INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

South Creek Community Development District

June 04, 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

Regular Meeting Agenda

Thursday, June 04, 2026, at 2:00 p.m.

The Regular Meeting of the **South Creek Community Development District** will be held on **June 04, 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

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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. Acceptance of Fiscal Year 2025 Final Audit Report
   B. Consideration of Steadfast Proposal - Landscape Restoration at South Creek Amenity Center #EST-SCA4010 ($6,925.00)
4. **CONSENT AGENDA**
   A. Approval of Minutes of May 07, 2026, Regular Meeting
   B. Consideration of Operation and Maintenance for April 2026
   C. Acceptance of the Financials and Approval of the Check Register for April 2026
   D. Ratification of Steadfast Estimate #EST-SCA4013 ($1,500.00)
   E. Ratification of Signal 88 LLC Pool Monitor Service Agreement
5. **STAFF REPORTS**
   A. District Counsel
   B. District Engineer
   C. District Manager
      i. Field Inspections Report
      ii. Aquatics Report
      iii. Reminder of the Form 1 Submission
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of South Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 7, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 7, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of South Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $381,943.

- The change in the District's total net position in comparison with the prior fiscal year was $147,948, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025 the District's governmental funds reported combined ending fund balances of $402,438, a decrease of ($1,062,178) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned deficit fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other states and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Assets, excluding capital assets	$ 431,582	$ 1,486,233
Capital assets, net of depreciation	6,685,332	5,635,587
Total assets	7,116,914	7,121,820
Current liabilities	102,655	96,356
Long-term liabilities	6,632,316	6,791,469
Total liabilities	6,734,971	6,887,825
Net Position		
Net investment in capital assets	53,016	(1,155,882)
Restricted	338,392	1,357,687
Unrestricted	(9,465)	32,190
Total net position	$ 381,943	$ 233,995

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 765,201	$ 698,397
Operating grants and contributions	22,906	22,281
Capital grants and contributions	12,238	88,481
General revenues	1,395	-
Total revenues	801,740	809,159
Expenses:		
General government	142,159	85,930
Maintenance and operations	225,605	166,512
Parks and recreation	35,723	-
Bond issuance costs	-	133,445
Interest	250,305	241,661
Total expenses	653,792	627,548
Change in net position	147,948	181,611
Net position - beginning	233,995	52,384
Net position - ending	$ 381,943	$ 233,995

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $653,792. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments for the current fiscal year. In total, expenses increased from the prior year due to an increase in general government, maintenance and recreation expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase expenditures by $81,300. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $6,685,332 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $6,526,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

Subsequent to fiscal year end, the District issued $1,762,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2035 - May 1, 2055 and fixed interest rates ranging from 4.3% to 5.6%. The Bonds were issued in order to finance the construction and acquisition of infrastructure improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact South Creek Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 16,117
Accounts receivable	37
Due from other	6,710
Restricted assets:	
Investments	408,718
Nondepreciable	6,685,332
Total assets	7,116,914
LIABILITIES	
Accounts payable and accrued expenses	29,144
Accrued interest payable	73,511
Non-current liabilities:	
Due within one year	153,000
Due in more than one year	6,479,316
Total liabilities	6,734,971
NET POSITION	
Net investment in capital assets	53,016
Restricted for debt service	324,713
Restricted for capital projects	13,679
Unrestricted	(9,465)
Total net position	$ 381,943

See notes to the financial statements

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 142,159	$ 142,159	$ 1,904	$ -	$ 1,904
Maintenance and operations	225,605	214,045	-	12,238	678
Parks and recreation	35,723	-	-	-	(35,723)
Interest on long-term debt	250,305	408,997	21,002	-	179,694
Total governmental activities	653,792	765,201	22,906	12,238	146,553
		General revenues:			
		Unrestricted investment earnings			1,045
		Miscellaneous			350
		Total general revenues			1,395
		Change in net position			147,948
		Net position - beginning			233,995
		Net position - ending			$ 381,943

See notes to the financial statements

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	$ 16,117	$ -	$ -	$ 16,117
Investments	-	395,039	13,679	408,718
Accounts receivable	37	-	-	37
Due from other	6,710	-	-	6,710
Due from other funds	-	3,185	-	3,185
Total assets	$ 22,864	$ 398,224	$ 13,679	$ 434,767
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	$ 29,144	$ -	$ -	$ 29,144
Due to other funds	3,185	-	-	3,185
Total liabilities	32,329	-	-	32,329
Fund balances:				
Restricted for:				
Debt service	-	398,224	-	398,224
Capital projects	-	-	13,679	13,679
Unassigned	(9,465)	-	-	(9,465)
Total fund balances	(9,465)	398,224	13,679	402,438
Total liabilities and fund balances	$ 22,864	$ 398,224	$ 13,679	$ 434,767

See notes to the financial statements

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total fund balances - governmental funds		$ 402,438
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	6,685,332	
Accumulated depreciation	-	6,685,332
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(73,511)	
Unamortized original issue discount	7,245	
Unamortized original issue premium	(113,561)	
Bonds payable	(6,526,000)	(6,705,827)
Net position of governmental activities		$ 381,943

See notes to the financial statements

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Assessments	$ 356,204	$ 408,997	$ -	$ 765,201
Developer contributions	1,904	-	-	1,904
Interest income	1,045	21,002	12,238	34,285
Miscellaneous	350	-	-	350
Total revenues	359,503	429,999	12,238	801,740
EXPENDITURES				
Current:				
General government	142,159	-	-	142,159
Maintenance and operations	225,605	-	-	225,605
Parks and recreation	35,723	-	-	35,723
Debt Service:				
Principal	-	155,000	-	155,000
Interest	-	255,686	-	255,686
Capital outlay	-	-	1,049,745	1,049,745
Total expenditures	403,487	410,686	1,049,745	1,863,918
Excess (deficiency) of revenues over (under) expenditures	(43,984)	19,313	(1,037,507)	(1,062,178)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	2,329	-	(2,329)	-
Total other financing sources (uses)	2,329	-	(2,329)	-
Net change in fund balances	(41,655)	19,313	(1,039,836)	(1,062,178)
Fund balances - beginning	32,190	378,911	1,053,515	1,464,616
Fund balances - ending	$ (9,465)	$ 398,224	$ 13,679	$ 402,438

See notes to the financial statements

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$	(1,062,178)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		1,049,745
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		155,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue premium/discount		4,153
Change in accrued interest		1,228
Change in net position of governmental activities	$	147,948

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

South Creek Community Development District ("District") was established on January 12, 2021, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 21-1. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, two of the Board members are affiliated with Lennar Homes (the “Developer”) and the remaining Board members are affiliated with Eisenhower Property Group, LLC (the “Developer”).

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	$ 408,718	N/A	Not available
Total Investments	$ 408,718		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)
The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Construction in progress	$ 5,635,587	$ 1,049,745	$ -	$ 6,685,332
Total capital assets, not being depreciated	5,635,587	1,049,745	-	6,685,332
Governmental activities capital assets, net	$ 5,635,587	$ 1,049,745	$ -	$ 6,685,332

The District Land consists of approximately 136.5 gross acres of land, which are being developed as multiple assessment areas. The infrastructure will include water management and control facilities, potable water, sewer and wastewater management, roadways, landscaping and hardscape.

Series 2021 Bonds were issued to finance Assessment Area One Project, which consists of the public infrastructure improvements. The first two phases of Assessment Area One Project of land development consist of approximately 71.7 acres of land with an approximate cost of $9,131,295.

The Series 2021 Bonds are expected to finance a portion of the Series 2021 Project, with the remainder to be completed by the Developer. During the prior fiscal year, the District paid the Developer $37,755 for the acquisition of infrastructure improvements using proceeds from Series 2021 Bonds.

Series 2024 Bonds were issued to finance Assessment Area Two Project, which consists of the public infrastructure improvements. The first two phases of Assessment Area Two Project of land development consist of approximately 64.4 acres of land with an approximate cost of $3,127,000.

The Series 2024 Bonds are expected to finance a portion of the Series 2024 Project, with the remainder to be completed by the Developer. During the current fiscal year, the District paid the Developer $1,011,989 for the acquisition of infrastructure improvements using proceeds from Series 2024 Bonds.

