 FY26 DS
Additional Services Subtotal			\$3,085.91			
TOTAL			\$26,556.38			

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
22296	02/01/2026	\$1,200.00	03/03/2026	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

February 6, 2026
 Invoice Number: 2972133020626
 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

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

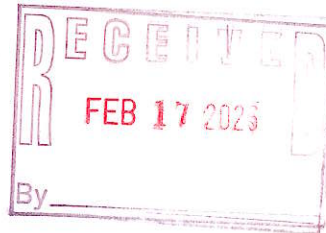
Connect your business, your way. Call 1-833-711-0577 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-833-517-0709 today.



Summary *Service from 02/06/26 through 03/05/26 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	5.00
Taxes, Fees and Charges	0.38
Current Charges	\$105.37
<i>YOUR AUTO PAY WILL BE PROCESSED 02/23/26</i>	
Total Due by Auto Pay	\$105.37



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

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 06 02072026 NNNNNNNN 01 001012 0004

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

February 6, 2026

SOUTH CREEK AMENITY

Invoice Number: 2972133020626
 Account Number: 8337 12 029 2972133
 Service At: 13851 BUTTRESS OAKS WAY
 RIVERVIEW FL 33578-6275

Total Due by Auto Pay \$105.37



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029297213300105379



Invoice Number: 2972133020626
 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 02072026 NNNNNNNN 01 001012 0004

Charge Details

Previous Balance		99.99
EFT Payment	01/23	-99.99
Remaining Balance		\$0.00

Payments received after 02/06/26 will appear on your next bill.
 Service from 02/06/26 through 03/05/26

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	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

State and Local Sales Tax	0.38
Taxes, Fees and Charges Total	\$0.38

Current Charges	\$105.37
Total Due by Auto Pay	\$105.37

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.



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#

171491

DATE

2/17/2026

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**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	1.03		3.09
Subtotal					3.09

Subtotal	\$3.09
Tax	\$0.00
Total Due	\$3.09

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
2/1/2026	SA-19841

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 February 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 #
1/30/2026	SA-19489

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 January wet check. The techs located a few cracked sprinklers, a few plugged nozzles, and a broken bubbler. All repairs are complete.</p> <p>At the entrance of 301 and Alden Green Drive, it looks like a truck ran over some of our plants. They are doing construction there on that corner for some type of building.</p> <p>Part used 7 hunter nozzles 2 Rainbird 6? 1 1/2 coupling 2 17mm coupling Total Cost of Parts \$47.40</p> <p>Repair time 1.5 hours at \$85</p>	132.40	1/15/2026	132.40

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	\$132.40
Payments/Credits	\$0.00
Balance Due	\$132.40

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

February 12, 2026

Client: 001545

Matter: 000001

Invoice #: 27918

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
1/7/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH J. COOPER.	0.3	\$121.50
1/7/2026	AM	REVIEW TRACT AND PROPERTY APPRAISER; DRAFT SPECIAL WARRANTY DEED AND QUIT CLAIM DEED.	1.6	\$312.00
1/7/2026	KCH	REVIEW UPDATED AGENDA PACKAGE.	0.3	\$112.50
1/8/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$121.50
1/8/2026	AM	PREPARE FINAL TERMS RESOLUTION.	0.3	\$58.50
1/8/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.3	\$112.50
1/9/2026	JMV	REVIEW EMAIL FROM Z. ODE; REVIEW CDD ASSESSMENT AND CONSTRUCTION ISSUES.	0.6	\$243.00
1/12/2026	JMV	PREPARE AND ATTEND CONFERENCE CALL WITH A. ODE RE: LENNAR PORTION OF PROJECT IN CDD.	0.8	\$324.00
1/13/2026	AM	REVIEW ORDINANCE AND NOTICE OF ESTABLISHMENT; CREATE DROPBOX AND UPLOAD SAME; CREATE LIST RE SAME; REVISE, FINALIZE, AND SEND OUT FINAL TERMS RESOLUTION.	0.7	\$136.50
1/13/2026	KCH	REVIEW AND REVISE RESOLUTION ACCEPTING FINAL TERMS OF 2025 SERIES THREE AA3 BONDS; DISCUSS SAME WITH A. DE LA MORA.	0.7	\$262.50
1/14/2026	AM	REVIEW FLORIDA SPECIAL DISTRICTS WEBSITE TO CONFIRM ALL ORDINANCES ARE INCLUDED IN THE STATE'S PROFILE FOR THE DISTRICT.	0.2	\$39.00

SERVICES

Date	Person	Description of Services	Hours	Amount
1/16/2026	AM	REVIEW PROPERTY APPRAISERS WEBSITE TO OBTAIN HOMEOWNERS INFORMATION, ADDRESS, AND DEED; CREATE A LIST RE SAME; REVIEW CLERK OF COURTS WEBSITE RE SAME.	0.8	\$156.00
1/19/2026	AM	REVIEW PROPERTY APPRAISERS WEBSITE TO OBTAIN HOMEOWNERS INFORMATION, ADDRESS, AND DEED; CREATE A LIST RE SAME; REVIEW CLERK OF COURTS WEBSITE RE SAME.	0.5	\$97.50
1/26/2026	WAS	REVIEW CURRENT LANDSCAPE AGREEMENT AND ADDENDUMS IN PREPARATION FOR NEW ADDENDUM TO ADDRESS MEASURES FOR FREEZING TEMPERATURES.	0.2	\$67.00
1/26/2026	AM	REVIEW EMAIL FROM J. COOPER RE ADDENDUM TO LANDSCAPE AGREEMENT FOR PROTECTION OF PLANTS AND FREEZING TEMPERATURES; REVIEW OUR SYSTEM AND OBTAIN DOCUMENTS RE SAME.	0.2	\$39.00
1/27/2026	JMV	REVIEW EMAIL FROM J. COOPER; REVIEW PROPOSED CONTRACT ADDENDUM.	0.3	\$121.50
1/27/2026	WAS	COMMUNICATIONS WITH DISTRICT MANAGEMENT STAFF REGARDING EXECUTED LANDSCAPE MAINTENANCE AGREEMENT.	0.2	\$67.00
1/28/2026	AM	RECEIVE AND PROCESS EXECUTED LANDSCAPE AGREEMENTS AND ADDENDUMS; REVIEW SAME FOR ANY LANGUAGE PERTAINING TO FREEZING TEMPERATURE PROCEDURES AND ANTI-HUMAN TRAFFICKING; SRV MEETING RE STATUS OF PLATS.	1.0	\$195.00
1/30/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			9.7	\$2,736.50

February 12, 2026
Client: 001545
Matter: 000001
Invoice #: 27918

Page: 3

Total Services	\$2,736.50
Total Disbursements	\$0.00
Total Current Charges	\$2,736.50
Previous Balance	\$10,710.75
<i>Less Payments</i>	<i>(\$10,710.75)</i>
PAY THIS AMOUNT	\$2,736.50

Please Include Invoice Number on all Correspondence

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

INVOICE

BILL TO
South Creek CDD
2005 Pan Am Circle
Ste 300
Tampa
FL
33607

INVOICE 694
DATE 01/24/2026
TERMS Net 30
DUE DATE 02/23/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,350.00	1,350.00

BALANCE DUE **\$1,350.00**

Ways to pay



[View and pay](#)

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

INVOICE

BILL TO
South Creek CDD
2005 Pan Am Circle
Ste 300
Tampa
FL
33607

INVOICE 705
DATE 02/23/2026
TERMS Net 30
DUE DATE 03/25/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,350.00	1,350.00

BALANCE DUE **\$1,350.00**

Ways to pay



[View and pay](#)



Hillsborough County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	01/27/2026	02/17/2026

Summary of Account Charges

Previous Balance	\$108.03
Net Payments - Thank You	\$-108.03
Total Account Charges	\$109.11
AMOUNT DUE	\$109.11

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6591965140**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

2.390 0

DUE DATE	02/17/2026
Auto Pay Scheduled DO NOT PAY	



0065919651409 00000109116



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	01/27/2026	02/17/2026

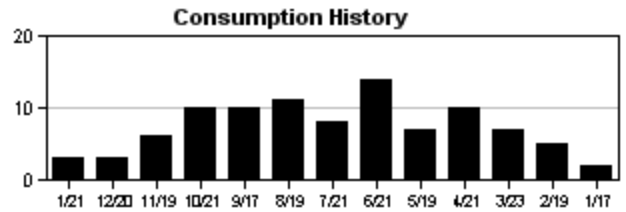
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	12/20/2025	7301	01/21/2026	7304	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	01/27/2026	02/17/2026

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	12/29/2025	26396	01/27/2026	26831	435 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$1.31
Water Base Charge	\$22.68
Water Usage Charge	\$0.49
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$3.08
Total Service Address Charges	\$88.98





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

Statement Date: January 22, 2026

Amount Due: \$146.93

Due Date: February 12, 2026
Account #: 221008846141

DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

Current Service Period: December 16, 2025 - January 15, 2026	
Previous Amount Due	\$138.44
Payment(s) Received Since Last Statement	-\$134.41
Miscellaneous Credits	-\$4.03
Current Month's Charges	\$146.93
Amount Due by February 12, 2026	\$146.93

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

Your Energy Insight

- Your average daily kWh used was **25% higher** than the same period last year.
- Your average daily kWh used was **4.17% higher** than it was in your previous period.



