

**SOUTH CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AUGUST 7, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRLE SUITE 300  
TAMPA FL, 33607

# South Creek Community Development District

## Board of Supervisors

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

## District Staff

Jayna Cooper, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

Thursday, August 07, 2025, at 2:00 p.m.

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The Public Hearing and Regular Meeting of the **South Creek Community Development District** will be held on **August 07, 2025 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### [Join the meeting now](#)

**Meeting ID:** 263 935 216 491 **Passcode:** Sd7Lo6KB

**Dial-in by phone** +1 646-838-1601 **Pin:** 151 133 964#

## THE PUBLIC HEARING & 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. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET

- A. Open Public Hearing on Adopting FY 2026 Final Budget
- B. Discussion on Fiscal Year 2026 Budget
- C. Close Public Hearing on Adopting FY 2026 Final Budget
- D. Consideration of Resolution 2025-09; Adopting the FY 2026 Budget
- E. Consideration of Resolution 2025-10, Levying O&M Assessments

### 4. BUSINESS ITEMS

- A. Consideration of Resolution 2025-11; Setting the FY 2026 Meeting Schedule

### 5. CONSENT AGENDA

- A. Approval of Minutes of July 10, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance for June 2025
- C. Acceptance of the Financials and Approval of the Check Register for June 2025

### 6. STAFF REPORTS

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

### 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 8. ADJOURNMENT

**RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the South Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the South

Creek Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 7, 2025.**

Attested By:

**South Creek  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Secretary /  Assistant Secretary

\_\_\_\_\_  
Kelly Evans  
Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**

# **South Creek**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Prepared by:



**Summary of Revenues, Expenditures and Changes in Fund Balances**

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2025</b>	<b>ANNUAL BUDGET FY 2026</b>
<b>REVENUES</b>		
Interest - Investments	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	288,598	501,719
Special Assmnts- CDD Collected	65,371	-
Developer Contributions	-	-
<b>TOTAL REVENUES</b>	<b>\$ 353,969</b>	<b>\$ 501,719</b>
<b>EXPENDITURES</b>		
<b>Financial and Administrative</b>		
Supervisor Fees	\$ 10,000	\$ 12,000
District Management	25,000	16,995
Field Management	12,000	12,000
Dissemination Agent/Reporting	8,400	10,200
Website Admin Services	1,500	1,800
District Engineer	2,500	9,500
District Counsel	4,000	15,000
Trustees Fees	8,200	8,300
Auditing Services	5,250	5,200
Postage, Phone, Faxes, Copies	250	500
Legal Advertising	1,000	3,000
Bank Fees	100	100
Dues, Licenses & Fees	600	175
Website ADA Compliance	1,500	1,500
Shared Well With HOA	5,000	5,000
<b>Total Financial and Administrative</b>	<b>\$ 91,400</b>	<b>\$ 101,270</b>
<b>Insurance</b>		
General Liability	\$ 3,365	\$ 3,928
Public Officials Insurance	2,754	3,305
Property & Casualty Insurance	30,000	10,048
Deductible	2,500	2,500
<b>Total Insurance</b>	<b>\$ 38,619</b>	<b>\$ 19,780</b>
<b>Utility Services</b>		
Electric Utility Services	\$ 5,000	\$ 33,000
Street Lights	50,000	60,000
Amenity Internet	1,200	900
Water/Waste	1,000	7,889
<b>Total Utility Services</b>	<b>\$ 57,200</b>	<b>\$ 101,789</b>
<b>Amenity</b>		
Pool Monitor	\$ 12,000	\$ 18,000
Janitorial - Contract	7,000	7,680
Janitorial - Supplies/Other	1,500	-
Amenity Pest Control	1,200	1,200
Amenity R&M	6,000	10,000
Amenity Camera R&M	1,000	1,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2025</b>	<b>ANNUAL BUDGET FY 2026</b>
Amenity Furniture R&M	1,000	10,000
Access Control R&M	1,500	1,500
Key Card Distribution	2,500	-
Dog Waste Station Service and Supplies	3,000	2,400
Entrance Monuments, Fence, Walls R&M	1,000	10,000
Sidewalk, Pavement, Signage R&M	1,000	5,000
Pool Maintenance - Contract	15,000	14,560
Pool Treatments & Other R&M	500	-
Security Services	5,050	-
MISC	1,500	10,000
<b>Total Amenity</b>	<b>\$ 60,750</b>	<b>\$ 91,340</b>
<b>Landscape and Pond Maintenance</b>		
Landscape Maintenance - Contract	\$ 75,000	\$ 100,000
Landscaping - R&M	2,000	20,000
Landscaping - Mulch	2,000	10,000
Landscaping - Annuals	4,000	-
Landscaping - Plant Replacement Program	4,000	15,000
Irrigation Maintenance	5,000	15,000
Aquatics - Contract	9,000	7,140
Aquatics - Plant Replacement	1,000	-
Waterway Management Program	1,000	-
Mitigation Maintenance	2,400	2,400
Debris Cleanup	3,000	-
Wildlife Control	-	8,000
Storm Clean Up Contingency		10,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 108,400</b>	<b>\$ 187,540</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 356,369</b>	<b>\$ 501,719</b>
Excess (deficiency) of revenues	\$ (2,400)	\$ -
Net change in fund balance	\$ (2,400)	\$ -
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 26,849</b>	<b>\$ (4,677)</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 24,449</b>	<b>\$ (4,677)</b>



# South Creek

Community Development District

All Funds

## Summary of Assessments

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2025 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2026 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>ASSESSMENT AREA ONE - SERIES 2021</b>									
Townhomes 26'	0.667	30	\$850.90	\$754.23	\$1,605.13	\$850.90	\$754.24	\$1,605.14	\$0.00
Single Family 40'	1.00	54	\$1,276.19	\$1,130.79	\$2,406.98	\$1,276.19	\$1,130.79	\$2,406.98	\$0.00
Single Family 50'	1.25	158	\$1,595.24	\$1,413.48	\$3,008.72	\$1,595.24	\$1,413.49	\$3,008.73	\$0.00
<b>Subtotal</b>		<b>242</b>							
<b>ASSESSMENT AREA TWO -SERIES 2024</b>									
Single Family 50'	1.25	30	\$1,726.67	\$1,413.48	\$3,140.15	\$1,726.67	\$1,413.49	\$3,140.16	\$0.00
Single Family 60'	1.50	16	\$2,072.00	\$1,696.18	\$3,768.18	\$2,072.00	\$1,696.18	\$3,768.18	\$0.00
<b>Subtotal</b>		<b>46</b>							
<b>Future bond area 2025</b>									
Single Family 50'	0.00	80	\$0.00	\$0.00	\$0.00	\$0.00	\$1,413.49	\$1,413.49	\$1,413.49
Single Family 60'	0.00	26	\$0.00	\$0.00	\$0.00	\$0.00	\$1,696.18	\$1,696.18	\$1,696.18
<b>Subtotal</b>		<b>106</b>							
<b>TOTAL</b>		<b>394</b>							