NOTE 6 – LONG-TERM LIABILITIES

Series 2021
On June 15, 2021, the District issued $5,885,000 of Special Assessment Revenue Bonds, Series 2021, consisting of multiple term bonds with due dates ranging from June 15, 2026 to June 15 2051, and interest rates ranging from 2.375% - 4.0%. The Bonds were issued to finance the costs of acquisition of the Assessment Area One Project. Interest is to be paid semiannually on each June 15 and December 15, commencing December 15, 2021. Principal on the Bonds is to be paid serially commencing June 15, 2022 through June 15, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2021 Continued

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2024

On January 30, 2024, the District issued $1,171,000 of Special Assessment Revenue Bonds, Series 2024, consisting of multiple term bonds with due dates ranging from December 15, 2031 to December 15, 2053 and fixed interest rates ranging from 4.5% to 5.625%. The Bonds were issued to finance the costs of acquisition and construction of the Assessment Area Two Project. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing December 15, 2024 through December 15, 2053.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2021	$ 5,510,000	$ -	$ 130,000	$ 5,380,000	$ 135,000
Plus Bond premium	117,970	-	4,409	113,561	-
Series 2024	1,171,000	-	25,000	1,146,000	18,000
Less Bond discount	(7,501)	-	(256)	(7,245)	-
Total	$ 6,791,469	$ -	$ 159,153	$ 6,632,316	$ 153,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities Principal	Interest	Total
2026	$ 153,000	$ 251,631	$ 404,631
2027	159,000	247,593	406,593
2028	160,000	242,690	402,690
2029	166,000	237,743	403,743
2030	172,000	232,606	404,606
2031-2035	951,000	1,074,818	2,025,818
2036-2040	1,127,000	895,543	2,022,543
2041-2045	1,365,000	668,325	2,033,325
2046-2050	1,681,000	354,391	2,035,391
2051-2054	592,000	44,803	636,803
Total	$ 6,526,000	$ 4,250,143	$ 10,776,143

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – SUBSEQUENT EVENTS

Bond Issuance
Subsequent to fiscal year end, the District issued $1,762,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2035 - May 1, 2055 and fixed interest rates ranging from 4.3% to 5.6%. The Bonds were issued in order to finance the construction and acquisition of infrastructure improvements for the benefit of the District.

Series 2024 Reserve Release
Subsequent to fiscal year end, $31,942 was transferred into Acquisition and Construction Account. As per Series 2024 Reserve Requirement, upon satisfaction of reserve release conditions being met, excess amount shall be released from Reserve Account and transferred to the Acquisition and Construction Account in accordance with the provisions of the bond indenture.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Assessments	$ 353,969	$ 353,969	$ 356,204	$ 2,235
Interest	-	-	1,045	1,045
Developer contributions	-	-	1,904	1,904
Miscellaneous revenue	-	-	350	350
Total revenues	353,969	353,969	359,503	5,534
EXPENDITURES				
Current:				
General government	94,154	141,154	142,159	(1,005)
Maintenance and operations	199,065	255,365	225,605	29,760
Parks and recreation	60,750	38,750	35,723	3,027
Total expenditures	353,969	435,269	403,487	31,782
Excess (deficiency) of revenues over (under) expenditures	-	(81,300)	(43,984)	37,316
Other Financing Sources (Uses)				
Use of fund balance	-	81,300	-	(81,300)
Transfers in	-	-	2,329	2,329
Total other financing sources (uses)	-	81,300	2,329	(78,971)
Net change in fund balance	$ -	$ -	(41,655)	$ (41,655)
Fund balance - beginning			32,190	
Fund balance - ending			$ (9,465)	

See notes to required supplementary information

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase expenditures by $81,300. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	None
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	$0
Independent contractor compensation	$3,393
Construction projects to begin on or after October 1; (>$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $754.23-$1,413.48 Debt service - $850.90 - $1,595.24
Special assessments collected	$765,201
Outstanding Bonds:	
Series 2021, due June 15, 2051	$5,380,000
Series 2024, due December 15, 2053	$1,146,000

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of South Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 7, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated May 7, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 7, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

We have examined South Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of South Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 7, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
South Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of South Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 7, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 7, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year's findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of South Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank South Creek Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 7, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01: Duplicate Payment for Vendor Services

Observation: During audit procedures we noted that the District paid for the same expenditure twice as a result of the vendor issuing separate invoices for the same services. Both invoices were processed and paid, resulting in an overpayment.

Recommendation: Management should enhance controls to detect duplicate or similar invoices prior to payment approval.

Management Response: District Manager and Staff Accountant are performing a detailed review of invoices; a refund has been requested from the vendor.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
5/8/2026	5/8/2026	EST-SCA4010

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

SHIP TO
SM1054 /402
South Creek CDD
10441 Alder Green Dr
Riverview FL 33578

DESCRIPTION	QTY	RATE	AMOUNT
Landscape Restoration at South Creek Amenity Center Following the January freezing temperatures, several palms and ornamental plantings at the South Creek Amenity Center sustained significant cold damage. This project is intended to restore the health, appearance, and overall curb appeal of the landscape throughout the amenity center grounds. Scope of Work Flush cut and remove nine (9) damaged Christmas palms. Install nine (9) new Christmas palm triples adjacent to the removed palms to restore the original landscape design and visual balance. Per discussion with the inspector, two (2) existing palms ? one located outside the fenced area and one located inside the fenced area ? will be fully dug up and removed rather than flush cut. Remove and replace declining copper plants and liriope plantings throughout the amenity center landscape beds. Install fresh mulch in all affected planting beds to provide a clean, uniform, and refreshed appearance. Project Outcome Completion of this work will revitalize the landscaping at the South Creek Amenity Center, restoring the attractive and welcoming appearance of the property after the freeze damage. The new plant material and fresh mulch will improve the overall aesthetics of the common areas while enhancing the long-term health and presentation of the landscape.			
Palm, Christmas 30G	9.00	325.00	2,925.00
Copper Plant 3gal	20.00	18.00	360.00
Liriope, Aztec 1gal	20.00	12.00	240.00
Fertilizer	1.00	50.00	50.00
Black Mulch - Bagged	15.00	5.00	75.00
Maintenance Labor	50.00	50.00	2,500.00

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
5/8/2026	5/8/2026	EST-SCA4010

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

SHIP TO
SM1054 /402
South Creek CDD
10441 Alder Green Dr
Riverview FL 33578

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation Enhancement	5.00	85.00	425.00
Dump Fees	1.00	350.00	350.00

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

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

TOTAL **6,925.00**

Accepted this ___________ day of ___________________________, 20_____.

Signature: ____

Printed Name and Title: ______________________________________

Representing (Name of Firm): ____

MINUTES OF MEETING
SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, May 7, 2026, and called to order at 2:34 p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson	
Carlos de la Ossa	Vice Chairperson	
Nicholas Dister	Assistant Secretary	*(via phone)*
Ryan Motko	Assistant Secretary	
Lori Campagna	Assistant Secretary	

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Brooke Chapman	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Long Nguyen	Field Manager

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

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

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-08; Approving FY 2026-2027 Proposed Budget and Setting Public Hearing

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Resolution 2026-08; Approving FY 2026-2027 Proposed Budget and Setting Public Hearing, for Thursday August 6$^{th.}$ 2026 at 2:00 pm at the Inframark Offices located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0

B. Consideration of Resolution 2026-09; Redesignating a Qualified Public Depository - Valley Bank

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Resolution 2026-09; Redesignating a Qualified Public Depository - Valley Bank, was adopted. 5-0

C. Consideration of Resolution 2026-10; Setting Landowners Election and Meeting

- *Seats 1,2 and 5; Kelly Evans, Carlos de la Ossa and Ryan Motko are up for next election.*

> On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, the Resolution 2026-10; Setting Landowners Election and Meeting, for Thursday November 5th. 2026 at 2:00 pm at the office of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0

D. Annual Notice of Qualified Electors – 352

Ms. Cooper advised the Board, as of this date, there are 352 qualified electors.

E. Consideration of Brown & Brown Insurance Proposal

> On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, *EGIS* services were terminated, was approved. 5-0

> On MOTION by Mr. de la Ossa seconded by Ms. Evans , with all in favor, the *Brown & Brown Insurance* proposal, was approved. 5-0

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of April 02, 2026, Regular Meeting
B. Consideration of Operation and Maintenance for March 2026
C. Acceptance of the Financials and Approval of the Check Register for March 2026
D. Ratification of McCall Pest & Wildlife Pest Control Services Agreement

> On MOTION by Mr. de la Ossa seconded by Ms. Campagna, 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

The Field Inspections and Aquatics Reports were presented, copies of which were included in the agenda package. Mr. Nguyen 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 2:41 p.m. 5-0

______________________________	______________________________
Jayna Cooper/Rollamay Turkoane	Kelly Evans
District Manager	Chairperson