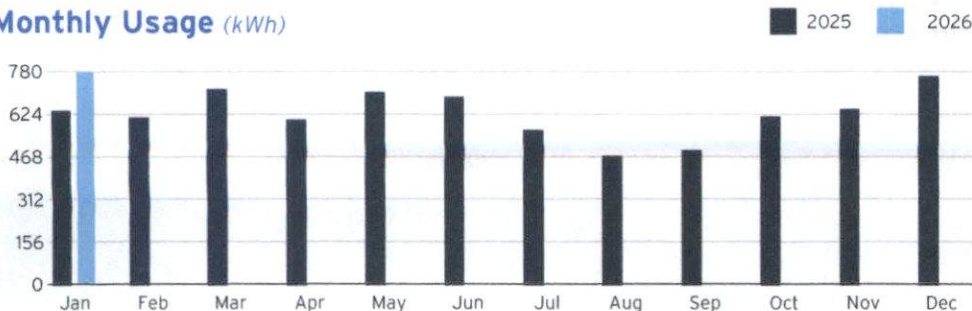
Scan here to view your account online.



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 #: 221008846141
Due Date: February 12, 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: \$146.93

Payment Amount: \$ _____

646446221115

Your account will be drafted on February 12, 2026

00006115 FTECO101232600184910 00000 02 00000000 13064 001
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.

00006115-0013529-Page 1 of 2





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

Account #: 221008846141
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Meter Read

Service Period: Dec 16, 2025 - Jan 15, 2026

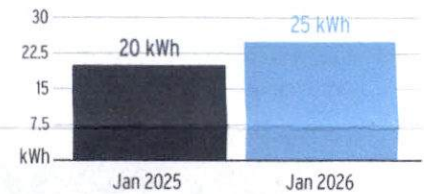
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000877781	01/15/2026	21,427	20,651		776 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	776 kWh @ \$0.09202/kWh	\$71.41
Fuel Charge	776 kWh @ \$0.03516/kWh	\$27.28
Storm Protection Charge	776 kWh @ \$0.00568/kWh	\$4.41
Clean Energy Transition Mechanism	776 kWh @ \$0.00418/kWh	\$3.24
Storm Surcharge	776 kWh @ \$0.02121/kWh	\$16.46
Florida Gross Receipt Tax		\$3.67
Electric Service Cost		\$146.93

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 \$146.93

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$4.03
Total Current Month's Credits	-\$4.03

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

Ways To Pay Your Bill

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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.

00006115-0013529-Page 2 of 2



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

Statement Date: February 06, 2026


Amount Due:	\$4,649.41
Due Date: February 27, 2026	
Account #: 221008480321	

DO NOT PAY. Your account will be drafted on February 27, 2026

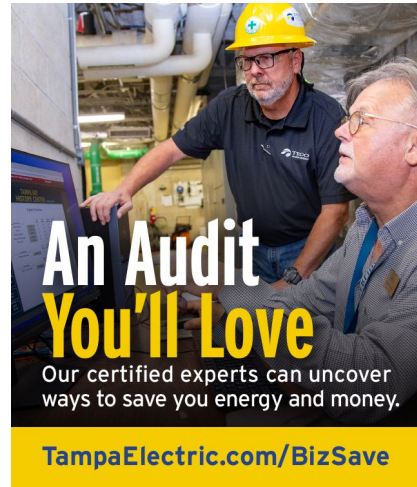
Account Summary

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 February 27, 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.



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: February 27, 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:	\$4,649.41
Payment Amount:	\$ _____

677310275190

Your account will be drafted on February 27, 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: February 06, 2026
Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 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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Phone
 Toll Free: **866-689-6469**

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

Account #: 221008480321
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 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: February 06, 2026
Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 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: February 06, 2026
Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 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: February 06, 2026
Charges Due: February 27, 2026

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Amount Due: \$378.23

Due Date: February 27, 2026

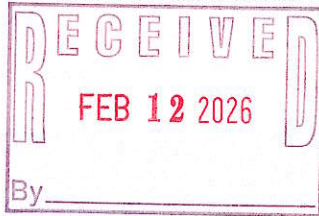
Account #: 211032690243

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

Current Service Period: January 03, 2026 - February 02, 2026	
Previous Amount Due	\$361.48
Payment(s) Received Since Last Statement	-\$361.48
Current Month's Charges	\$378.23
Amount Due by February 27, 2026	\$378.23

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

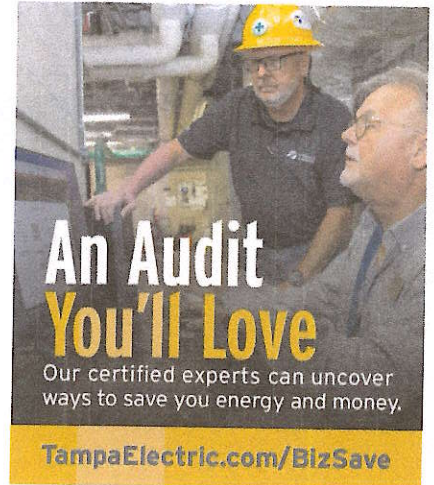


Your Energy Insight

- Your average daily kWh used was **2.74% lower** than the same period last year.
- Your average daily kWh used was **1.39% lower** than it was in your previous period.

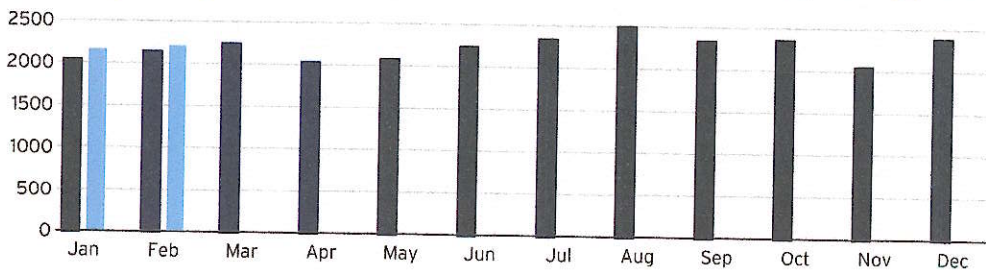


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Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

Monthly Usage (kWh)



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

Account #: 211032690243

Due Date: February 27, 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: \$378.23

Payment Amount: \$ _____

672372019967

Your account will be drafted on February 27, 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.



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

Account #: 211032690243
 Statement Date: February 06, 2026
 Charges Due: February 27, 2026

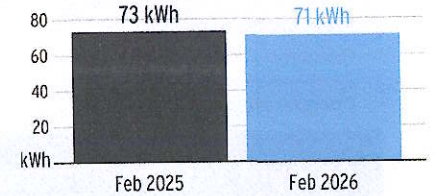
Meter Read

Service Period: Jan 03, 2026 - Feb 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000342031	02/02/2026	39,042	36,841	2,201 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	2,201 kWh @ \$0.09202/kWh	\$202.54
Fuel Charge	2,201 kWh @ \$0.03516/kWh	\$77.39
Storm Protection Charge	2,201 kWh @ \$0.00568/kWh	\$12.50
Clean Energy Transition Mechanism	2,201 kWh @ \$0.00418/kWh	\$9.20
Storm Surcharge	2,201 kWh @ \$0.02121/kWh	\$46.68
Florida Gross Receipt Tax		\$9.46
Electric Service Cost		\$378.23

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$378.23

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

Ways To Pay Your Bill

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

Contact Us

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

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SOUTH CREEK COMMUNITY DEVELOPMENT
 14009 KINWARD PL
 RIVERVIEW, FL 33578

Statement Date: February 06, 2026

Amount Due: \$20.98

Due Date: February 27, 2026

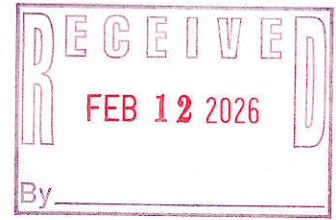
Account #: 211035337859

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

Current Service Period: January 03, 2026 - February 02, 2026	
Previous Amount Due	\$20.98
Payment(s) Received Since Last Statement	-\$20.98
Current Month's Charges	\$20.98
Amount Due by February 27, 2026	\$20.98

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

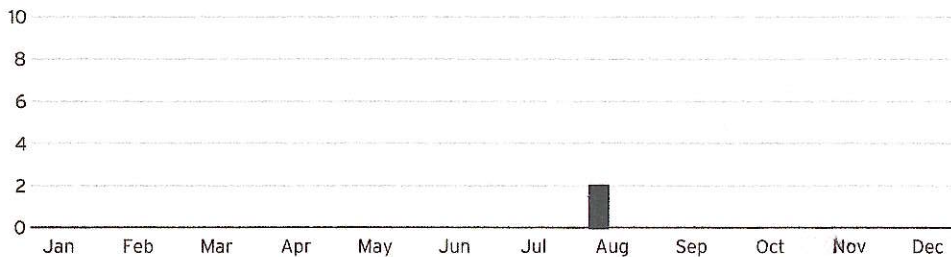


Scan here to view your account online.