## RESOLUTION 2025-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the South Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
  - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
  - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
2. 25% due no later than February 1, 2026
3. 25% due no later than May 1, 2026

- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2025
  2. 25% due no later than February 1, 2026
  3. 25% due no later than April 1, 2026

- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

**d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 7, 2025.**

Attested By:

**South Creek Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

**RESOLUTION 2025-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, South Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 7<sup>TH</sup> DAY OF AUGUST 2025.**

**ATTEST:**

**SOUTH CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR – VICE CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026**

**October 2, 2025  
November 6, 2025  
December 4, 2025  
January 8, 2026 (Changed due to holiday)  
February 5, 2026  
March 5, 2026  
April 2, 2026  
May 7, 2026  
June 4, 2026  
July 2, 2026  
August 6, 2026  
September 3, 2026**

**All meetings will convene at the Offices of Inframark  
located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

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

1 The regular meeting of the Board of Supervisors of South Creek Community Development  
2 District was held on Thursday, July 10, 2025, and called to order at 2:13 pm at the Offices of  
3 Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4  
5 Present and constituting a quorum were:

6		
7	Kelly Evans	Chairperson
8	Carlos de la Ossa	Vice Chairperson
9	Ryan Motko	Assistant Secretary
10	Nicholas Dister	Assistant Secretary
11	Lori Campagna	Assistant Secretary

12  
13 Also present were:

14		
15	Jayna Cooper	District Manager
16	Michael Perez	District Manager
17	John Vericker	District Counsel
18	Kathryn Hopkinson	District Counsel
19	Tyson Waag	District Engineer ( <i>via phone</i> )
20	Paul Young	Field Manager

21  
22 *The following is a summary of the discussions and actions taken.*

23  
24 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

27 **SECOND ORDER OF BUSINESS** **Public Comments**

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

30 **THIRD ORDER OF BUSINESS** **Business Items**

31 **A. Acceptance of Fiscal Year 2024 Final Audit Report**

32  
33 

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in 34 favor, the Fiscal Year 2024 Final Audit Report, was approved. 5-0
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35  
36 **B. Consideration of Resolution 2025-08, Adopting a No Fishing Policy**

37  
38 

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in 39 favor, Resolution 2025-08, Adopting a No Fishing Policy, was adopted. 40 5-0
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- 41
- 42 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
- 43 **A. Approval of Minutes of the June 5, 2025 Meeting**
- 44 **B. Acceptance of Operation and Maintenance Expenditures April 2025**
- 45 **C. Acceptance of the Financials and Approval of the Check Register for May 2025**
- 46 **D. Ratification of "Pool Temporarily Closed" Signs**

47

48 On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in

49 favor, the Consent Agenda, was approved. 5-0

- 50
- 51 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 52 **A. District Counsel**
- 53 **B. District Engineer**
- 54 **C. District Manager**

55 There being no reports, the next item followed.

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

58 The Field Inspections and Aquatics reports were presented, copies of which

59 were included in the agenda package. Mr. Young provided updates on trash collection, pool

60 cleaning, ponds and additional items for repair/replace.

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

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

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

67 There being no further business,

68

69 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in

70 favor, the meeting was adjourned at 2:17 pm. 5-0

71

72

73

74 \_\_\_\_\_

75 Jayna Cooper/Michael Perez  
District Manager

71

72

73

74 \_\_\_\_\_

75 Kelly Evans  
Chairperson

<b>SOUTH CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
BLUE LIFE POOL SERVICE LLC	6/1/2025	18665	\$1,200.00	\$1,200.00	Pool Service June 2025
INFRAMARK LLC	6/1/2025	150744	\$850.00		Dissemination Services June 2025
INFRAMARK LLC	6/1/2025	150744	\$1,375.00		District Management June 2025
INFRAMARK LLC	6/1/2025	150744	\$1,000.00		Field Services June 2025
INFRAMARK LLC	6/1/2025	150744	\$125.00	\$3,350.00	Website Maintenance June 2025
JNJ CLEANING SERVICES LLC	6/23/2025	0563	\$610.00	\$610.00	Janitorial Contract June 2025
STEADFAST CONTRACTORS ALLIANCE	6/1/2025	SA-12407	\$595.00	\$595.00	Aquatics Contract June 2025
STEADFAST CONTRACTORS ALLIANCE	6/1/2025	SA-12537	\$6,709.67	\$6,709.67	Landscape Contract June 2025
<b>Monthly Contract Subtotal</b>			<b>\$12,464.67</b>	<b>\$12,464.67</b>	
<b>Utilities</b>					
BOCC - HILLSBOROUGH COUNTY ACH	5/29/2025	052925-5140 ACH	\$105.12	\$105.12	4/21/25 - 5/19/25 Dog Park Meter
TECO ACH	5/21/2025	052125-6141 ACH	\$125.77	\$125.77	4/16/25 - 5-15-25
<b>Utilities Subtotal</b>			<b>\$230.89</b>	<b>\$230.89</b>	
<b>Regular Services</b>					
CARLOS DE LA OSSA	6/5/2025	CO-060525	\$200.00	\$200.00	BOARD 6/5/25
GRAU AND ASSOCIATES	6/2/2025	27755	\$6,300.00	\$6,300.00	FY24 Audit
KELLY ANN EVANS	6/5/2025	KE-060525	\$200.00	\$200.00	BOARD 6/5/25
LORI A. CAMPAGNA	6/5/2025	LC-060525	\$200.00	\$200.00	BOARD 6/5/25
NICHOLAS J. DISTER	6/5/2025	ND-060525	\$200.00	\$200.00	BOARD 6/5/25
RYAN MOTKO	6/5/2025	RM-060525	\$200.00	\$200.00	BOARD 6/5/25
<b>Regular Services Subtotal</b>			<b>\$7,300.00</b>	<b>\$7,300.00</b>	
<b>Additional Services</b>					
INFRAMARK LLC	6/17/2025	151864	\$479.40		Email Renewals

<p><b>SOUTH CREEK CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	6/17/2025	151864	\$29.30	\$508.70	Postage
<b>Additional Services Subtotal</b>			<b>\$508.70</b>	<b>\$508.70</b>	
<b>TOTAL</b>			<b>\$20,504.26</b>	<b>\$20,504.26</b>	