SOUTH CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	4/1/2026	23137	$1,200.00			POOL SVC
CHARTER COMMUNICATION	4/6/2026	2972133040626 CHECK	$374.25			INTERNET
CITY-WIDE CLEANING LLC	4/19/2026	20079	$160.00			PET STATIONS AND TRASH REMOVAL
CITY-WIDE CLEANING LLC	4/19/2026	20079	$200.00	$360.00	$360.00	MONTHLY SERV
INFRAMARK LLC	4/1/2026	175442	$950.00			DISTRICT INVOICE
INFRAMARK LLC	4/1/2026	175442	$1,416.25			DISTRICT INVOICE
INFRAMARK LLC	4/1/2026	175442	$1,000.00			DISTRICT INVOICE
INFRAMARK LLC	4/1/2026	175442	$150.00	$3,516.25	$3,516.25	DISTRICT INVOICE
STEADFAST CONTRACTORS ALLIANCE	4/1/2026	SA-21628	$7,709.67			LANDSCAPE MAINT APRIL 26
STEADFAST CONTRACTORS ALLIANCE	5/1/2026	SA-22893	$595.00			SERVICE MAY 26
STEADFAST CONTRACTORS ALLIANCE	5/1/2026	SA-22583	$7,709.67		$16,014.34	MAY 2026 LANDSCAPE MAINTENANCE
STRALEY ROBIN VERICKER	4/17/2026	28243	$1,300.50			PROFESSIONAL SERVICES
SWINE SOLUTIONS LLC	3/25/2026	717	$1,350.00			TRAPPING SVCS - MAR26
SWINE SOLUTIONS LLC	4/28/2026	729	$1,350.00		$2,700.00	MONTHLY TRAPPING SERVICE
Monthly Contract Subtotal			**$25,465.34**			
Utilities						
BOCC - HILLSBOROUGH COUNTY ACH	3/27/2026	032726-5140-ACH	$130.33			Water 02/21/26-03/22/26
TECO	3/23/2026	032326-6141-ACH	$97.37			ELECTRIC
TECO	4/8/2026	040826-7859-ACH	$19.63			ELECTRIC
TECO	4/8/2026	040826-4853-ACH	$100.46			ELECTRIC
TECO	4/8/2026	040826-0321-ACH	$4,649.41			ELECTRIC
TECO	4/8/2026	040826-0243-ACH	$354.13		$5,221.00	ELECTRIC
Utilities Subtotal			**$5,351.33**			
Regular Services						
BLUE LIFE POOL SERVICE LLC	4/17/2026	23323	$94.00			SAFETY THROW ROPE

SOUTH CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CARLOS DE LA OSSA	4/2/2026	CO-040226	$200.00			BOARD 04/02/26
INFRAMARK LLC	4/20/2026	177170	$2.22			POSTAGE
KELLY ANN EVANS	4/2/2026	KE-040226	$200.00			BOARD 04/02/26
NICHOLAS J. DISTER	4/2/2026	ND-040226	$200.00			BOARD 04/02/26
NICK KNOWS LLC	4/10/2026	SCCDD263	$575.00			CLEANING SVCS
RYAN MOTKO	4/2/2026	RM-040226	$200.00			BOARD 04/02/26
SCHOOLSTATUS LLC	4/1/2026	INV-SS-6393	$3,125.00			WEBSITE HOSTING/DESIGN
STANTEC CONSULTING SERVICES	3/13/2026	2545343	$535.00			District Engineer Services Through 03/13/26
STEADFAST CONTRACTORS ALLIANCE	4/1/2026	SA-21782	$595.00			AQUATIC MAINT
STEADFAST CONTRACTORS ALLIANCE	3/17/2026	SA-21293	$248.60		$843.60	Irrigation Repairs 03/26
Regular Services Subtotal			**$5,974.82**			
Additional Services						
SOUTH CREEK CDD	4/8/2026	04082026-0408	$1,272.45			SERIES 2021 FY26 DS
SOUTH CREEK CDD	4/8/2026	04082026-0408	$313.25	$1,585.70	$1,585.70	SERIES 2024 FY26 DS
Additional Services Subtotal			**$1,585.70**			
TOTAL			**$38,377.19**			

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
23137	04/01/2026	$1,200.00	05/01/2026	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

Spectrum BUSINESS

April 6, 2026

Invoice Number:	2972133040626
Account Number:	**8337 12 029 2972133**
Security Code:	**5857**
Service At:	13851 BUTTRESS OAKS WAY RIVERVIEW FL 33578-6275

NEWS AND INFORMATION

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

Summary
Service from 04/06/26 through 05/05/26
details on following pages

Previous Balance	244.69
Payments Received	0.00
Past Due Balance - Due Now	**$244.69**
Spectrum Business™ Internet	90.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
One-Time Charges	8.95
Taxes, Fees and Charges	5.61
Current Charges Due By 04/23/26	$129.56
Total Due	**$374.25**

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT
Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 06 04072026 NNNNNYNN 01 000746 0003

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

APR 13 2026

April 6, 2026

SOUTH CREEK AMENITY

Invoice Number:	2972133040626
Account Number:	8337 12 029 2972133
Service At:	13851 BUTTRESS OAKS WAY RIVERVIEW FL 33578-6275

Total Due	**$374.25**
Amount you are enclosing	$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029297213300374256

 April 6, 2026

SOUTH CREEK AMENITY
Invoice Number: 2972133040626
Account Number: 8337 12 029 2972133
Security Code: **5857**

Spectrum BUSINESS

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

8633 2390 DY RP 06 04072026 NNNNNYNN 01 000746 0003

Charge Details

Previous Balance	244.69
Past Due Balance - Due Now	$244.69

Payments received after 04/06/26 will appear on your next bill.
Service from 04/06/26 through 05/05/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00
Your promotional price will expire on 04/05/28	
Advanced WiFi	10.00
	$90.00
Spectrum Business™ Internet Total	$90.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00
Your promotional price will expire on 04/05/28	
	$20.00
Phone number (813) 280-1473	
	$0.00
Spectrum Business™ Voice Total	$20.00

Other Charges

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

One-Time Charges

Late Fee	04/06	8.95
One-Time Charges Total		$8.95

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.38
Federal Universal Service Fund	1.51
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.68
Taxes, Fees and Charges Total	$5.61

Current Charges Due By 04/23/26	**$129.56**
Total Due	**$374.25**

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.

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

Payment Options

Pay Online - Visit us at **SpectrumBusiness.net/payment** to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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

City-Wide Cleaning LLC

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

INVOICE NO. 20079

TO: Southcreek
2005 Pan Am Cir
Tampa, Fl
c/o Inframark

DATE: 4/19/26

		Southcreek				
		Month of April 26				
		Pet stations			200	00
		Trash Removal			160	00
			Sub Total			
			Tax			
			Total		360	00

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
175442	4/1/2026
CUSTOMER ID	**NET TERMS**
C2311	Due On Receipt
PO#	**DUE DATE**
	4/1/2026

BILL TO

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

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	3	Ea	300.00		900.00
Dissemination Services- Retro-billing March	1	Ea	50.00		50.00
District Management	1	Ea	1,416.25		1,416.25
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	150.00		150.00
Subtotal					**3,516.25**

Subtotal	$3,516.25
Tax	$0.00
Total Due	$3,516.25

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

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

Invoice

Date	Invoice #
4/1/2026	SA-21628

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 /402
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 April 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 #
5/1/2026	SA-22893

**Please make all Checks payable to:
Steadfast Alliance**

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1214 South Creek CDD RAM

Quantity	Description	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	545.00		545.00
1	Routine Aquatic Maintenance (Pond Spraying) - Addendum for Additional Pond	50.00		50.00

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

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

Steadfast Alliance

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

Invoice

Date	Invoice #
5/1/2026	SA-22583

**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 /402
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 May 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

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

April 17, 2026
Client: 001545
Matter: 000001
Invoice #: 28243

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/5/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	$225.00
3/7/2026	KCH	REVISE WEBSITE IMPLEMENTATION AND MANAGEMENT SERVICES AGREEMENT WITH SCHOOLSTATUS.	0.2	$75.00
3/16/2026	AM	DRAFT RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE PUBLICATION AD, INSTRUCTIONS, PROXY, AND BALLOT.	1.7	$331.50
3/18/2026	JMV	REVIEW EMAIL FROM K. SMITH; REVIEW COMMENTS ON DRAFT PLAT FROM HILLSBOROUGH COUNTY STAFF; PREPARE RESPONSE FOR HILLSBOROUGH COUNTY STAFF ON PROPOSED PLAT.	0.8	$324.00
3/20/2026	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	$195.00
3/27/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	$150.00
		Total Professional Services	4.7	$1,300.50

Total Services	$1,300.50	
Total Disbursements	$0.00	
Total Current Charges		$1,300.50
Previous Balance		$1,650.40
Less Payments		*($1,650.40)*
PAY THIS AMOUNT		**$1,300.50**

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		INVOICE	717
South Creek CDD		DATE	03/25/2026
2005 Pan Am Circle		TERMS	Net 30
Ste 300		DUE DATE	04/24/2026
Tampa			
FL			
33607			

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		INVOICE	729
South Creek CDD		DATE	04/28/2026
2005 Pan Am Circle		TERMS	Net 30
Ste 300		DUE DATE	05/28/2026
Tampa			
FL			
33607			

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

Pay DISCOVER VISA AM EX BANK PayPal venmo

View and pay

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	03/27/2026	04/17/2026

Summary of Account Charges

Previous Balance	$112.82
Net Payments - Thank You	$-112.82
Total Account Charges	**$130.33**
AMOUNT DUE	**$130.33**

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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!