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Monthly Usage (kWh)

■ 2025 ■ 2026



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 Our certified experts can uncover ways to save you energy and money.
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To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211035337859

Due Date: February 27, 2026

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

Amount Due: \$20.98

Payment Amount: \$ _____

616816694907

Your account will be drafted on February 27, 2026

00003929 FTECO102072600162310 00000 03 00000000 18539 006
SOUTH CREEK COMMUNITY DEVELOPMENT
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

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

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



Service For:
14009 KINWARD PL
RIVERVIEW, FL 33578

Account #: 211035337859
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Meter Read

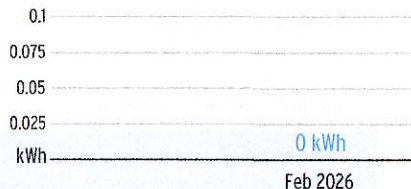
Service Period: Jan 03, 2026 - Feb 02, 2026 **Rate Schedule:** General Service - Non Demand

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

Charge Details

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

Avg kWh Used Per Day



Total Current Month's Charges \$20.98

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

00003929-0008530-Page 2 of 12

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Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Toll Free: **866-689-6469**
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Amount Due: \$108.78


Due Date: February 27, 2026

Account #: 211024964853

DO NOT PAY. Your account will be drafted on February 27, 2026

Your Energy Insight

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

 Your average daily kWh used was **10.53% lower** than it was in your previous period.

Account Summary

Current Service Period: January 03, 2026 - February 02, 2026

Previous Amount Due	\$115.28
Payment(s) Received Since Last Statement	-\$115.28

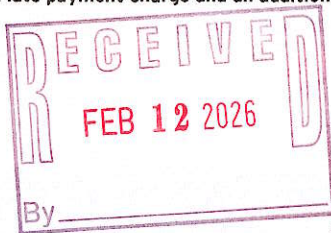
Current Month's Charges \$108.78

Amount Due by February 27, 2026 \$108.78

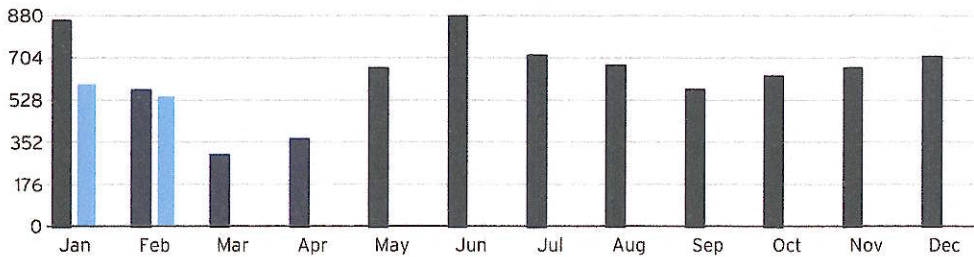
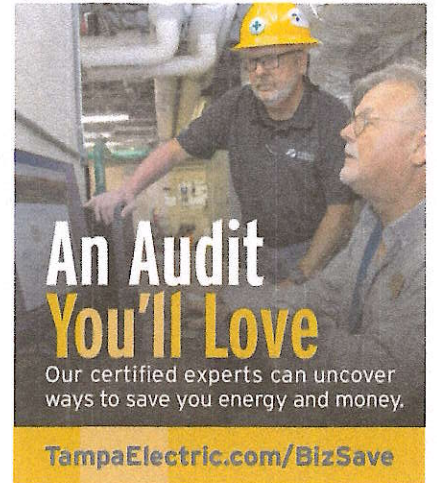
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Scan here to view your account online.



Monthly Usage (kWh)

An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
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Account #: 211024964853

Due Date: February 27, 2026

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Amount Due: \$108.78

Payment Amount: \$ _____

614347594388

Your account will be drafted on February 27, 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.



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

Account #: 211024964853
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Jan 03, 2026 - Feb 02, 2026

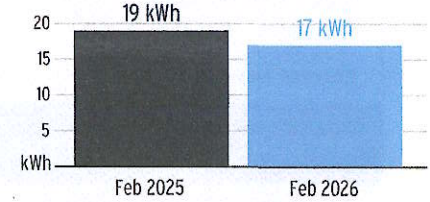
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000846368	02/02/2026	17,117	16,576	541 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	541 kWh @ \$0.09202/kWh	\$49.78
Fuel Charge	541 kWh @ \$0.03516/kWh	\$19.02
Storm Protection Charge	541 kWh @ \$0.00568/kWh	\$3.07
Clean Energy Transition Mechanism	541 kWh @ \$0.00418/kWh	\$2.26
Storm Surcharge	541 kWh @ \$0.02121/kWh	\$11.47
Florida Gross Receipt Tax		\$2.72
Electric Service Cost		\$108.78

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$108.78

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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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: February 05, 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"/>	x
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

February 05, 2026
Date

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



INVOICE

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

813-394-1444
www.coastalfence.co

BILL TO
Inframark - South Creek CDD
Arturo Gandarilla
2005 Pan Am Circle
Tampa, Florida 33607
United States

656-245-3775
agandarilla@inframark.com

Invoice Number: 65
P.O./S.O. Number: Pond 2
Invoice Date: January 22, 2026
Payment Due: January 22, 2026
Amount Due (USD): **\$780.00**

[Pay Securely Online](#)

Items	Quantity	Price	Amount
Labor and Equipment repair grates in Pond 2	1	\$780.00	\$780.00

Total: \$780.00

Amount Due (USD): **\$780.00**

[Pay Securely Online](#)

link.waveapps.com/armww6-qjctqb

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.



INVOICE

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

813-394-1444
www.coastalfence.co

5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional soil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: February 05, 2026

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

February 05, 2026
Date

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for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: February 05, 2026

Name	In Attendance Please X	Paid
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4 Nicholas Dister	<input type="checkbox" value="x"/>	\$200
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Jayna Cooper
District Manager Signature

February 05, 2026
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: February 05, 2026

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2 Carlos de la Ossa	<input type="checkbox" value="x"/>	\$200
3 Ryan Motko	<input type="checkbox"/>	x
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

February 05, 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: SCDD244
Invoice Date: February 11, 2026
Payment Due: February 26, 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/g5tcwe-qrn4rj

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

Powered by  wave

Page 2 of 2 for Invoice #SCDD244



Steadfast Alliance

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

Invoice

Date	Invoice #
2/2/2026	SA-19619

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 2/10/2026
Check Amount **\$2,476.30**
Payable To South Creek CDD
Check Description Series 2021 Debt Service
Check Amount **\$609.61**
Payable To South Creek CDD
Check Description Series 2024 Debt Service

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

Nancy

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

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%	100%
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	-
2/3/2026	5779 8/47	2,693.26	2,476.30	609.61	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL	757,074.17	352,818.63	324,396.76	79,858.78	
Net Total on Roll	760,115.27	354,235.87	325,699.83	80,179.56	
Collection Surplus / (Deficit)	(3,041.10)	(1,417.24)	(1,303.07)	(320.79)	

*South Creek
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 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	
ASSETS										
Cash - Operating Account	\$ 319,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,894
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	-	37
Due From Other Funds	-	3,185	-	-	-	-	-	-	-	3,185
Investments:										
Acq. & Construction - Amenity	-	-	-	-	94	-	-	-	-	94
Acq. & Construction - Other	-	-	-	-	-	3,270	-	-	-	3,270
Acq. & Construction Account (Phase 1)	-	-	-	-	13	-	-	-	-	13
Acq. & Construction Account (Phase 2)	-	-	-	-	-	10,523	-	-	-	10,523
Acquisition & Construction Account	-	-	-	-	-	-	392,029	-	-	392,029
Construction Fund	-	-	-	-	-	-	1,107,753	-	-	1,107,753
Reserve Fund	-	162,850	-	59,500	-	-	-	-	-	222,350
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	-	-	39,928
Revenue Fund	-	386,542	146,307	113	-	-	-	-	-	532,962
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	5,635,587	-	5,635,587
Amount To Be Provided	-	-	-	-	-	-	-	-	8,270,000	8,270,000
TOTAL ASSETS	\$ 319,931	\$ 552,577	\$ 186,235	\$ 59,613	\$ 107	\$ 13,793	\$ 1,499,782	\$ 5,635,587	\$ 8,270,000	\$ 16,537,625
LIABILITIES										
Accounts Payable	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Bonds Payable - Series 2021	-	-	-	-	-	-	-	-	5,380,000	5,380,000
Bonds Payable - Series 2025	-	-	-	-	-	-	-	-	1,762,000	1,762,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	1,128,000	1,128,000
Due To Other Funds	3,185	-	-	-	-	-	-	-	-	3,185
TOTAL LIABILITIES	4,535	-	-	-	-	-	-	-	8,270,000	8,274,535