**BLUE LIFE POOL SERVICE**  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 USA  
 +18135975009  
 accounts@bluelifepools.com  
 www.bluelifepools.com

# Invoice



**BILL TO**  
 SOUTH CREEK CDD  
 10297 Alder Green DR Riverview, FL  
 33578  
 Riverview, Florida 33578  
 Estados Unidos

**SHIP TO**  
 SOUTH CREEK CDD  
 10297 Alder Green DR Riverview, FL  
 33578  
 Riverview, Florida 33578  
 Estados Unidos

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18665	06/01/2025	\$1,200.00	07/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>CLEANING</b>	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



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

150744

**DATE**

6/1/2025

**BILL TO**

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

**CUSTOMER ID**

C2311

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	850.00		850.00
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>3,350.00</b>

<b>Subtotal</b>	\$3,350.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,350.00

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

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

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

*Account Name: INFRAMARK, LLC*

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

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

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

# INVOICE

**JNJ Amenity Services**

7804 Davie Ray Dr, Zephyrhills, FL 33540,  
UNITED STATES

Phone: +1 813-781-8999;  
services@jnjcleanservices.com



**Invoice No#:** 0563  
**Invoice Date:** Jun 23, 2025  
**Due Date:** Jul 1, 2025



Scan.Pay.Go

**\$610.00 USD**  
**AMOUNT DUE**

## BILL TO

South Creek CDD c/o Inframark  
2005 Pan Am Circle, Suite 300, TAMPA, FL  
33607, UNITED STATES  
inframarkcms@payableslockbox.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Amenity cleaning services	\$610.00	\$610.00
		Subtotal	\$610.00
		<b>TOTAL</b>	<b>\$610.00 USD</b>

## NOTES TO CUSTOMER

Amenity cleaning services - June 2025



# Steadfast Alliance

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

## Invoice

Date	Invoice #
6/1/2025	SA-12407

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.

<b>Total</b>	\$595.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$595.00



# Steadfast Alliance

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

## Invoice

Date	Invoice #
6/1/2025	SA-12537

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		0.00		0.00
1	June 2025.		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

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.

<b>Total</b>	\$6,709.67
Payments/Credits	\$0.00
<b>Balance Due</b>	\$6,709.67





Hillsborough County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	05/29/2025	06/20/2025

**Summary of Account Charges**

Previous Balance	\$109.26
Net Payments - Thank You	\$-109.26
Total Account Charges	<b>\$105.12</b>

<b>AMOUNT DUE</b>	<b>\$105.12</b>
-------------------	-----------------

**Important Message**

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

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) 276 8526			
Internet Payments: <a href="http://HCFLGov.net/WaterBill">HCFLGov.net/WaterBill</a>			
Additional Information: <a href="http://HCFLGov.net/Water">HCFLGov.net/Water</a>			

**THANK YOU!**



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

564 0

<b>DUE DATE</b>	06/20/2025
<b>Auto Pay Scheduled DO NOT PAY</b>	



0065919651409 00000105122



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	05/29/2025	06/20/2025

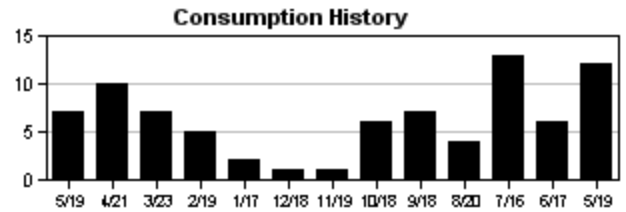
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	04/21/2025	7232	05/19/2025	7239	7 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$0.02
Water Base Charge	\$12.52
Water Usage Charge	\$0.01
<b>Total Service Address Charges</b>	<b>\$18.58</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	05/29/2025	06/20/2025

Service Address: 13851 BUTTRESS OAKS WAY

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	04/29/2025	17539	05/29/2025	18390	851 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$2.57
Water Base Charge	\$20.91
Water Usage Charge	\$0.88
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$5.55
<b>Total Service Address Charges</b>	<b>\$86.54</b>





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

Statement Date: May 21, 2025

Amount Due: \$125.77

Due Date: June 11, 2025

Account #: 221008846141

**Your Energy Insight**

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

Your average daily kWh used was **9.52% higher** than it was in your previous period.



Scan here to view your account online.



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit [TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

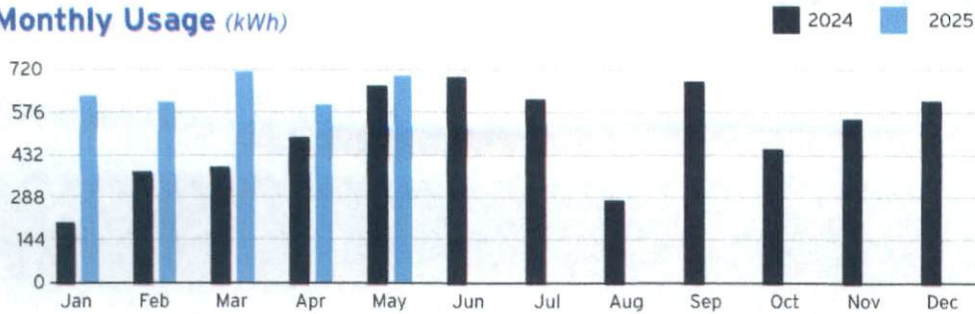
**DO NOT PAY. Your account will be drafted on June 11, 2025**

**Account Summary**

<b>Current Service Period:</b> April 16, 2025 - May 15, 2025	
Previous Amount Due	\$109.91
Payment(s) Received Since Last Statement	-\$109.91
<b>Current Month's Charges</b>	<b>\$125.77</b>
<b>Amount Due by June 11, 2025</b>	<b>\$125.77</b>

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

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

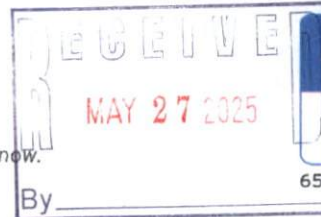
Account #: 221008846141

Due Date: June 11, 2025

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$125.77

Payment Amount: \$ \_\_\_\_\_

651384321555

Your account will be drafted on June 11, 2025

00005753 FTECO105212522453010 00000 02 00000000 12474 002  
**SOUTH CREEK COMMUNITY DEVELOPMENT**  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