DUE DATE	04/17/2026

Auto Pay Scheduled
DO NOT PAY

595 0

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

0065919651409 00000130336

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH CREEK CDD	6591965140	03/27/2026	04/17/2026

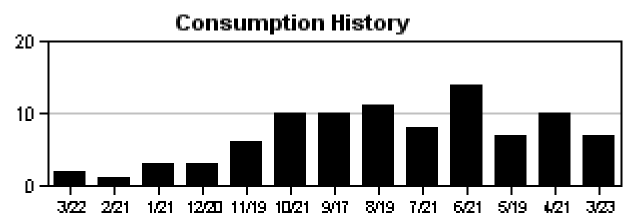
Service Address: 10496 SHADY PRESERVE DR - DOG PARK MTR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702128900	02/21/2026	7305	03/22/2026	7307	2 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	03/27/2026	04/17/2026

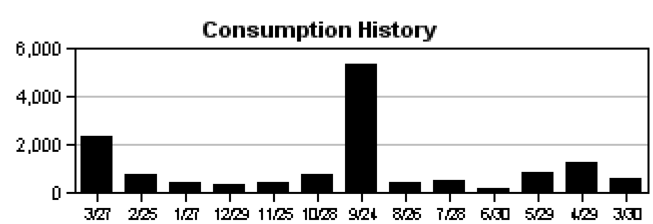
Service Address: 13851 BUTTRESS OAKS WAY

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703231370	02/25/2026	27598	03/27/2026	29926	2328 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$7.03
Water Base Charge	$22.68
Water Usage Charge	$2.61
Sewer Base Charge	$54.88
Sewer Usage Charge	$16.46
Total Service Address Charges	**$110.20**



TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: March 23, 2026

Amount Due:	**$97.37**
Due Date: April 13, 2026	
Account #: 221008846141	

DO NOT PAY. Your account will be drafted on April 13, 2026

Account Summary

Current Service Period: February 17, 2026 - March 17, 2026

Previous Amount Due	$98.78
Payment(s) Received Since Last Statement	-$98.78
Current Month's Charges	**$97.37**
Amount Due by April 13, 2026	**$97.37**

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

RECEIVED
MAR 27 2026
By________

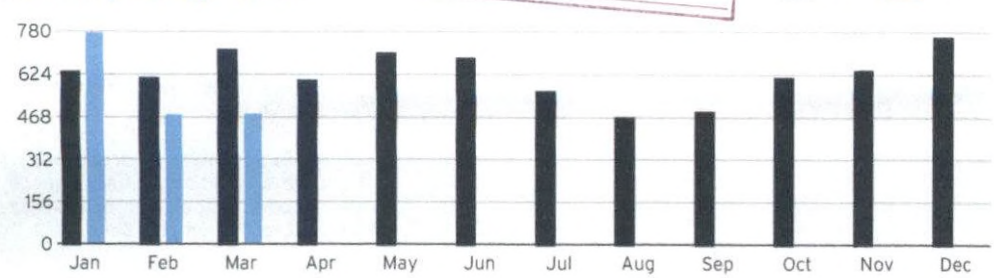
Your Energy Insight

Your average daily kWh used was 26.09% lower than the same period last year.

Your average daily kWh used was **13.33% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

00006123-0013648-Page 1 of 4

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221008846141
Due Date: April 13, 2026

Amount Due:	**$97.37**
Payment Amount: $________	

632866076747

Your account will be drafted on April 13, 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.

00006123 FTECO103242600495410 00000 02 00000000 13125 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008846141
Statement Date: March 23, 2026
Charges Due: April 13, 2026

Meter Read

Service Period: Feb 17, 2026 - Mar 17, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000877781	03/17/2026	22,383		21,904		479 kWh	1	29 Days

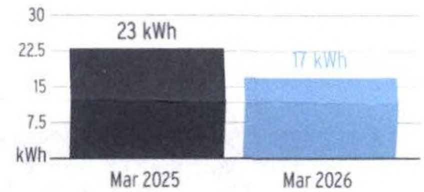
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*479 kWh @ $0.09202/kWh*	$44.08
Fuel Charge	*479 kWh @ $0.03516/kWh*	$16.84
Storm Protection Charge	*479 kWh @ $0.00568/kWh*	$2.72
Clean Energy Transition Mechanism	*479 kWh @ $0.00418/kWh*	$2.00
Storm Surcharge	*479 kWh @ $0.02121/kWh*	$10.16
Florida Gross Receipt Tax		$2.43
Electric Service Cost		**$97.37**

Total Current Month's Charges **$97.37**

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs
In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately $464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled.
For tools and options to help manage energy costs in the meantime, please visit **TampaElectic.com/BizSave**.

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

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

Phone
Toll Free:
866-689-6469

All Other Correspondences:
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Tampa, FL 33601-0111

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Residential Customer Care:
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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.

TampaElectric.com

SOUTH CREEK COMMUNITY DEVELOPMENT
14009 KINWARD PL
RIVERVIEW, FL 33578

Statement Date: April 08, 2026

Amount Due:	**$19.63**
Due Date: April 29, 2026	
Account #: 211035337859	

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

Account Summary

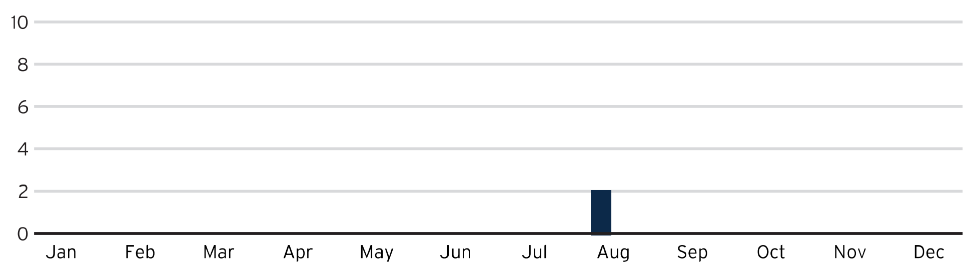
Current Service Period: March 04, 2026 - April 01, 2026

Previous Amount Due	$19.63
Payment(s) Received Since Last Statement	-$19.63
Current Month's Charges	**$19.63**
Amount Due by April 29, 2026	**$19.63**

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 211035337859
Due Date: April 29, 2026

Amount Due:	**$19.63**
Payment Amount: $ ________	

621755012267

Your account will be drafted on April 29, 2026

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

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

Mail payment to:

TECO
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TAMPA, FL 33631-3318

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
14009 KINWARD PL
RIVERVIEW, FL 33578

Account #: 211035337859
Statement Date: April 08, 2026
Charges Due: April 29, 2026

Meter Read

Service Period: Mar 04, 2026 - Apr 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809754	04/01/2026	2		2		0 kWh	1	29 Days

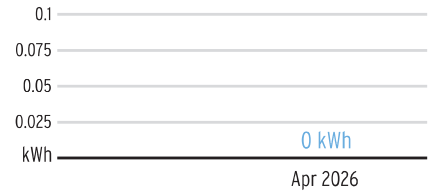
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Florida Gross Receipt Tax		$0.49
Electric Service Cost		**$19.63**

Total Current Month's Charges **$19.63**

Avg kWh Used Per Day



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

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TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: April 08, 2026

Amount Due:	**$100.46**
Due Date: April 29, 2026	
Account #: 211024964853	

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026

Previous Amount Due	$98.84
Payment(s) Received Since Last Statement	-$98.84
Current Month's Charges	**$100.46**
Amount Due by April 29, 2026	**$100.46**

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

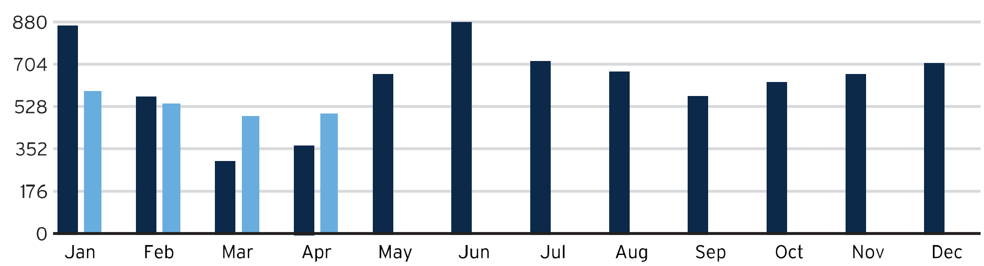
Your Energy Insight

Your average daily kWh used was **41.67% higher** than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211024964853
Due Date: April 29, 2026

Amount Due:	**$100.46**
Payment Amount: $ ________	

602002016752

Your account will be drafted on April 29, 2026

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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: April 08, 2026
Charges Due: April 29, 2026

Meter Read

Meter Location: IRRIGATION/WELL

Service Period: Mar 04, 2026 - Apr 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	04/01/2026	18,103		17,605		498 kWh	1	29 Days

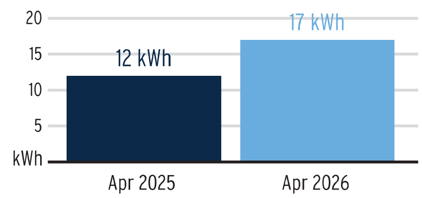
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*498 kWh @ $0.09202/kWh*	$45.83
Fuel Charge	*498 kWh @ $0.03516/kWh*	$17.51
Storm Protection Charge	*498 kWh @ $0.00568/kWh*	$2.83
Clean Energy Transition Mechanism	*498 kWh @ $0.00418/kWh*	$2.08
Storm Surcharge	*498 kWh @ $0.02121/kWh*	$10.56
Florida Gross Receipt Tax		$2.51
Electric Service Cost		**$100.46**

Total Current Month's Charges **$100.46**

Avg kWh Used Per Day



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P.O. Box 111
Tampa, FL 33601-0111

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

Statement Date: April 08, 2026

Amount Due:	**$4,649.41**

Due Date: April 29, 2026
Account #: 221008480321

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

Account Summary

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

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

Scan here to view your account online.