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 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	-	552,577	186,235	59,613	-	-	-	-	-	798,425
Capital Projects	-	-	-	-	107	13,793	1,499,782	-	-	1,513,682
Unassigned:	315,396	-	-	-	-	-	-	5,635,587	-	5,950,983
TOTAL FUND BALANCES	315,396	552,577	186,235	59,613	107	13,793	1,499,782	5,635,587	-	8,263,090
TOTAL LIABILITIES & FUND BALANCES	\$ 319,931	\$ 552,577	\$ 186,235	\$ 59,613	\$ 107	\$ 13,793	\$ 1,499,782	\$ 5,635,587	\$ 8,270,000	\$ 16,537,625

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 2,391	\$ 2,391	0.00%
Rental Income	-	150	150	0.00%
Special Assmnts- Tax Collector	501,719	352,832	(148,887)	70.32%
Special Assmnts- CDD Collected	-	124,575	124,575	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	501,719	479,973	(21,746)	95.67%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	4,600	7,400	38.33%
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	12,361	2,639	82.41%
District Engineer	9,500	275	9,225	2.89%
District Management	16,995	7,081	9,914	41.67%
Auditing Services	5,200	-	5,200	0.00%
Website ADA Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	500	22	478	4.40%
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	1,139	(1,039)	1139.00%
Website Admin Services	1,800	750	1,050	41.67%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	121,050	53,247	67,803	43.99%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>Electric Utility Services</u>				
Amenity Internet	900	505	395	56.11%
Water/Waste	7,889	431	7,458	5.46%
Electric Utility Services	33,000	26,031	6,969	78.88%
Street Lights	60,000	-	60,000	0.00%
Total Electric Utility Services	101,789	26,967	74,822	26.49%
<u>Landscape Services</u>				
Wildlife Control	8,000	6,950	1,050	86.88%
Landscape Maintenance - Contract	100,000	38,548	61,452	38.55%
Landscaping - R&M	20,000	-	20,000	0.00%
Landscaping - Mulch	10,000	4,485	5,515	44.85%
Aquatics - Contract	7,140	2,975	4,165	41.67%
Landscaping - Plant Replacement Program	15,000	-	15,000	0.00%
Storm Clean Up Contingency	10,000	-	10,000	0.00%
Irrigation Maintenance	15,000	1,057	13,943	7.05%
Mitigation Maintenance	2,400	3,200	(800)	133.33%
Total Landscape Services	187,540	57,215	130,325	30.51%
<u>Amenities</u>				
Pool Monitor	18,000	-	18,000	0.00%
Janitorial - Contract	7,680	2,990	4,690	38.93%
Pool Maintenance - Contract	14,560	6,060	8,500	41.62%
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	1,915	8,085	19.15%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
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	800	1,600	33.33%
Amenity Furniture R&M	10,000	-	10,000	0.00%
Total Amenities	91,340	13,120	78,220	14.36%
TOTAL EXPENDITURES	501,719	150,549	351,170	30.01%
Excess (deficiency) of revenues				
Over (under) expenditures	-	329,424	329,424	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(14,028)		
FUND BALANCE, ENDING		\$ 315,396		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 6,012	\$ 6,012	0.00%
Special Assmnts- Tax Collector	325,700	324,397	(1,303)	99.60%
TOTAL REVENUES	325,700	330,409	4,709	101.45%
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)	234,950	235,169	-107283.11%
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>\$ 234,950</u>	<u>\$ 235,607</u>	<u>-107283.11%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		317,627		
FUND BALANCE, ENDING		<u>\$ 552,577</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 1,785	\$ 1,785	0.00%
Special Assmnts- Tax Collector	-	79,859	79,859	0.00%
Special Assmnts- CDD Collected	79,855	72,554	(7,301)	90.86%
TOTAL REVENUES	79,855	154,198	74,343	193.10%
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	105,639	104,497	9250.35%
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	<u>\$ 1,142</u>	<u>\$ 105,639</u>	<u>\$ 102,213</u>	<u>9250.35%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		80,596		
FUND BALANCE, ENDING		<u>\$ 186,235</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 419	\$ 419	0.00%
TOTAL REVENUES	-	419	419	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	419	419	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	113	113	0.00%
Bond Proceeds	-	59,500	59,500	0.00%
Operating Transfers-Out	-	(419)	(419)	0.00%
TOTAL FINANCING SOURCES (USES)	-	59,194	59,194	0.00%
Net change in fund balance	\$ -	\$ 59,613	\$ 59,613	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 59,613		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
TOTAL REVENUES	-	2	2	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2	2	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		105		
FUND BALANCE, ENDING		\$ 107		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 218	\$ 218	0.00%
TOTAL REVENUES	-	218	218	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	218	218	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		13,575		
FUND BALANCE, ENDING		\$ 13,793		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 11,040	\$ 11,040	0.00%
TOTAL REVENUES	-	11,040	11,040	0.00%
EXPENDITURES				
<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%
<u>Construction In Progress</u>				
Construction in Progress	-	61,800	(61,800)	0.00%
Total Construction In Progress	-	61,800	(61,800)	0.00%
TOTAL EXPENDITURES	-	178,825	(178,825)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(167,785)	(167,785)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	419	419	0.00%
Bond Proceeds	-	1,667,261	1,667,261	0.00%
Operating Transfers-Out	-	(113)	(113)	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,667,567	1,667,567	0.00%
Net change in fund balance	\$ -	\$ 1,499,782	\$ 1,499,782	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 1,499,782		

Bank Account Statement

South Creek CDD

Bank Account No. 5561
Statement No. 26-02

Statement Date 02/28/2026

G/L Account No. 101001 Balance	319,893.78	Statement Balance	325,581.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	325,581.55
Subtotal	319,893.78	Outstanding Checks	-5,687.77
Negative Adjustments	0.00	Ending Balance	319,893.78
Ending G/L Balance	319,893.78		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/03/2026		JE000929	Special Assmnts-Tax Collector	Tax Collector Distribution	5,779.17	5,779.17	0.00
02/28/2026		JE000931	Interest - Investments	Interest Earned	402.76	402.76	0.00
Total Deposits					6,181.93	6,181.93	0.00
Checks							
							0.00
01/29/2026	Payment	100110	STRALEY ROBIN VERICKER STEADFAST	Inv: 27809	-1,810.50	-1,810.50	0.00
01/29/2026	Payment	100111	CONTRACTORS ALLIANCE	Inv: SA-19314	-350.00	-350.00	0.00
01/29/2026	Payment	100112	NICK KNOWS LLC	Inv: SCCDD235, Inv:	-1,225.00	-1,225.00	0.00
02/05/2026	Payment	100114	BLUE LIFE POOL SERVICE LLC	Inv: 22296	-1,200.00	-1,200.00	0.00
02/05/2026	Payment	100115	SWINE SOLUTIONS LLC	Inv: 694	-1,350.00	-1,350.00	0.00
02/05/2026	Payment	100116	COASTAL OUTDOOR SERVICES LLC	Inv: 65	-780.00	-780.00	0.00
02/05/2026	Payment	100117	CITY-WIDE CLEANING LLC	Inv: 19914	-360.00	-360.00	0.00
02/10/2026	Payment	1472	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
02/10/2026	Payment	1473	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
02/10/2026	Payment	1474	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
02/10/2026	Payment	1475	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00	-200.00	0.00
02/11/2026	Payment	1476	SOUTH CREEK CDD	Check for Vendor V00017	-3,085.91	-3,085.91	0.00
02/11/2026	Payment	300090	TECO ACH	Inv: 012226-6141- ACH	-146.93	-146.93	0.00
02/12/2026	Payment	100118	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-19619, Inv: SA-19841	-8,304.67	-8,304.67	0.00