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

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

00005753-0013353-Page 1 of 4



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

**Account #:** 221008846141  
**Statement Date:** May 21, 2025  
**Charges Due:** June 11, 2025

**Meter Read**

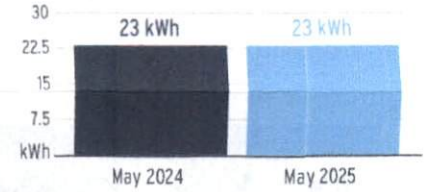
**Service Period:** Apr 16, 2025 - May 15, 2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000877781	05/15/2025	16,460	15,761	699 kWh	1	30 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	699 kWh @ \$0.08641/kWh	\$60.40
Fuel Charge	699 kWh @ \$0.03083/kWh	\$21.55
Storm Protection Charge	699 kWh @ \$0.00577/kWh	\$4.03
Clean Energy Transition Mechanism	699 kWh @ \$0.00418/kWh	\$2.92
Storm Surcharge	699 kWh @ \$0.02121/kWh	\$14.83
Florida Gross Receipt Tax		\$3.14
<b>Electric Service Cost</b>		<b>\$125.77</b>

**Avg kWh Used Per Day**



**Important Messages**

**Be Prepared This Storm Season**  
 Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
 Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

**Total Current Month's Charges \$125.77**

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

**Ways To Pay Your Bill**

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)
- Phone:**  
 Commercial Customer Care: 877-588-1010  
 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.

00005753-0013353-Page 2 of 4

**SOUTH CREEK CDD**

MEETING DATE: June 5, 2025

DMS: Jayna Cooper

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Kelly Evans	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Lori Campagna	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

# Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*South Creek Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 27755  
Date 06/02/2025

---

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>6,300.00</u>
Current Amount Due	\$ <u>6,300.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,300.00	0.00	0.00	0.00	0.00	6,300.00

Payment due upon receipt.

**SOUTH CREEK CDD**

MEETING DATE: June 5, 2025

DMS: Jayna Cooper

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Kelly Evans	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Lori Campagna	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

**SOUTH CREEK CDD**

MEETING DATE: June 5, 2025

DMS: Jayna Cooper

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Kelly Evans	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Lori Campagna	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00



**SOUTH CREEK CDD**

MEETING DATE: June 5, 2025

DMS: Jayna Cooper

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Kelly Evans	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Lori Campagna	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

**SOUTH CREEK CDD**

MEETING DATE: June 5, 2025

DMS: Jayna Cooper

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Kelly Evans	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Lori Campagna	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

151864

**DATE**

6/17/2025

**BILL TO**

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

**CUSTOMER ID**

C2311

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/17/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson - 04-21-25 DNH*GODADDY#371875520 : email renewals \$479.40	1	Ea	479.40		479.40
Postage	1	Ea	29.30		29.30
<b>Subtotal</b>					<b>508.70</b>

<b>Subtotal</b>	\$508.70
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$508.70

**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.

# **South Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2025

Prepared by:



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

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of June 30, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2021		SERIES 2024		SERIES 2021		SERIES 2024		GENERAL		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND			
<b>ASSETS</b>											
Cash - Operating Account	\$ 110,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,351
Cash in Transit	-	2,898	-	-	-	-	-	-	-	-	2,898
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	-	-	37
Due From Developer	37,149	-	-	-	-	-	-	-	-	-	37,149
Due From Other Funds	-	9,700	-	-	-	2,329	-	-	-	-	12,029
Investments:											
Acq. & Construction - Amenity	-	-	-	91	-	-	-	-	-	-	91
Acq. & Construction - Other	-	-	-	-	3,184	-	-	-	-	-	3,184
Acq. & Construction Account (Phase 1)	-	-	-	12	-	-	-	-	-	-	12
Acq. & Construction Account (Phase 2)	-	-	-	-	10,247	-	-	-	-	-	10,247
Reserve Fund	-	162,850	-	-	-	-	-	-	-	-	162,850
Reserve Fund (A-2)	-	-	39,928	-	-	-	-	-	-	-	39,928
Revenue Fund	-	144,979	39,759	-	-	-	-	-	-	-	184,738
Fixed Assets											
Construction Work In Process	-	-	-	-	-	-	2,296,282	-	-	-	2,296,282
Amount To Be Provided	-	-	-	-	-	-	-	6,603,088	-	-	6,603,088
<b>TOTAL ASSETS</b>	<b>\$ 147,537</b>	<b>\$ 320,427</b>	<b>\$ 79,687</b>	<b>\$ 103</b>	<b>\$ 15,760</b>	<b>\$ 2,296,282</b>	<b>\$ 6,603,088</b>	<b>\$ 9,462,884</b>			

**LIABILITIES**

Accounts Payable	\$ 10,861	\$ 2,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,759
Bonds Payable	-	-	-	-	-	-	-	5,432,088	-	-	5,432,088
Bonds Payable - Series 2024	-	-	-	-	-	-	-	1,171,000	-	-	1,171,000
Due To Other Funds	8,137	-	2,329	-	-	-	-	-	-	-	10,466
Deferred Inflow of Resources	24,843	-	-	-	-	-	-	-	-	-	24,843
<b>TOTAL LIABILITIES</b>	<b>43,841</b>	<b>2,898</b>	<b>2,329</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,603,088</b>	<b>6,652,156</b>		