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: April 29, 2026

Amount Due:	**$4,649.41**
Payment Amount: $ ________	

687186790706

Your account will be drafted on April 29, 2026

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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: April 08, 2026
Charges Due: April 29, 2026

Service Period: Mar 04, 2026 - Apr 01, 2026 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	$0.00
Monthly Charge	$754.93
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$754.93**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Mar 04, 2026 - Apr 01, 2026 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 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 →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 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: April 08, 2026
Charges Due: April 29, 2026

Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 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: April 08, 2026
Charges Due: April 29, 2026

TampaElectric.com

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

Statement Date: April 08, 2026

Amount Due:	**$354.13**

Due Date: April 29, 2026
Account #: 211032690243

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026

Previous Amount Due	$360.96
Payment(s) Received Since Last Statement	-$360.96
Current Month's Charges	**$354.13**
Amount Due by April 29, 2026	**$354.13**

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

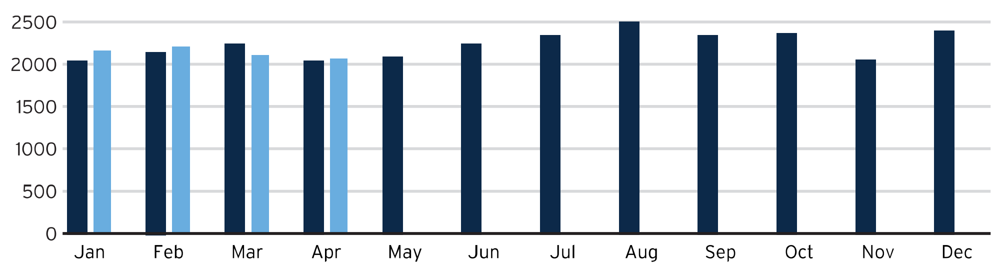
Your Energy Insight

Your average daily kWh used was **1.43% higher** than the same period last year.

Your average daily kWh used was **2.74% lower** than it was in your previous period.

Scan here to view your account online.

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: April 29, 2026

Amount Due:	**$354.13**
Payment Amount: $ ____________	

676075735719

Your account will be drafted on April 29, 2026

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Mar 04, 2026 - Apr 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000342031	04/01/2026	43,206		41,145		2,061 kWh	1	29 Days

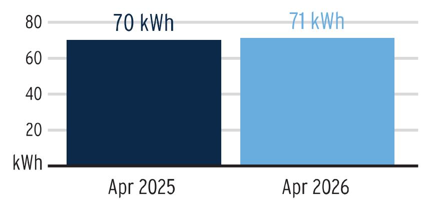
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*2,061 kWh @ $0.09202/kWh*	$189.65
Fuel Charge	*2,061 kWh @ $0.03516/kWh*	$72.46
Storm Protection Charge	*2,061 kWh @ $0.00568/kWh*	$11.71
Clean Energy Transition Mechanism	*2,061 kWh @ $0.00418/kWh*	$8.61
Storm Surcharge	*2,061 kWh @ $0.02121/kWh*	$43.71
Florida Gross Receipt Tax		$8.85
Electric Service Cost		**$354.13**

Total Current Month's Charges **$354.13**

Avg kWh Used Per Day



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

Ways To Pay Your Bill

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

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

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com
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.

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
23323	04/17/2026	$94.00	05/17/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
THROW ROPE.	SAFETY THROW ROPE.	2	47.00	94.00

SUBTOTAL	94.00
TAX	0.00
TOTAL	94.00
BALANCE DUE	**$94.00**

Ways to pay

View and pay

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: April 02, 2026

	Name	In Attendance Please X	Paid
1	Kelly Evans	X	$200
2	Carlos de la Ossa	X	$200
3	Ryan Motko	X	$200
4	Nicholas Dister	X	$200
5	Lori Campagna		x

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

Approved for payment:

Jayna Cooper
District Manager Signature

April 02, 2026
Date

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

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
177170	4/20/2026
CUSTOMER ID	**NET TERMS**
C2311	Due On Receipt
PO#	**DUE DATE**
	4/20/2026

BILL TO

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

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.74		2.22
Subtotal					**2.22**

Subtotal	$2.22
Tax	$0.00
Total Due	$2.22

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.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: April 02, 2026

	Name	In Attendance Please X	Paid
1	Kelly Evans	X	$200
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3	Ryan Motko	X	$200
4	Nicholas Dister	X	$200
5	Lori Campagna		x

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

Approved for payment:

Jayna Cooper
District Manager Signature

April 02, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: April 02, 2026

	Name	In Attendance Please X	Paid
1	Kelly Evans	X	$200
2	Carlos de la Ossa	X	$200
3	Ryan Motko	X	$200
4	Nicholas Dister	X	$200
5	Lori Campagna		x

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

Approved for payment:

Jayna Cooper
District Manager Signature

April 02, 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:	SCCDD263
Invoice Date:	April 10, 2026
Payment Due:	April 25, 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

VISA | Mastercard | DISCOVER | Bank Payment | AMERICAN EXPRESS

link.waveapps.com/anpw2r-p4ygz2

Notes / Terms

Signature: ______________________________

Signature Date: __________________________

Thank You for Your Business!

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: South Creek

Board Meeting Date: April 02, 2026

	Name	In Attendance Please X	Paid
1	Kelly Evans	X	$200
2	Carlos de la Ossa	X	$200
3	Ryan Motko	X	$200
4	Nicholas Dister	X	$200
5	Lori Campagna		x

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

Approved for payment:

Jayna Cooper
District Manager Signature

April 02, 2026
Date

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

SchoolStatus

Invoice # INV-SS-6393
Date: 4/1/2026

Bill To
South Creek CDD
2005 Pan Am Circle Ste 300
Tampa FL 33607
United States

Total Due: $3,125.00
Due Date: 5/1/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	5/1/2026		11/14/2025	11/13/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	$938.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	$1,512.00
SchoolNow Server Fee Annual server fee for website hosting	$615.00

Subtotal	$3,125.00
Tax Total	$0.00
Total	$3,125.00
Amount Paid	$0.00
Amount Due	$3,125.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Click Here to pay with Credit Card

Click here to view our W-9.

Stantec

INVOICE

Invoice Number	2545343
Invoice Date	March 13, 2026
Customer Number	159127
Project Number	238202116

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

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

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

Project Description: South Creek CDD

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	$24,264.00
Authorization Previously Billed:	$13,930.00
Authorization Budget Remaining:	$9,799.00
Authorization Billed to Date:	$14,465.00
Current Invoice Due:	$535.00
For Period Ending:	March 13, 2026

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

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

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

INVOICE

Invoice Number	2545343
Project Number	238202116

Top Task 2026 — 2025 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2026-02-24	0.50	190.00	95.00
Nurse, Vanessa M	2026-03-02	0.50	190.00	95.00
Nurse, Vanessa M	2026-03-09	0.50	190.00	95.00
		1.50		**285.00**
Level 14				
Stewart, Tonja L	2026-02-27	0.50	250.00	125.00
Stewart, Tonja L	2026-03-10	0.50	250.00	125.00
		1.00		**250.00**
Professional Services Subtotal		**2.50**		**535.00**

Top Task 2026 Total	**535.00**
Total Fees & Disbursements	$535.00
INVOICE TOTAL (USD)	**$535.00**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-02-24	238202116	2026	NURSE, VANESSA M	0.50	190.00	95.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-02-27	238202116	2026	STEWART, TONJA L	0.50	250.00	125.00	REQUISITION	
2026-03-02	238202116	2026	NURSE, VANESSA M	0.50	190.00	95.00	REQUISITIONS	
2026-03-09	238202116	2026	NURSE, VANESSA M	0.50	190.00	95.00	REQUISITIONS	
2026-03-10	238202116	2026	STEWART, TONJA L	0.50	250.00	125.00	REQUISITION	
			Total subTask 2026	**2.50**		**535.00**		
			Total Top Task 2026	**2.50**		**535.00**		
			Total Project 238202116	**2.50**		**535.00**		

Steadfast Alliance

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

Invoice

Date	Invoice #
4/1/2026	SA-21782

**Please make all Checks payable to:
Steadfast Alliance**

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1214 South Creek CDD RAM

Quantity	Description	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	545.00		545.00
1	Routine Aquatic Maintenance (Pond Spraying) - Addendum for Additional Pond	50.00		50.00

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

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

Steadfast Alliance

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

Invoice

Date	Invoice #
3/17/2026	SA-21293

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 /402
South Creek CDD
10441 Alder Green Dr
Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	12874			Net 30	SM1054 South Creek CDD Maintenance