Bank Account Statement

South Creek CDD

Bank Account No. 5561
Statement No. 26-02

Statement Date 02/28/2026

Date	Type	Check No.	Description	Inv. No.	Debit	Credit	Balance
02/17/2026	Payment	300091	BOCC - HILLSBOROUGH COUNTY ACH STEADFAST	Inv: 012726-5140- ACH	-109.11	-109.11	0.00
02/18/2026	Payment	100119	CONTRACTORS ALLIANCE	Inv: SA-19489	-132.40	-132.40	0.00
02/18/2026	Payment	100120	STRALEY ROBIN VERICKER	Inv: 27918	-2,736.50	-2,736.50	0.00
02/18/2026	Payment	100121	NICK KNOWS LLC	Inv: SCDD244	-575.00	-575.00	0.00
02/26/2026	Payment	100122	INFRAMARK LLC	Inv: 171491	-3.09	-3.09	0.00
02/26/2026	Payment	100123	CITY-WIDE CLEANING LLC	Inv: 19961	-360.00	-360.00	0.00
02/28/2026		JE000932	Bank Fees	Service Charges	-233.35	-233.35	0.00
Total Checks					-23,562.46	-23,562.46	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 CHARTER	Check for Vendor V00021			-200.00
02/23/2026	Payment	300092	COMMUNICATION ACH	Inv: 2972133020626- ACH			-105.37
02/27/2026	Payment	300093	TECO ACH	Inv: 020626-0321- ACH			-4,649.41
02/27/2026	Payment	300094	TECO ACH	Inv: 020626-0243- ACH			-378.23
02/27/2026	Payment	300095	TECO ACH	Inv: 020626-7859- ACH			-20.98
02/27/2026	Payment	300096	TECO ACH	Inv: 020626-4853- ACH			-108.78
Total Outstanding Checks							-5,687.77

Outstanding Deposits

Total Outstanding Deposits

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100114	02/05/26	V00061	BLUE LIFE POOL SERVICE LLC	22296	REGULAR POOL SVC	POOL SERVICE	534078-57217	\$1,200.00
001	100115	02/05/26	V00062	SWINE SOLUTIONS LLC	694	TRAPPING SVCS	Wildlife Control	531074-53902	\$1,350.00
001	100116	02/05/26	V00071	COASTAL OUTDOOR SERVICES LLC	65	REPAIR GATES IN POND 2	Entrance Monuments, Fence, Walls R&M	546227-53908	\$780.00
001	100117	02/05/26	V00038	CITY-WIDE CLEANING LLC	19914	JAN 2026 SERVICE	MONTHLY SERV	552160-57217	\$200.00
001	100117	02/05/26	V00038	CITY-WIDE CLEANING LLC	19914	JAN 2026 SERVICE	Trash referral	534026-57217	\$160.00
001	100118	02/12/26	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-19619	AQUIATIC MAINT	AQUIATIC MAINT	546255-53902	\$595.00
001	100118	02/12/26	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-19841	LANDSCAPE MAINT FEB 2026	LANDSCAPE MAINT FEB 2026	534171-53902	\$7,709.67
001	100119	02/18/26	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-19489	WATER MANAGEMENT	WATER MANAGEMENT SVC	546930-53902	\$132.40
001	100120	02/18/26	V00009	STRALEY ROBIN VERICKER	27918	PROFESSIONAL SVCS JAN 2026	PROFESSIONAL SERVICES	531146-51301	\$2,736.50
001	100121	02/18/26	V00070	NICK KNOWS LLC	SCDD244	CLEANING SVC	CLEANING SVCS	534026-57217	\$575.00
001	100122	02/26/26	V00019	INFRAMARK LLC	171491	JAN 2026 MGMNT FEES	DISTRICT INVOICE	541024-51301	\$3.09
001	100123	02/26/26	V00038	CITY-WIDE CLEANING LLC	19961	TRASH REMOVAL	MONTHLY SERV	552160-57217	\$200.00
001	100123	02/26/26	V00038	CITY-WIDE CLEANING LLC	19961	TRASH REMOVAL	MONTHLY SERV	534026-57217	\$160.00
001	1472	02/10/26	V00027	CARLOS DE LA OSSA	CO-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1473	02/10/26	V00016	KELLY ANN EVANS	KE-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1474	02/10/26	V00029	LORI A. CAMPAGNA	LC-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1475	02/10/26	V00012	NICHOLAS J. DISTER	ND-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	300090	02/11/26	V00022	TECO ACH	012226-6141- ACH	ELECTRIC	Electric Utility Services	543041-53100	\$146.93
001	300091	02/17/26	V00028	BOCC - HILLSBOROUGH COUNTY ACH	012726-5140- ACH	WATER	Water/Waste	543018-53100	\$109.11
001	300092	02/23/26	V00044	CHARTER COMMUNICATION ACH	2972133020626- ACH	INTERNET	Amenity Internet	541036-53100	\$105.37
001	300093	02/27/26	V00022	TECO ACH	020626-0321- ACH	ELECTRIC	Street Lights	543062-53100	\$4,649.41
001	300094	02/27/26	V00022	TECO ACH	020626-0243- ACH	ELECTRIC	Electric Utility Services	543041-53100	\$378.23
001	300095	02/27/26	V00022	TECO ACH	020626-7859- ACH	ELECTRIC	Electric Utility Services	543041-53100	\$20.98
001	300096	02/27/26	V00022	TECO ACH	020626-4853- ACH	ELECTRIC	Electric Utility Services	543041-53100	\$108.78
Fund Total									\$22,120.47

SERIES 2021 DEBT SERVICE FUND - 200

200	1476	02/11/26	V00017	SOUTH CREEK CDD	02102026-0210	SERIES 2021 AND SERIES 2024 FY26 DS	SERIES 2021 FY26 DS	103200	\$2,476.30
Fund Total									\$2,476.30

SERIES 2024 DEBT SERVICE FUND - 201

201	1476	02/11/26	V00017	SOUTH CREEK CDD	02102026-0210	SERIES 2021 AND SERIES 2024 FY26 DS	SERIES 2024 FY26 DS	103200	\$609.61
Fund Total									\$609.61

Total Checks Paid	\$25,206.38
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Website Creation and Management Agreement

This Website Creation and Management Agreement (the “**Agreement**”) is made and entered into as of March 1, 2026, by and between the **South Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **SchoolStatus, LLC**, a Mississippi limited liability company registered to do business in the state of Florida (the “**Contractor**”).

Background Information:

The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “**ADA**”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Scope of Services.** The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services described in the “**Statement of Work**” attached hereto and incorporated herein as **Exhibit A**.
3. **Manner of Performance and Care of the Property.** The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
4. **Compensation.**
 - a. The District agrees to compensate the Contractor for a one-time fee of **\$1,512.00** for the Creation of Website work described in the Statement of Work.
 - b. The District agrees to compensate the Contractor on an annual basis in the amount of **\$1,613.00** for all other work described in the Statement of Work.
 - c. Contractor will provide the District with an invoice on an annual basis, to be paid in advance of all of the services to be provided. The District shall pay the Contractor within 30 days of receipt of the invoice.
5. **Term and Renewal.** The initial term of this Agreement shall be for 1-year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
6. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement:

- a. The Contractor shall be entitled to retain the entire payment made for the current term (as Contractor pays for the domain fee and other licenses on an annual basis).
 - b. If the District provides a termination notice at least 30 days prior to the autorenewal, then the District will not be obligated to pay for the upcoming renewal term.
 - i. If the District provides a termination notice within 29 days of the renewal then the District will be obligated to pay Contractor the compensation for the upcoming renewal term as domain fees and other licenses require time to cancel or transfer.
 - c. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
 - d. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
 - e. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.
7. **Ownership of Website, Domain Name, and Content.** The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.
8. **No Infringement of Intellectual Property.** Contractor warrants and represents that no product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).
9. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.
10. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state,

and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

11. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

12. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 13. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney’s fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
- 14. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 15. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 16. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

- 17. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 18. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 19. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 20. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 21. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 22. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties, not to be unreasonably withheld; provided, however, that no consent shall be required for the assignment to a corporate affiliate or in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of Contractor's assets, provided that such acquirer agreed to be bound by all of the terms and conditions hereof and written notice is provided to the District.

- 23. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 24. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 25. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 26. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 27. Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn: Jayna Cooper
jcooper@inframark.com


To Contractor:
SchoolStatus, LLC
800 Woodlands Pkwy, Suite 107
Ridgeland, MS 39157
Attn: Emily Thompson
Emily.Thompson@schoolstatus.com

- 28. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

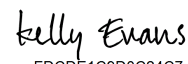
[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written above.

SchoolStatus, LLC

Signed by:

Name: Phill Carr
Title: Chief Sales Officer

**South Creek
Community Development District**

DocuSigned by:

Name: Kelly Evans
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “Affiant”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the SOUTH CREEK Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2026

Notary Public Signature

Notary Stamp

EXHIBIT A

Statement of Work

- 1. Creation of Website.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 - a. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 - b. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 - c. Display an ADA compliance shield, seal, or certification;
 - d. Provide options to create a CDD-branded design (colors, logo, etc...)
 - e. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 - f. Be free of any commercial advertising;
 - g. Be free of any known spyware, virus, or malware;
 - h. Secure certification (https)
 - i. Secure cloud hosting with fail-overs
 - j. Allow for data backups, and record retention as required by law;
 - k. Allow for the display a calendar, reservation request form, and newsletter;
 - l. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 - m. Remediate all documents provided by the District for the new website in an ADA compliant format.*

- 2. Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.