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of June 30, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	317,529	77,358	-	-	-	-	394,887
Capital Projects	-	-	-	103	15,760	-	-	15,863
Unassigned:	103,696	-	-	-	-	2,296,282	-	2,399,978
<b>TOTAL FUND BALANCES</b>	<b>103,696</b>	<b>317,529</b>	<b>77,358</b>	<b>103</b>	<b>15,760</b>	<b>2,296,282</b>	<b>-</b>	<b>2,810,728</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 147,537</b>	<b>\$ 320,427</b>	<b>\$ 79,687</b>	<b>\$ 103</b>	<b>\$ 15,760</b>	<b>\$ 2,296,282</b>	<b>\$ 6,603,088</b>	<b>\$ 9,462,884</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 1,796	\$ 1,796	0.00%
Rental Income	-	300	300	0.00%
Special Assmnts- Tax Collector	288,598	289,711	1,113	100.39%
Special Assmnts- CDD Collected	65,371	66,468	1,097	101.68%
Developer Contribution	-	1,904	1,904	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>353,969</b>	<b>360,229</b>	<b>6,260</b>	<b>101.77%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	10,000	9,600	400	96.00%
ProfServ-Construction	6,100	-	6,100	0.00%
ProfServ-Dissemination Agent	10,200	7,650	2,550	75.00%
ProfServ-Trustee Fees	6,400	4,256	2,144	66.50%
District Counsel	4,000	22,383	(18,383)	559.58%
District Engineer	2,500	6,301	(3,801)	252.04%
District Manager	25,000	36,059	(11,059)	144.24%
Auditing Services	5,250	7,800	(2,550)	148.57%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	484	(234)	193.60%
Clubhouse Internet, TV, Phone	1,200	752	448	62.67%
Public Officials Insurance	2,754	2,754	-	100.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	6,591	(5,591)	659.10%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	1,125	375	75.00%
Dues, Licenses, Subscriptions	600	1,066	(466)	177.67%
<b>Total Administration</b>	<b>80,854</b>	<b>108,321</b>	<b>(27,467)</b>	<b>133.97%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Electric Utility Services</u></b>				
Utility - Electric	5,000	9,690	(4,690)	193.80%
Utility - StreetLights	50,000	35,283	14,717	70.57%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>44,973</b>	<b>10,027</b>	<b>81.77%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	1,000	3,442	(2,442)	344.20%
<b>Total Water Utility Services</b>	<b>1,000</b>	<b>3,442</b>	<b>(2,442)</b>	<b>344.20%</b>
<b><u>Other Physical Environment</u></b>				
ProfServ-Wildlife Management Service	-	4,675	(4,675)	0.00%
Waterway Management	9,000	7,580	1,420	84.22%
ProfServ - Field Management Onsite Staff	12,000	9,000	3,000	75.00%
Amenity Center Cleaning & Supplies	1,000	1,390	(390)	139.00%
Contracts-Janitorial Services	7,000	4,880	2,120	69.71%
Contracts-Pools	15,000	3,000	12,000	20.00%
Contracts - Landscape	75,000	70,232	4,768	93.64%
Amenity Center Pest Control	1,200	1,010	190	84.17%
Janitorial Services & Supplies	1,500	-	1,500	0.00%
Insurance - General Liability	3,365	2,500	865	74.29%
Insurance -Property & Casualty	30,000	9,071	20,929	30.24%
R&M-Other Landscape	3,000	2,910	90	97.00%
R&M-Pools	500	175	325	35.00%
R&M-Sidewalks	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	5,000	4,562	438	91.24%
R&M-Monument, Entrance & Wall	1,000	5,815	(4,815)	581.50%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscape - Mulch	2,000	3,625	(1,625)	181.25%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
R&M-Security Cameras	1,000	-	1,000	0.00%
Plant Replacement Program	4,000	666	3,334	16.65%
Security System Monitoring & Maint.	5,050	175	4,875	3.47%



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Shared Maintenance Costs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	1,500	7,353	(5,853)	490.20%
Landscape Miscellaneous	2,000	924	1,076	46.20%
Irrigation Maintenance	5,000	6,379	(1,379)	127.58%
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	0.00%
Misc-Access Cards	2,500	-	2,500	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dog Waste Station Supplies	3,000	1,012	1,988	33.73%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
<b>Total Other Physical Environment</b>	<b>205,115</b>	<b>146,934</b>	<b>58,181</b>	<b>71.63%</b>
<b>TOTAL EXPENDITURES</b>	<b>341,969</b>	<b>303,670</b>	<b>38,299</b>	<b>88.80%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	12,000	56,559	44,559	471.33%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	12,000	-	(12,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>12,000</b>	<b>-</b>	<b>(12,000)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 12,000</u>	<u>\$ 56,559</u>	<u>\$ 20,559</u>	<u>471.33%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>47,137</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 103,696</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 13,087	\$ 13,087	0.00%
Special Assmnts- Tax Collector	325,700	327,904	2,204	100.68%
Special Assmnts- CDD Collected	-	1,238	1,238	0.00%
<b>TOTAL REVENUES</b>	<b>325,700</b>	<b>342,229</b>	<b>16,529</b>	<b>105.07%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	130,000	130,000	-	100.00%
Interest Expense	192,463	194,006	(1,543)	100.80%
<b>Total Debt Service</b>	<b>322,463</b>	<b>324,006</b>	<b>(1,543)</b>	<b>100.48%</b>
<b>TOTAL EXPENDITURES</b>	<b>322,463</b>	<b>324,006</b>	<b>(1,543)</b>	<b>100.48%</b>
Excess (deficiency) of revenues Over (under) expenditures	3,237	18,223	14,986	562.96%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	3,237	-	(3,237)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,237</b>	<b>-</b>	<b>(3,237)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 3,237</u>	<u>\$ 18,223</u>	<u>\$ 8,512</u>	<u>562.96%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>299,306</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 317,529</b></u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,288	\$ 3,288	0.00%
Special Assmnts- CDD Collected	79,855	79,855	-	100.00%
<b>TOTAL REVENUES</b>	<b>79,855</b>	<b>83,143</b>	<b>3,288</b>	<b>104.12%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	25,000	25,000	-	100.00%
Interest Expense	61,680	61,680	-	100.00%
<b>Total Debt Service</b>	<b>86,680</b>	<b>86,680</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>86,680</b>	<b>86,680</b>	<b>-</b>	<b>100.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	(6,825)	(3,537)	3,288	51.82%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(6,825)	-	6,825	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(6,825)</b>	<b>-</b>	<b>6,825</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (6,825)</u>	<u>\$ (3,537)</u>	<u>\$ 16,938</u>	<u>51.82%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>80,895</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 77,358</b></u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 333	\$ 333	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>333</b>	<b>333</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	37,756	(37,756)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>37,756</b>	<b>(37,756)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>37,756</b>	<b>(37,756)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(37,423)	(37,423)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>37,526</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 103</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11,760	\$ 11,760	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>11,760</b>	<b>11,760</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,011,989	(1,011,989)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,011,989</b>	<b>(1,011,989)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,011,989</b>	<b>(1,011,989)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,000,229)	(1,000,229)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,015,989</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 15,760</b>		

# Bank Account Statement

South Creek CDD

Thursday, July 24, 2025

Page 1

**Bank Account No.** 5561

**Statement No.** 06\_25

**Statement Date**

06/30/2025

<b>G/L Account No. 101001 Balance</b>	110,351.44	<b>Statement Balance</b>	110,893.56
		<b>Outstanding Deposits</b>	1,157.40
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	110,351.44	<b>Subtotal</b>	112,050.96
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-1,699.52
<b>Ending G/L Balance</b>	110,351.44	<b>Ending Balance</b>	110,351.44