Quantity	Description	Rate	Serviced Date	Amount
1	Water Management Program - Our Irrigation technicians went to South Creek to perform March wet check. The techs located a few issues. The AC clock - Several drip breaks and clogged nozzles that were repaired and replaced Clock 2 - Many clogged nozzles that were replaced. Clock #1 - At the intersection of Shady Preserve and 301, construction workers have installed electrical conduit pipes. This has caused several pipe breaks at zone 3 and 7. In addition, several drip breaks and bubbler repairs were made. 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.	0.00	3/11/2026	0.00
2.5	Irrigation Labor: Repair Time: 2.5 hrs	85.00	3/11/2026	212.50
1	Irrigation Parts: (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	36.10	3/11/2026	36.10

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	$248.60
Payments/Credits	$0.00
Balance Due	$248.60

SOUTH CREEK CDD
DISTRICT CHECK REQUEST

Today's Date	4/8/2026
Total Check Amount	**$1,585.70**
Check Amount	**$1,272.45**
Payable To	South Creek CDD
Check Description	Series 2021 Debt Service
Code To	200-103200
Check Amount	**$313.25**
Payable To	South Creek CDD
Check Description	Series 2024 Debt Service
Code To	201-103200

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

Hanna Yi

Authorization

SOUTH CREEK CDD 2026

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
O&M	354,235.87	46.603%	46.600%	
DS 2021	325,699.83	42.849%	42.850%	99.8%
DS 2024	80,179.56	10.548%	10.550%	
Net Total	760,115.27	100.000%	100.000%	

Date Received	Amount Received	46.60% Raw Numbers Operations Revenue, Occupied Units	42.85% Raw Numbers 2021 Debt Service Revenue	10.55% Raw Numbers 2024 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
11/3/2025	4,199.48	1,957.08	1,799.42	442.98	-	Excess	WIRE 12/04/2025
11/7/2025	3,431.27	1,599.07	1,470.26	361.94	-	748 12/04/2025	WIRE 12/04/2025
11/14/2025	22,078.78	10,289.36	9,460.48	2,328.95	(0.01)	749 12/04/2025	WIRE 12/04/2025
11/21/2025	23,483.03	10,943.78	10,062.18	2,477.07	-	750 12/04/2025	WIRE 12/04/2025
12/2/2025	15,786.82	7,357.12	6,764.45	1,665.25	-	751 12/04/2025	WIRE 12/04/2025
12/5/2026	642,906.41	299,613.13	275,477.31	67,815.97	-	753 12/04/2025	1462
12/18/2025	37,571.42	17,509.38	16,098.88	3,963.16	-	12/29/2025	1464
1/6/2026	1,837.79	856.46	787.47	193.86	-	1/6/2026	1466
2/3/2026	5779 8/47	2,693.26	2,476.30	609.61	-	2/10/2026	1476
3/5/2026	3,046.59	1,419.80	1,305.43	321.36	-	3/5/2026	1477
4/7/2026	$2,969.63	1,383.93	1,272.45	313.25	-	769 04/08/2026	
		-	-	-	-		
		-	-	-	-		
TOTAL	758,890.91	355,622.37	326,974.63	80,493.39			
Net Total on Roll	760,115.27	354,235.87	325,699.83	80,179.56			
Collection Surplus / (Deficit)	(1,224.36)	1,386.49	1,274.80	313.83			

South Creek Community Development District

Financial Report

April 30, 2026

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS										
Cash - Operating Account	$ 261,551	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 261,551
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	-	37
Due From Others	6,710	-	-	-	-	-	-	-	-	6,710
Due From Other Funds	-	3,185	-	-	-	-	-	-	-	3,185
Investments:										
Acq. & Construction - Amenity	-	-	-	-	94	-	-	-	-	94
Acq. & Construction - Other	-	-	-	-	-	3,288	-	-	-	3,288
Acq. & Construction Account (Phase 1)	-	-	-	-	13	-	-	-	-	13
Acq. & Construction Account (Phase 2)	-	-	-	-	-	10,582	-	-	-	10,582
Acquisition & Construction Account	-	-	-	-	-	-	60,404	-	-	60,404
Construction Fund	-	-	-	-	-	-	1,114,021	-	-	1,114,021
Reserve Fund	-	162,850	-	59,500	-	-	-	-	-	222,350
Reserve Fund (A-2)	-	-	7,986	-	-	31,942	-	-	-	39,928
Revenue Fund	-	392,227	147,995	102,722	-	-	-	-	-	642,944
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	5,635,587	-	5,635,587
Amount To Be Provided	-	-	-	-	-	-	-	-	8,270,000	8,270,000
TOTAL ASSETS	**$ 268,298**	**$ 558,262**	**$ 155,981**	**$ 162,222**	**$ 107**	**$ 45,812**	**$ 1,174,425**	**$ 5,635,587**	**$ 8,270,000**	**$ 16,270,694**
LIABILITIES										
Accounts Payable	$ 1,659	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,659
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	**4,844**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**8,270,000**	**8,274,844**

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES										
Restricted for:										
Debt Service	-	558,262	155,981	162,222	-	-	-	-	-	876,465
Capital Projects	-	-	-	-	107	45,812	1,174,425	-	-	1,220,344
Unassigned:	263,454	-	-	-	-	-	-	5,635,587	-	5,899,041
TOTAL FUND BALANCES	**263,454**	**558,262**	**155,981**	**162,222**	**107**	**45,812**	**1,174,425**	**5,635,587**	**-**	**7,995,850**
TOTAL LIABILITIES & FUND BALANCES	**$ 268,298**	**$ 558,262**	**$ 155,981**	**$ 162,222**	**$ 107**	**$ 45,812**	**$ 1,174,425**	**$ 5,635,587**	**$ 8,270,000**	**$ 16,270,694**

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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	$ -	$ 3,158	$ 3,158	0.00%
Interest - Tax Collector	-	39	39	0.00%
Rental Income	-	150	150	0.00%
Special Assmnts- Tax Collector	501,719	355,636	(146,083)	70.88%
Special Assmnts- CDD Collected	-	124,575	124,575	0.00%
Other Miscellaneous Revenues	-	75	75	0.00%
TOTAL REVENUES	**501,719**	**483,633**	**(18,086)**	**96.40%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	6,400	5,600	53.33%
Dissemination Agent/Reporting	10,200	7,650	2,550	75.00%
Trustees Fees	8,300	4,256	4,044	51.28%
Field Management	12,000	8,000	4,000	66.67%
District Counsel	15,000	13,166	1,834	87.77%
District Engineer	9,500	2,008	7,492	21.14%
District Management	16,995	11,330	5,665	66.67%
Auditing Services	5,200	-	5,200	0.00%
Website ADA Compliance	1,500	3,125	(1,625)	208.33%
Postage, Phone, Faxes, Copies	500	26	474	5.20%
General Liability	3,928	2,258	1,670	57.48%
Public Officials Insurance	3,305	2,710	595	82.00%
Property & Casualty Insurance	10,047	10,869	(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	-	933	(933)	0.00%
Bank Fees	100	1,572	(1,472)	1572.00%
Website Admin Services	1,800	1,256	544	69.78%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	121,050	76,281	44,769	63.02%
Electric Utility Services				
Amenity Internet	900	994	(94)	110.44%
Water/Waste	7,889	879	7,010	11.14%
Electric Utility Services	33,000	4,137	28,863	12.54%
Street Lights	60,000	32,546	27,454	54.24%
Total Electric Utility Services	101,789	38,556	63,233	37.88%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Landscape Services				
Wildlife Control	8,000	9,650	(1,650)	120.63%
Landscape Maintenance - Contract	100,000	53,968	46,032	53.97%
Landscaping - R&M	20,000	1,500	18,500	7.50%
Landscaping - Mulch	10,000	4,485	5,515	44.85%
Aquatics - Contract	7,140	4,165	2,975	58.33%
Landscaping - Plant Replacement Program	15,000	-	15,000	0.00%
Storm Clean Up Contingency	10,000	-	10,000	0.00%
Irrigation Maintenance	15,000	1,355	13,645	9.03%
Mitigation Maintenance	2,400	3,200	(800)	133.33%
Total Landscape Services	187,540	78,323	109,217	41.76%
Amenities				
Pool Monitor	18,000	-	18,000	0.00%
Janitorial - Contract	7,680	4,670	3,010	60.81%
Pool Maintenance - Contract	14,560	8,520	6,040	58.52%
Amenity Pest Control	1,200	-	1,200	0.00%
Sidewalk, Pavement, Signage R&M	5,000	-	5,000	0.00%
Amenity R&M	10,000	1,915	8,085	19.15%
Entrance Monuments, Fence, Walls R&M	10,000	1,005	8,995	10.05%
Amenity Camera R&M	1,000	-	1,000	0.00%
MISC	10,000	444	9,556	4.44%
Access Control R&M	1,500	-	1,500	0.00%
Dog Waste Station Service and Supplies	2,400	1,000	1,400	41.67%
Amenity Furniture R&M	10,000	-	10,000	0.00%
Total Amenities	91,340	17,554	73,786	19.22%
TOTAL EXPENDITURES	**501,719**	**210,714**	**291,005**	**42.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	272,919	272,919	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(9,465)**		
FUND BALANCE, ENDING		**$ 263,454**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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	$ -	$ 9,119	$ 9,119	0.00%
Special Assmnts- Tax Collector	325,700	326,975	1,275	100.39%
TOTAL REVENUES	**325,700**	**336,094**	**10,394**	**103.19%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	190,919	95,459	95,460	50.00%
Total Debt Service	325,919	95,459	230,460	29.29%
TOTAL EXPENDITURES	**325,919**	**95,459**	**230,460**	**29.29%**
Excess (deficiency) of revenues Over (under) expenditures	(219)	240,635	240,854	-109879.00%
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	$ (219)	$ 240,635	$ 241,292	-109879.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**317,627**		
FUND BALANCE, ENDING		**$ 558,262**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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	$ -	$ 2,840	$ 2,840	0.00%
Special Assmnts- Tax Collector	-	80,493	80,493	0.00%
Special Assmnts- CDD Collected	79,855	175,162	95,307	219.35%
TOTAL REVENUES	**79,855**	**258,495**	**178,640**	**323.71%**
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	209,936	208,794	18383.19%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(134,551)	(134,551)	0.00%
Contribution to (Use of) Fund Balance	1,142	-	(1,142)	0.00%
TOTAL FINANCING SOURCES (USES)	**1,142**	**(134,551)**	**(135,693)**	**-11782.05%**
Net change in fund balance	$ 1,142	$ 75,385	$ 71,959	6601.14%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**80,596**		
FUND BALANCE, ENDING		**$ 155,981**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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	$ -	$ 756	$ 756	0.00%
TOTAL REVENUES	**-**	**756**	**756**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	756	756	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	102,544	102,544	0.00%
Bond Proceeds	-	59,500	59,500	0.00%
Operating Transfers-Out	-	(578)	(578)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**161,466**	**161,466**	**0.00%**
Net change in fund balance	$ -	$ 162,222	$ 162,222	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**-**		
FUND BALANCE, ENDING		**$ 162,222**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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 April 30, 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	$ -	$ 295	$ 295	0.00%
TOTAL REVENUES	**-**	**295**	**295**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	295	295	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	31,942	31,942	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**31,942**	**31,942**	**0.00%**
Net change in fund balance	$ -	$ 32,237	$ 32,237	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**13,575**		
FUND BALANCE, ENDING		**$ 45,812**		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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	$ -	$ 19,331	$ 19,331	0.00%
TOTAL REVENUES	**-**	**19,331**	**19,331**	**0.00%**
EXPENDITURES				
Administration				
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%
Construction In Progress				
Construction in Progress	-	395,784	(395,784)	0.00%
Total Construction In Progress	-	395,784	(395,784)	0.00%
TOTAL EXPENDITURES	**-**	**512,809**	**(512,809)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(493,478)	(493,478)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	755	755	0.00%
Bond Proceeds	-	1,667,261	1,667,261	0.00%
Operating Transfers-Out	-	(113)	(113)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**1,667,903**	**1,667,903**	**0.00%**
Net change in fund balance	$ -	$ 1,174,425	$ 1,174,425	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**-**		
FUND BALANCE, ENDING		**$ 1,174,425**		