- 3. Maintenance and Management of the Website.**
 - a. Contractor will manage and maintain the website;
 - b. Remediate new documents provided by the District Manager in an ADA compliant format;*
 - i. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 - c. District shall be responsible for uploading the ADA compliant documents onto the website. Contractor shall ensure that the District only has the ability to upload or remove documents on the website and cannot alter any other aspect of the website;
 - d. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
 - e. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the

website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. Monthly Auditing and Remediation Services.

- a. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
- b. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
- c. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

5. Support Services.

- a. Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the document and provide contact information if anyone needs reasonable accommodations to access the full content within that document.



South Creek CDD

Field Inspection Report - March 2026

Tuesday, March 17, 2026

Prepared For Board Of Supervisors

12 Items Identified



Long Nguyen

District Inspection Coordinator

Green - Indicates Item is in progress or completed.

Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

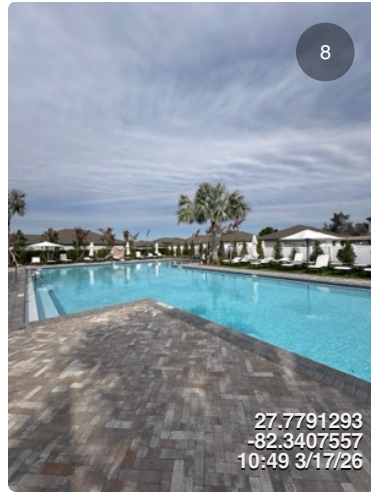
Items 1 - Amenity Center

Assigned To: Steadfast

Pool is clean and inviting. Amenity center building and restrooms are clean. Pool services being provided at time of inspection. Landscape is showing evidence of recovery since last cold snap.

- Please continue monitoring the triple King Palms for signs of no recovery and plan to replace.

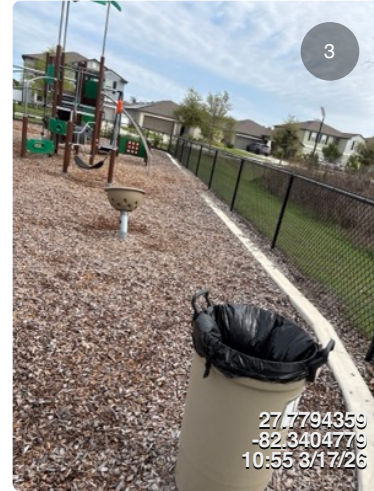




Items 2 - Playground

Assigned To: Steadfast

Playground equipment is clean and functioning. Trash can is empty. Surrounding landscape is properly maintained.

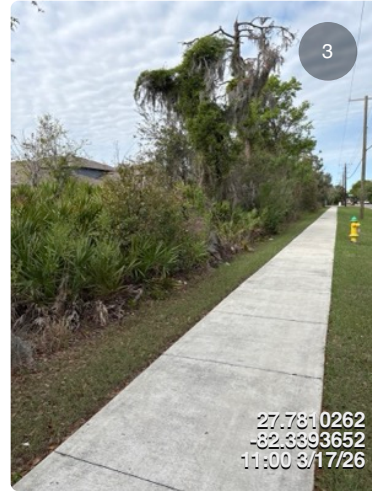


Items 3 - Simmons Loop

Assigned To: Steadfast

Roadway is properly maintained. Conservation line is clear and well-defined.

- Please police for trash at next service. 04-02-2026



Items 4 - Buttress Oaks Way

Assigned To: Steadfast

Entrance way is properly maintained.

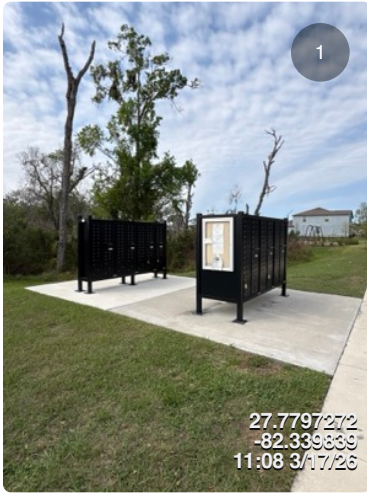
- Please perform a trimming service to the burnt hedge line to promote better growth. 04-02-2026



Items 5 - Mailbox Station

Assigned To: Steadfast

Clean and properly maintained.



Items 6 - Pond D

Assigned To: Steadfast

Pond bank repairs have been completed. Will continue monitoring for growth in bare areas.

- Please police for trash in the pond's catch point at next service. [04-02-2026](#)



Items 7 - Pond C

Assigned To: Steadfast

Pond bank repairs have been completed. Will continue monitoring for growth in bare areas.

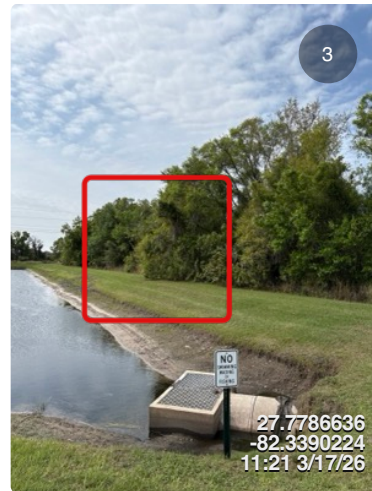


Items 8 - Cut Back

Assigned To: Steadfast

Observed area of encroachment behind Pond C.

- Please propose to cut back to create a more defined conservation line. [Proposal_04-02-2026](#)

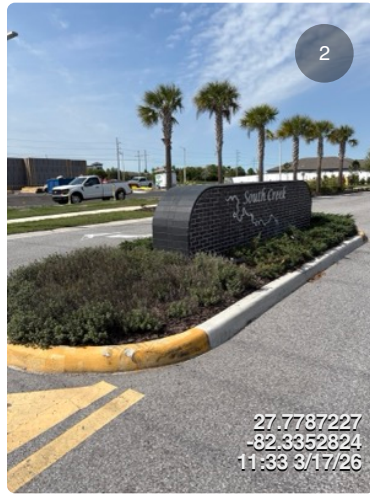


Items 9 - US 301 & Alder Green Dr. Entrance

Assigned To: Steadfast

Entrance is properly maintained. Median monument garden bed appears healthy. Gap in the hedge line observed at the inbound side of the entrance.

- Please propose for new plantings to fill the gaps. [Proposal_04-02-2026](#)
- Please plan for a palm tree pruning event next month. [04-02-2026](#)



Items 10 - US 301 & Shady Preserve Dr. Entrance

Assigned To: Steadfast

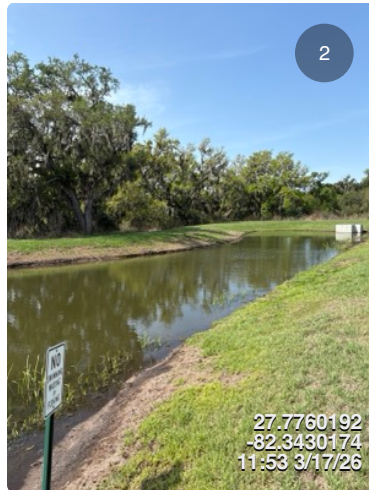
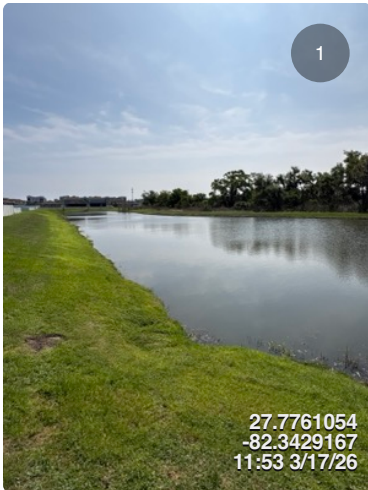
Entrance ways are properly maintained.



Items 11 - Pond B

Assigned To: Steadfast

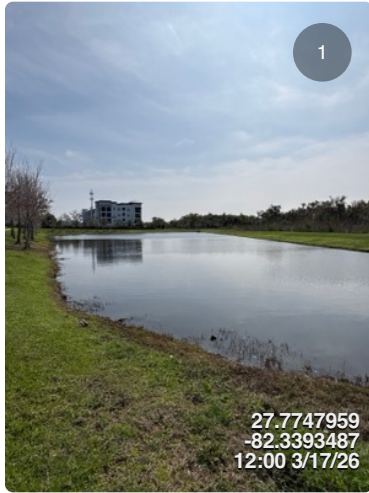
Water quality appears fair. Surrounding landscape is properly maintained.