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
06/18/2025		JE000651	Special Assmnts-Tax Collector	Tax Revenue Debt Service	5,466.61	5,466.61	0.00
<b>Total Deposits</b>					5,466.61	5,466.61	0.00
<b>Checks</b>							
							0.00
05/28/2025	Payment	100053	INFRAMARK LLC	Inv: 149002	-3,350.00	-3,350.00	0.00
05/29/2025	Payment	100054	INFRAMARK LLC	Inv: 150121	-600.00	-600.00	0.00
06/03/2025	Payment	100055	SAFETOUCH LLC	Inv: 16817042825	-175.00	-175.00	0.00
06/03/2025	Payment	100056	JNJ CLEANING SERVICES LLC	Inv: 0558	-610.00	-610.00	0.00
06/03/2025	Payment	100057	CITY-WIDE CLEANING LLC	Inv: 19390	-200.00	-200.00	0.00
06/09/2025	Payment	1416	CARLOS DE LA OSSA	Check for Vendor V00027	-200.00	-200.00	0.00
06/09/2025	Payment	1417	KELLY ANN EVANS	Check for Vendor V00016	-200.00	-200.00	0.00
06/09/2025	Payment	1418	LORI A. CAMPAGNA	Check for Vendor V00029	-200.00	-200.00	0.00
06/10/2025	Payment	300036	TECO ACH	Inv: 052125-6141 ACH	-125.77	-125.77	0.00
06/12/2025	Payment	100058	INFRAMARK LLC	Inv: 150744	-3,350.00	-3,350.00	0.00
06/12/2025	Payment	100059	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-12407, Inv: SA-12537	-7,304.67	-7,304.67	0.00
06/12/2025	Payment	100060	BLUE LIFE POOL SERVICE LLC	Inv: 18665	-1,200.00	-1,200.00	0.00
06/12/2025	Payment	100061	GRAU AND ASSOCIATES	Inv: 27755	-6,300.00	-6,300.00	0.00
06/18/2025	Payment	300037	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 052925-5140 ACH	-105.12	-105.12	0.00
06/27/2025	Payment	300038	TECO ACH	Inv: 060625-4853 ACH	-156.46	-156.46	0.00
06/27/2025	Payment	300039	TECO ACH	Inv: 060625-0243 ACH	-366.50	-366.50	0.00
06/27/2025	Payment	300040	TECO ACH	Inv: 060625-0321 ACH	-4,649.41	-4,649.41	0.00
06/23/2025	Payment	300041	CHARTER COMMUNICATION ACH	Inv: 2972133060625 ACH	-74.99	-74.99	0.00

# Bank Account Statement

South Creek CDD

Thursday, July 24, 2025

Page 2

**Bank Account No.** 5561  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

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<b>Total Checks</b>	-29,167.92	-29,167.92	0.00
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**Adjustments**

**Total Adjustments**

**Outstanding Checks**

10/01/2022		JE000018		Outstanding Check# 1063;	-200.00
01/09/2025	Payment	DD180	TECO ACH	Payment of Invoice 000813	-103.77
03/28/2025	Payment	300022	TECO ACH	Inv: 030725-0243	-385.75
06/09/2025	Payment	1419	NICHOLAS J. DISTER	Check for Vendor V00012	-200.00
06/09/2025	Payment	1420	RYAN MOTKO	Check for Vendor V00021	-200.00
06/26/2025	Payment	100062	JNJ CLEANING SERVICES LLC	Inv: 0563	-610.00

<b>Total Outstanding Checks</b>			-1,699.52
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**Outstanding Deposits**

02/05/2025	Payment	BD00005		Deposit No. BD00005	797.60
02/01/2025		JE000530		Rev Bank recon adj Teco	99.35
04/01/2025		JE000596		Reverse Bank recon adj	260.45

<b>Total Outstanding Deposits</b>			1,157.40
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**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	100055	06/03/25	V00063	SAFETOUCH LLC	16817042825	Service Call	Security System Monitoring & Maint.	546479-53908	\$175.00
001	100056	06/03/25	V00047	JNJ CLEANING SERVICES LLC	0558	Janitorial Contract May 2025	Contracts-Janitorial Services	534026-53908	\$610.00
001	100057	06/03/25	V00038	CITY-WIDE CLEANING LLC	19390	Dog Park Contract May 2025	Miscellaneous Maintenance	546922-53908	\$200.00
001	100058	06/12/25	V00019	INFRAMARK LLC	150744	Management Contract June 2025	Dissemination Services June 2025	531012-51301	\$850.00
001	100058	06/12/25	V00019	INFRAMARK LLC	150744	Management Contract June 2025	District Management June 2025	531150-51301	\$1,375.00
001	100058	06/12/25	V00019	INFRAMARK LLC	150744	Management Contract June 2025	Field Services June 2025	531106-53908	\$1,000.00
001	100058	06/12/25	V00019	INFRAMARK LLC	150744	Management Contract June 2025	Website Maintenance June 2025	549936-51301	\$125.00
001	100059	06/12/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-12407	Aquatics Contract June 2025	Waterway Management	531085-53908	\$595.00
001	100059	06/12/25	V00004	STEADFAST CONTRACTORS ALLIANCE	SA-12537	Landscape Contract June 2025	Contracts - Landscape	534171-53908	\$6,709.67
001	100060	06/12/25	V00061	BLUE LIFE POOL SERVICE LLC	18665	Pool Service June 2025	Contracts-Pools	534078-53908	\$1,200.00
001	100061	06/12/25	V00011	GRAU AND ASSOCIATES	27755	FY24 Audit	Auditing Services	532002-51301	\$6,300.00
001	100062	06/26/25	V00047	JNJ CLEANING SERVICES LLC	0563	Janitorial Contract June 2025	Contracts-Janitorial Services	534026-53908	\$610.00
001	1416	06/09/25	V00027	CARLOS DE LA OSSA	CO-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1417	06/09/25	V00016	KELLY ANN EVANS	KE-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1418	06/09/25	V00029	LORI A. CAMPAGNA	LC-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1419	06/09/25	V00012	NICHOLAS J. DISTER	ND-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1420	06/09/25	V00021	RYAN MOTKO	RM-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	300036	06/10/25	V00022	TECO ACH	052125-6141 ACH	4/16/25 - 5-15-25	Utility - Electric	543041-53100	\$125.77
001	300037	06/18/25	V00028	BOCC - HILLSBOROUGH COUNTY ACH	052925-5140 ACH	4/21/25 - 5/19/25 Dog Park Meter	4/21/25 - 5/19/25 Dog Park Meter	543018-53600	\$105.12
001	300038	06/27/25	V00022	TECO ACH	060625-4853 ACH	TECO 5-2-25 - 6-2-25	Utility - Electric	543041-53100	\$156.46
001	300039	06/27/25	V00022	TECO ACH	060625-0243 ACH	TECO 5-2-25 - 6-2-25	Utility - Electric	543041-53100	\$366.50
001	300040	06/27/25	V00022	TECO ACH	060625-0321 ACH	ELECTRIC	Utility - Electric	543041-53100	\$4,649.41
001	300041	06/23/25	V00044	CHARTER COMMUNICATION ACH	2972133060625 ACH	Spectrum 6-6-25 - 7-5-25	Clubhouse Internet, TV, Phone	541036-51301	\$74.99
<b>Fund Total</b>									<b>\$26,227.92</b>