Bank Account Statement

South Creek CDD

Bank Account No. 5561
Statement No. 04-26
Statement Date 04/30/2026

G/L Account No. 101001 Balance	261,551.11	**Statement Balance**	266,789.38
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	266,789.38
Subtotal	261,551.11	**Outstanding Checks**	-5,238.27
Negative Adjustments	0.00	**Ending Balance**	261,551.11
Ending G/L Balance	261,551.11		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
02/23/2026	Payment	300092	CHARTER COMMUNICATION	Inv: 2972133020626- ACH			-105.37
03/11/2026	Payment	1482	RYAN MOTKO	Check for Vendor V00021			-200.00
03/13/2026	Payment	300097	TECO	Inv: 022026-6141- ACH			-99.08
03/23/2026	Payment	300099	CHARTER COMMUNICATION	Inv: 2972133030626-ACH			-114.32
04/06/2026	Payment	1487	RYAN MOTKO	Check for Vendor V00021			-200.00
04/27/2026	Payment	100145	BLUE LIFE POOL SERVICE LLC	Inv: 23323			-94.00
04/27/2026	Payment	100146	SCHOOLSTATUS LLC	Inv: INV-SS-6393			-3,125.00
04/27/2026	Payment	100147	STRALEY ROBIN VERICKER	Inv: 28243			-1,300.50
Total Outstanding Checks							-5,238.27
Outstanding Deposits							
Total Outstanding Deposits							

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
5/8/2026	5/8/2026	EST-SCA4013

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

SHIP TO
SM1054 /402
South Creek CDD
10441 Alder Green Dr
Riverview FL 33578

DESCRIPTION	QTY	RATE	AMOUNT
Pond Bank Restoration Wild hog activity has caused significant disturbance and damage to the banks surrounding Ponds A, B, and C, resulting in uneven terrain and displaced soil. Scope of Work Provide labor, supervision and hand tools necessary to restore and regrade the affected pond bank areas surrounding Ponds A, B, and C. Work shall include the following: Manually level and regrade disturbed soil areas using hand tools to establish a smooth and uniform surface elevation. Fill depressions, ruts, rooting damage, and uneven ground conditions caused by wild hog activity. Redistribute displaced soil as necessary to restore the original contour and appearance of the pond banks. Blend repaired areas into adjacent undisturbed grades to provide a consistent and aesthetically pleasing finish. Project Objectives The restoration work is intended to: Improve the overall appearance and of the pond bank areas Reduce tripping and safety hazards associated with uneven terrain Restore stable grading conditions along the pond perimeters All work shall be completed in a neat manner consistent with industry standards.			
Maintenance Labor	30.00	50.00	1,500.00

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

TOTAL **1,500.00**

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

Accepted this 13 **day of** May, **20**26.

Signature: Long Nguyen

Printed Name and Title: Long Nguyen

Representing (Name of Firm): Inframark

Pool Monitor Services Agreement

This Pool Monitor Services Agreement (this "**Agreement**") is entered into as of May 23, 2026, by and between the **South Creek Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the "**District**"), and **Signal 88, LLC**, a Delaware Limited Liability Corporation (the "**Contractor**").

Background Information:

The District owns and operates a swimming pool and amenity facility located at 13851 Buttress Oaks Way, Riverview, Florida 33578. The District desires to hire an independent contractor to provide professional pool monitoring services. The Contractor represents that it is qualified to provide such services, has represented to the District that it is duly licensed in the state of Florida and has any and all approvals and licenses as required by law to provide these services, and is familiar with the District's property. In consideration of the Contractor's agreement to perform the services described herein, the District agrees to enter into this Agreement in accordance with the terms of this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.

2. **Scope of Services**. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, training, uniforms, services, transportation, and all other necessary incidental items required for the complete performance of the on-site pool monitoring services as further described in the proposal dated May 23, 2026, attached hereto as **Exhibit A**.
   - **a.** Familiarity with District Rules, Regulations, Policies, Operating Procedures
     - **i.** Full knowledge/awareness of all rules, regulations, or policies of the District.
     - **ii.** Prepare any incident or accident reports and forward to the District Manager.
   - **b.** Greet guests and require them to sign in upon entry to the amenity area.
   - **c.** Enforce the rules, regulations, and policies of the District.
     - **i.** The Contractor's staff have the authority to have patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
   - **d.** Provide the best possible customer service to maintain a welcoming, safe, and comfortable environment, including inspecting and maintaining cleanliness of the amenity area, organizing furniture and cleaning litter.
   - **e.** Manage and monitor access to and from the amenities and ensure all gates and doors requiring key/card entry are locked during the appropriate times.

f. Monitor, observe, and report any issues (including, but not limited to, trespassing, vandalism, and theft).
g. Contact 911 for any emergency issues.
h. Provide a monthly written report which will include their observations, interactions, calls to 911, recommendations, or other related comments.
i. Schedule: 12:00 pm to 8:00 pm, Saturday and Sunday (total of 16 hours per week).

3. Manner of Performance and Care of the Property.
a. 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 practices in the industry.
b. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages, or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

4. Term. The initial term of this Agreement shall be from the date of this Agreement listed above, through September 8, 2026. At the end of the initial term, the Agreement shall automatically terminate.

5. Termination. Either party may terminate this Agreement without cause with 48 hours written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

6. Compensation. The District agrees to compensate the Contractor for the work described above for a maximum of sixteen (16) hours per week. Hourly Rates vary depending on Regular Hours (**$34.00** per hour) versus Holiday Hours (**$51.00** per hour). Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice. Contractor shall only invoice the District for days/hours they rendered service.

7. 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 or work order authorization.

8. 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.

9. **Subcontractor and Affiliates of Contractor**. The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.

10. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

11. **Background Screening**: Contractor shall provide the District with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the "**Screening**") for all of Contractor's staff performing services under this Agreement and shall update the Screening upon request. If the Screening reveals any information which causes the District to determine in its sole discretion that the Contractor is unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.