Items 12 - Pond A

Assigned To: Steadfast

Water quality appears fair. Surrounding landscape is properly maintained.



Terrapin Lawn Care, LLC.

30929 Mirada Blvd # 529
 San Antonio, FL 33576
 +1 (352) 530-2000

WORK ORDER



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

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

ACCOUNT# 5061

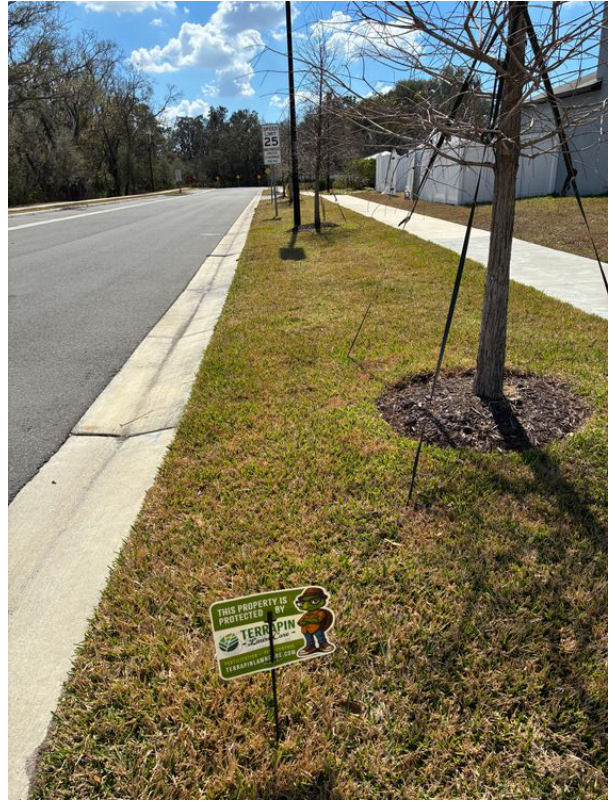
WORK ORDER 14259

02/20/2026

ITEM	QTY
Bi-Monthly Service	
Bi-Monthly Service	1
Lawn and shrub care services.	
Notes	
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	







South Creek CDD Aquatics

Aquatic Treatment Report

March 2026

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



Printed: Mar 24, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 3, 2026

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

Log Notes:

Inspected ponds treated ponds 1,2,4 and 3 for minor algae

Treated all ponds for torpedo grasses and pennywort

Weather Conditions:

Partly cloudy with showers

Tue, Mar 3, 2026, 1:46 PM



81°F

59°F

Wind: 13 mph

Humidity: 100%

Total Precip: 0"

Attachments: 6





Printed: Mar 24, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 17, 2026

Job: SE1214 South Creek CDD RAM

Title:

Added By: Juan Lopez

Log Notes:

Inspected ponds, treated all ponds for minor torpedo grasses and pennywort weeds.

Attachments: 11

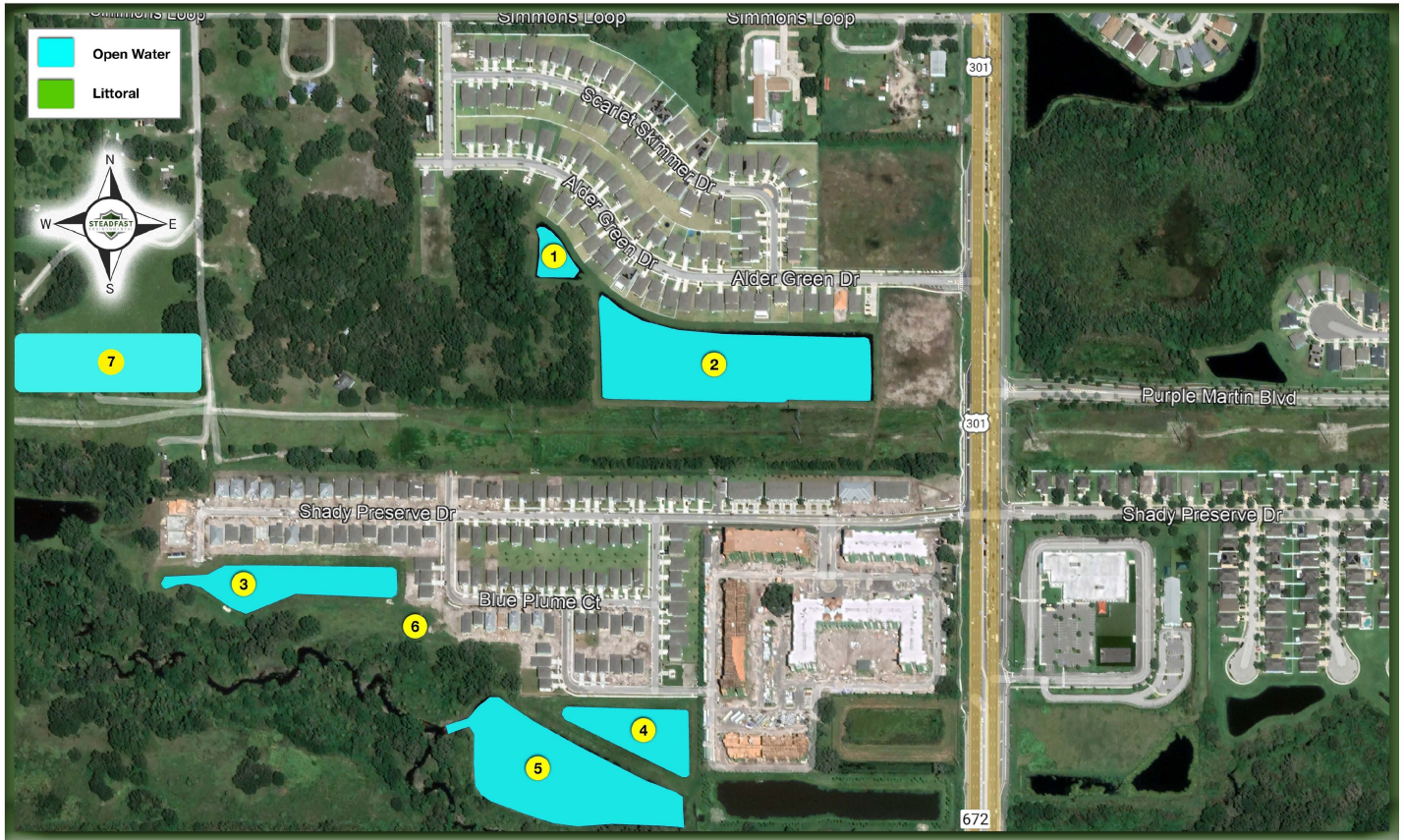




SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:





Printed: Mar 24, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 23, 2026

Job: SM1054 South Creek CDD Maintenance
Title: March Maintenance Report
Added By: Eleizer Perez

Log Notes:

Property was maintained, including common areas and ponds. Cut back was completed by the pool area.

Weather Conditions:

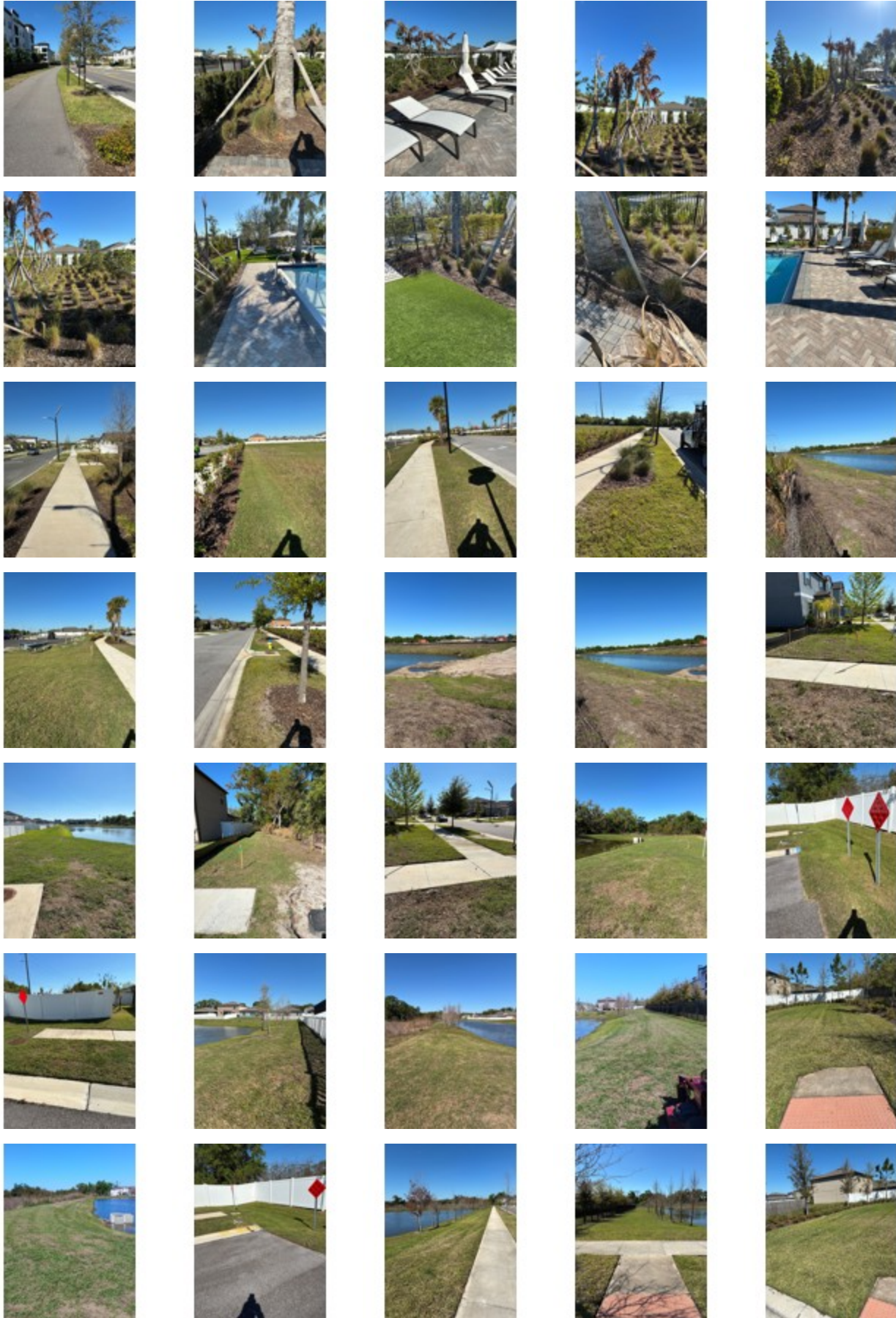
Sunny

Mon, Mar 23, 2026, 4:30 PM



Wind: 12 mph
Humidity: 90%
Total Precip: 0"

Attachments: 48







Printed: Mar 24, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 11, 2026

Job: SM1054 South Creek CDD Maintenance

Title: Wet check

Added By: Michael Clausen

Log Notes:

Edward and I (Michael) went to SM1054 to perform our monthly wet check. Throughout our investigation, we found a couple different issues.

The AC clock was just some drip cuts and some clogged nozzles.

Clock 2 was also just some clogged nozzles

Clock #1. The biggest problem being that they did some construction out front and messed up two zones pretty badly. Also, the drip was cut up a lot.

As of now Zone 7 I have it capped off at the entrance on the exit side.

Zone 3 I have off at the clock as of right now due to construction damage.

Travel time 10:15-10:30

W/C time 10:30-12:30

Repair time 1:00-2:15

Part used

16 17mm coupling

8 hunter nozzles

1 hunter 6" sprinkler

1 1/2 street ell

1 .5 gallon bubbler

1 1" elbow

1 1" slip cap

3ft 1" pipe

Weather Conditions:

Mostly sunny

Wed, Mar 11, 2026, 1:11 PM



90°F

67°F

Wind: 9 mph

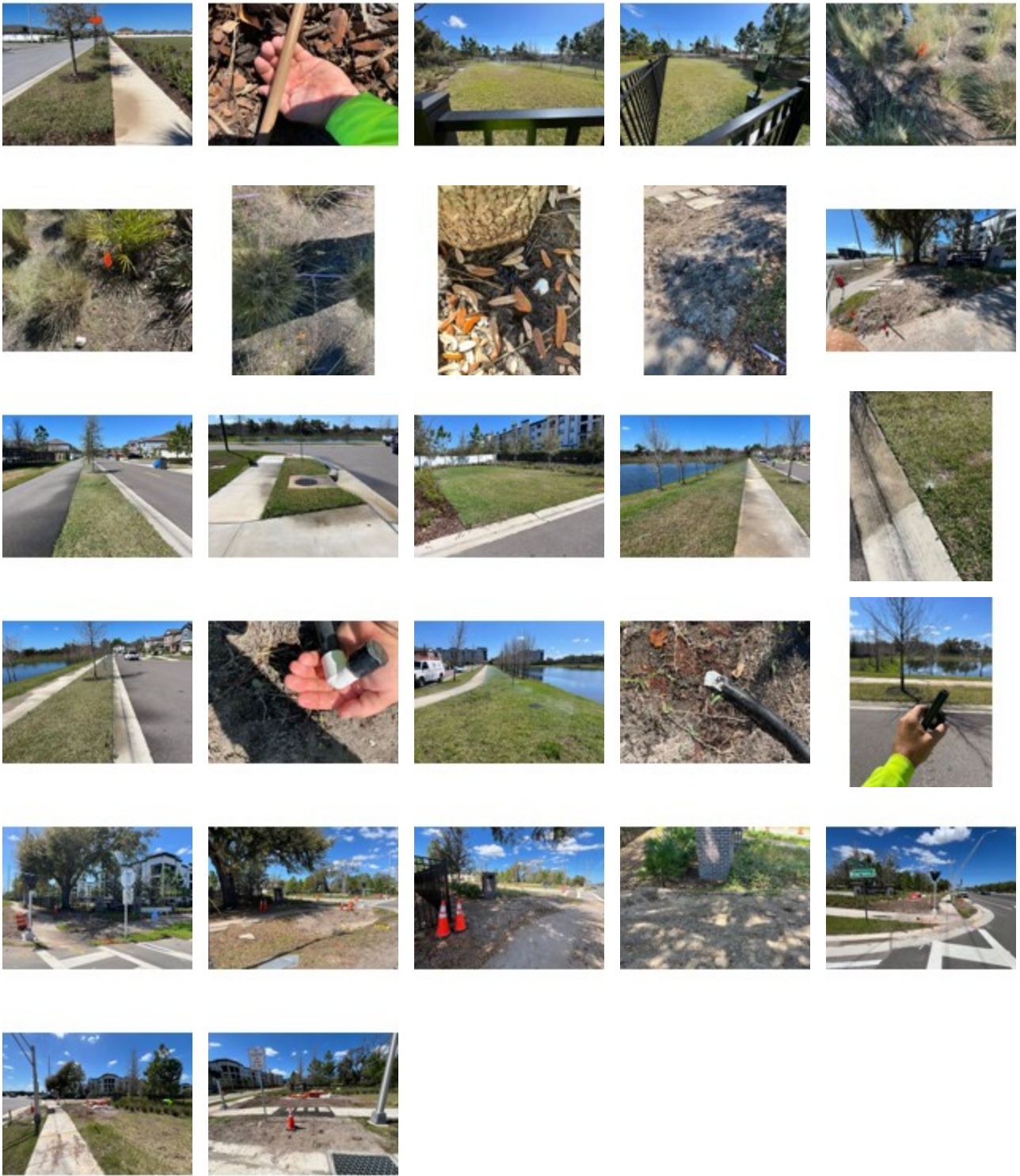
Humidity: 97%

Total Precip: 0"

Attachments: 132









Printed: Mar 24, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 13, 2026

Job: SM1054 South Creek CDD Maintenance

Title: Cold Weather Damage Cut Back

Added By: Victor Figueroa Bueso

Log Notes:

Paul and Jayna,

I wanted to provide you with an update on the landscape maintenance that was recently completed in the pool area following the cold weather damage.

Our team performed selective pruning on plant material that was affected by the recent cold temperatures in order to encourage healthy regrowth and improve the overall appearance of the area. The plants that required pruning included Copper plants and Hibiscus. These were cut back to remove cold damaged foliage and stimulate new growth. The Hibiscus plants are already showing fresh new shoots emerging from the base, which is a good indicator that the plants are recovering well. We will continue to monitor these plants over the coming weeks to evaluate how they respond to the pruning and ensure they continue to recover properly.

In addition, the King Palms located both inside and outside of the pool area were pruned to remove dead and damaged lower fronds caused by the cold weather. After inspection, most of the palms appear to be recovering well. The apical meristem (the central growing point of the palm) appears green and active, which is a strong sign that the palms remain healthy and should continue normal growth.

The ornamental grasses inside the pool area were also trimmed to refresh their appearance.

After all pruning and trimming was completed, all debris generated during the work was thoroughly cleaned up, removed from the site, and properly disposed of. As a result, the pool area now looks very clean, tidy, and refreshed following the cutback and maintenance work.

We will continue to keep an eye on the affected plant material and provide updates as needed while the landscape continues to recover from the cold event.

Weather Conditions:

Partly cloudy with showers

Fri, Mar 13, 2026, 8:41 AM



81°F

65°F

Wind: 12 mph

Humidity: 98%

Total Precip: 0"

Attachments: 11