<b>Total Checks Paid</b>	<b>\$26,227.92</b>
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Paul Young  
District Field Inspector

# SOUTH CREEK CDD

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Field Inspection Report - July - Steadfast

Monday, July 21, 2025

Prepared For Board of Supervisors

14 Items Identified

**Green - Completed**

**Red - Item has not been addressed**

**Orange - Monitoring / In progress**

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## ITEM 1 - AMENITY CENTER

Due By: Tuesday, July 29, 2025

Assigned To: Steadfast

- 1). Amenity center is clean and organized. Both bathrooms are operational.
- 2). Check irrigation - sod appears stressed - see notes on page 10
- 3). Remove all landscape ground debris - completed



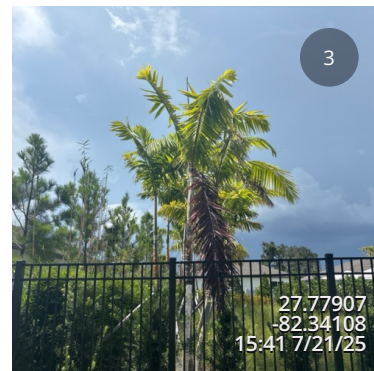
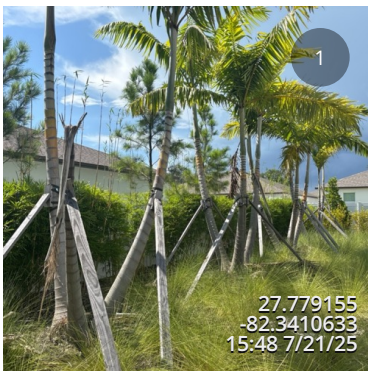
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## ITEM 2 - POOL LANDSCAPE

Due By: Tuesday, July 29, 2025

Assigned To: Steadfast

- 1). Remove all reachable dead fronds - completed.
- 2). Bismarck - remove all reachable dead fronds - completed.
- 3). Prune dead off all reachable Palms - completed



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### ITEM 3 - SCARLET SKIMMER DRIVE

Due By: Thursday, July 31, 2025

Assigned To: Steadfast

- 1). Median rock bed.
- 2). Treat the rock bed during every service to maintain control of the weeds - **completed**



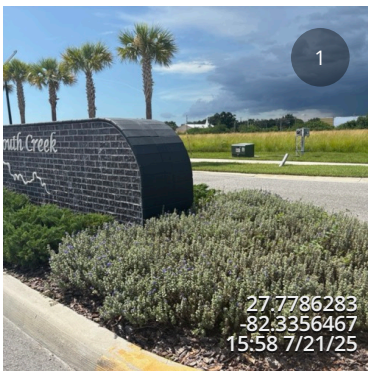
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### ITEM 4 - ALDER GREEN ENTRANCE SIGN

Due By: Tuesday, July 29, 2025

Assigned To: Steadfast

- 1). Maintain weed control - weeds inside Blue Daze - **completed.**
- 2). Keep juniper trimmed off sign - well maintained - **completed.**
- 3). No overgrowth along CDD sidewalks - **completed.**



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## ITEM 5 - ALDER GREEN DRIVE POND

Assigned To: Steadfast Aquatics

1). Pond appears to have algae - treated on 7/22 - completed



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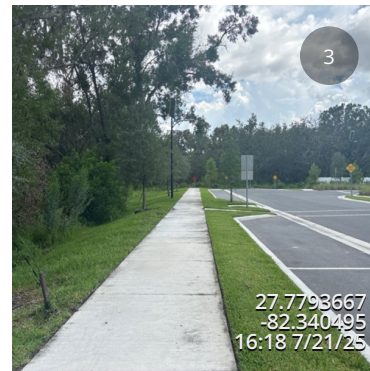
## ITEM 6 - BUTTRESS OAKS WAY

Assigned To: Steadfast

1). Playground is clean and operational.

2). Re-strap leaning tree before the hurricane seasonal heavy storms begin - pending.

3). Previous sod damaged by roaming hogs. Currently traps are set along phase II. Until we catch a significant and or see no activity, the sod will remain at present before repairs can be made - pending.



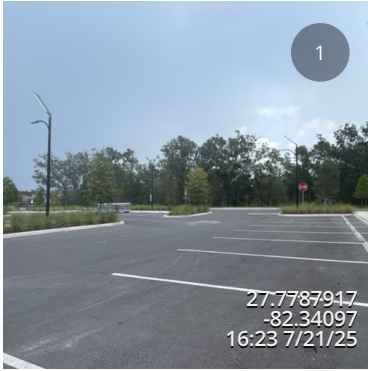
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## ITEM 7 - AMENITY PARKING LOT

Due By: Tuesday, July 29, 2025

Assigned To: Steadfast

- 1). Parking lot is clean.
- 2). Landscape trees - check all loose tree support straps - pending.
- 3). Irrigation will investigate the struggling Magnolia trees and report their findings to Inframark - completed, needs fertilization.



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## ITEM 8 - SIMMONS LOOP

Due By: Tuesday, July 29, 2025

Assigned To: Steadfast

- 1). Simmons road - landscape is well maintained.
- 2). Buttress Oaks Way - landscape is well maintained.
- 3). During next trim cycle - Conform trim fire bush to an even height along the wall-completed



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## ITEM 9 - SHADY PRESERVE ENTRANCE

Due By: Tuesday, July 29, 2025

Assigned To: Steadfast

- 1). Manage weed control mingling inside the Lantana bed - **completed.**
- 2). Ensure the landscape does not overgrow the South Creek wording on the sign.
- 3). Weeds mingling inside landscape bed - **completed.**



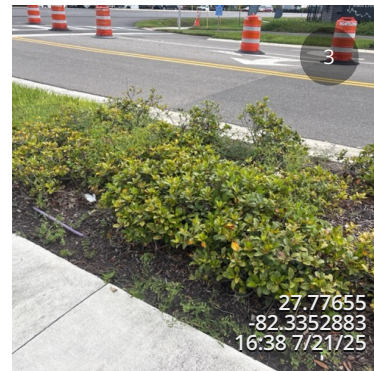
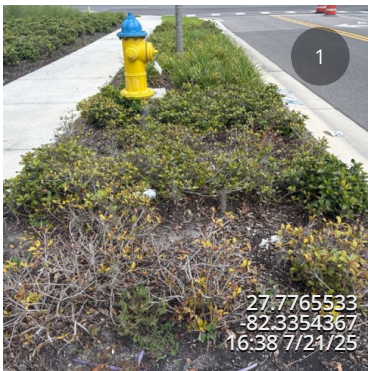
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## ITEM 10 - SHADY PRESERVE ENTRANCE BED

Due By: Tuesday, July 29, 2025

Assigned To: Steadfast

- 1). Pull and document dead plants. Send replacement estimate - **pending.**
- 2). Remove all debris and trash during every service visit - **completed.**
- 3). Weeds mingling inside plant bed - **completed.**



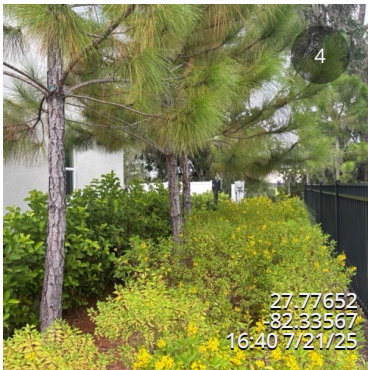
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## ITEM 11 - DOG PARK

Due By: Tuesday, July 29, 2025

Assigned To: Steadfast

- 1). Trim landscape surrounding dog park to a uniformed look - completed.
- 2). Keep utility boxes clear of overgrowth - completed.
- 3). Dog park is clean and orderly.



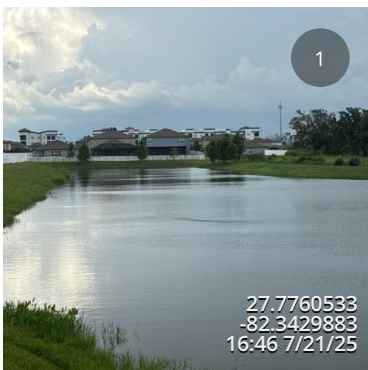
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## ITEM 12 - HEATH STAR PLACE

Due By: Tuesday, July 29, 2025

Assigned To: Steadfast Aquatics

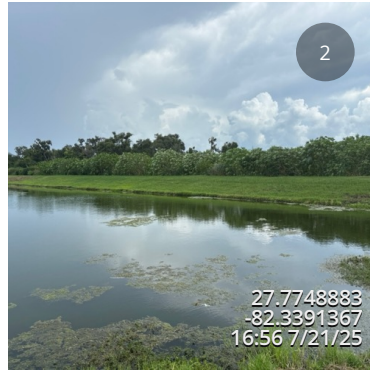
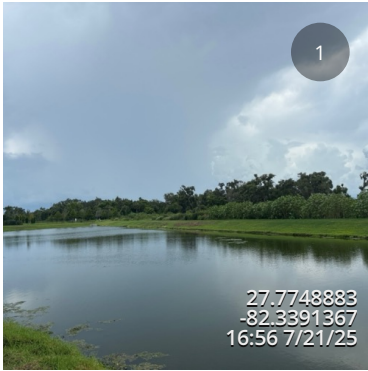
- 1). Send date of last pond treatment - completed 7/22



## ITEM 13 - POSEIDON WAY

Assigned To: Steadfast Aquatics

1). Send date of last pond treatment - **completed 7/22.**



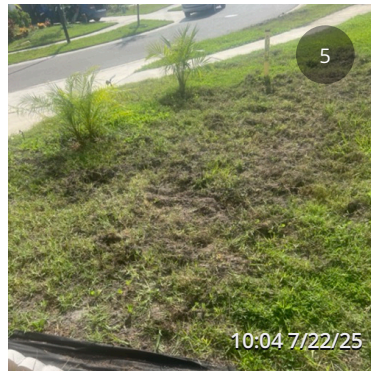
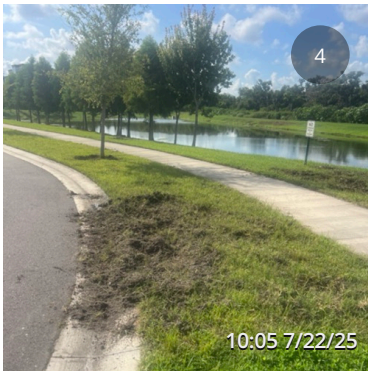


# ITEM 14 - NUISANCE FERRAL HOGS

Due By: Wednesday, July 30, 2025

Assigned To: District

- 1). Trail Camera captured hogs lurking around trap cage - 7/22/25
- 2). Hogs hesitant to enter trap cage - 7/22/25
- 3). Hog captured in cage along Poseidon Way Pond - 7/27/25
- 4-6). Current sod damaged by hogs.





Printed: Jul 24, 2025  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

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Jul 24, 2025

**Job:** SM1054 South Creek CDD Maintenance  
**Title:** Items 1&7  
**Added By:** Francesco Coffaro

**Log Notes:**

I came by to check on the newly planted oak trees and magnolia trees, along with the lawns in front of the pool house. Each newly planted tree had moist soil, not too wet not to dry. Irrigation to these trees are four days a week. The lawns in front of the pool house have moist soil as well. This too is irrigating four days a week at 18 minutes per watering. My thoughts are that the trees and lawns need to be fertilized to improve appearance. We've been getting a lot of rain. Unfortunately, we're in a fertilizer ban currently.

**Weather Conditions:**

Partly cloudy with showers

Thu, Jul 24, 2025, 12:08 PM



90°F

80°F

Wind: 16 mph  
Humidity: 90%  
Total Precip: 0.32"





# Daily Logs List

## Jul 24, 2025

**Job:** SM1054 South Creek CDD Maintenance

**Title:** July Report Items

**Added By:** Corey Wilbur

**Log Notes:**

Items Completed 2,3,4,8,9,11. The irrigation manager will be at South Creek today to check on and complete items 1&7.

Pond items 5,12,&13 were completed on the 22nd.

**Weather Conditions:**

Partly cloudy with isolated storms

Thu, Jul 24, 2025, 6:23 AM



92°F

75°F

Wind: 8 mph

Humidity: 94%

Total Precip: 0.68"

**Attachments:** 14