12. **Permits and Approvals**. Contractor will be responsible for obtaining and the District will be responsible for paying for all necessary permits and other governmental approvals.

13. **Compliance with Governmental Regulations**. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state, and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

14. **Insurance**. The Contractor shall carry commercial general liability insurance of no less than $2,000,000 insuring against any liability arising out of any act, omission, or alleged act or omission of Contractor, or any of its employees, agents, or subcontractors, including but not limited to property damage, including loss of use, personal or bodily injury, discrimination and harassment, false arrest, detention, or imprisonment, defamation and slander, damage or injury caused by firearms or other weapons and automobile liability. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

15. **Indemnification**. Contractor agrees to indemnify, defend, and hold the District and its supervisors, officers, managers, agents, and employees harmless from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage, discrimination and harassment, false arrest, detention, or

imprisonment, assault, and battery of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. **No Waiver of Sovereign Immunity.** 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.

17. **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.

18. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

> A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

19. **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.

20. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,
    a. 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.

b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.

   i. 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.

21. 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, FL 33609.

22. Non-Waiver. No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.

23. Governing Law and Venue. This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.

24. Enforcement of Agreement. In the event it shall become necessary for either party to institute legal proceedings 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.

25. **Arm's Length Transaction and Interpretation**. This Agreement has been negotiated fully between the parties 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.

26. **Amendment**. This Agreement may not be altered, changed, or amended, except by an instrument in writing, signed by both parties.

27. **Authorization**. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

28. **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.

29. **Notice**. Whenever any party desires to give notice to the other parties, 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 parties shall be made.

To the Contractor:
Attn: Luis Armas
10500 University Center Dr. Ste. 140
Tampa, FL 33612
LArmas@TeamSignal.com

To the District:
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33609
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

30. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

31. **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 shall supersede and subsume 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 have caused this Agreement to be executed as of the date written above.

Signal 88, LLC

Signed by:
Luis Armas
1777B17A5D0B411...
By: Luis Armas
Title: Owner

South Creek
Community Development District

DocuSigned by:
Kelly Evans
FDCDE1C9D0C24C7...
Name: Kelly Evans
Title: Chair of the Board of Supervisors

SIGNAL
PROPOSAL

Signal 88, LLC ("Franchisor")
3880 S 149th Street, Suite 102
Omaha, NE 68144
Phone: 877.498.8494
Fax: 402.502.2078

Serviced By: AR Protective Services LLC ("Service Provider")
5508 Golden Isle Dr.
Apollo Beach, FL 33572
Luis Armas
Phone: 732.423.0826
Email: LArmas@TeamSignal.com

Proposal Date: 2026-02-16
Good Through: 2026-05-23

Service Dates: 2026-05-23 - 2026-09-07

Security Location
South Creek
Jayna Cooper
13851 Buttress Oaks Way
Riverview , FL 33578
Phone: +18136088242
Email: jayna.cooper@inframark.com

Bill To
South Creek
Jayna Cooper
13851 Buttress Oaks Way
Riverview , FL 33578
Phone: +18136088242
Email: jayna.cooper@inframark.com

Management Company: Inframark
Payment Terms: Net 15
Minimum Annual Rate Increase: 5%

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	Per Service	Total
Vehicle Patrol	0	0	0	0	0	8	8	16	$34.00	$544.00

Taxes are subject to change based upon jurisdiction.

ALL payments are processed through the Franchisor. Payments are to be sent to: PO Box 8246 Omaha, NE 68108

Services	$2,366.40
Monthly Total	$2,366.40

Holidays: 1.5x Regular Rate
New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day

Description of Services

This proposal reflects services including 8 on-site dedicated hours. On-site dedicated hours will be scheduled as follows. Each day would be an 8-hour shift with times adjusting throughout the year based on pool closure times. A breakdown of coverage would look like this:

5/23, 5/24 & 5/25 Memorial Day Weekend
5/30 & 5/31
6/6 & 6/7
6/13 & 6/14
6/20 & 6/21
6/27 & 6/28
7/3, 7/4 & 7/5 Fourth of July Weekend
7/11 & 7/12
7/18 & 7/19
7/25 & 7/26
8/1 & 8/2
8/8 & 8/9
8/15 & 8/16
8/22 & 8/23
8/29 & 8/30
9/5, 9/6 & 9/7 Labor Day Weekend

This would be 32 standard days at $34.00 per hour for 8hours per day= $8704.00

3 holiday pay days at $51.00 per hour for 8 hours a day x 3 = $1224.00

Total $ 9928.00

Services include monitoring property for a variety of site-specific property violations such as:

-Loitering
-Trespassing
-Unruly Behavior
-Enforcement of community policies and regulations

Communication with the client will be through online reporting accessible through our Signal Edge website as well as the franchise owner or designated personnel. Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering. Alarm calls will be included at no additional charge during dedicated hours. Additional vehicle tours may be added as a supplement for an additional charge. Residents will be provided the Signal dispatch number to contact our central command center where a "live" person (supervisor on duty) will be available for assistance.

INFRAMARK

South Creek CDD

Field Inspection Report - May 2026

Thursday, May 14, 2026

Prepared For Board Of Supervisors

9 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

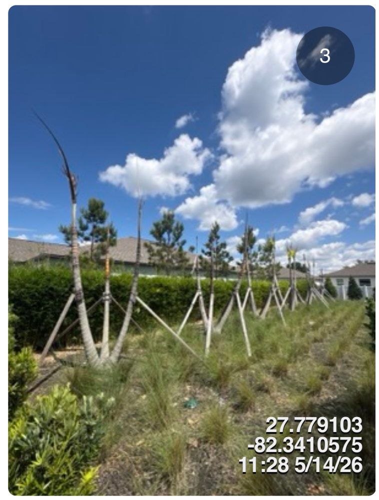
Green – Indicates Item is in progress or completed.
Orange - Indicates Item is scheduled.
Red - Indicates Item has not been addressed by vendor.

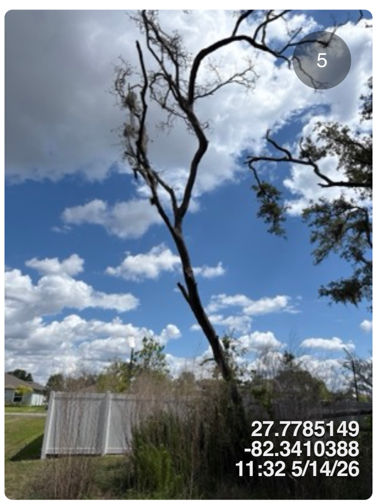
Items 1 - Amenity Center

Assigned To: Steadfast

Amenity Center and landscape is in overall good condition. A plan has been developed for removing and replacing the declining triple palms. Observed dead tree behind the parking lot.

- Please plan to remove the dead tree. 5/29/2026

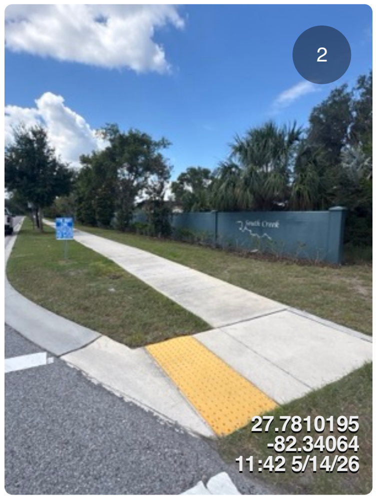




Items 2 - Simmons Loop/Buttress Oaks Way

Assigned To: Steadfast

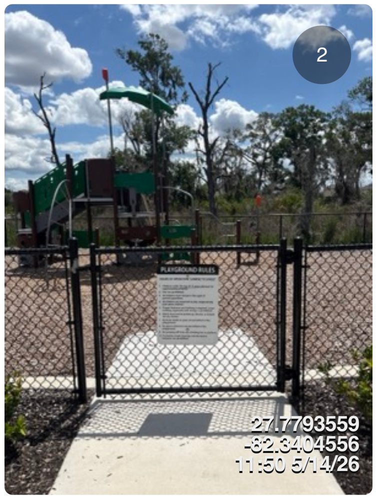
Entrance landscape from Simmons loop is properly maintained.

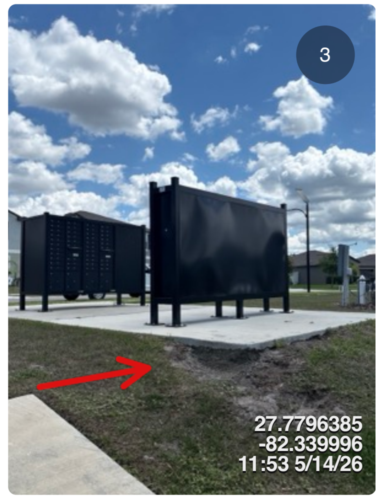


Items 3 - Playground/Mail Kiosk

Assigned To: Steadfast

Common areas are properly maintained. Repair has been completed to the concrete below the mail kiosk.

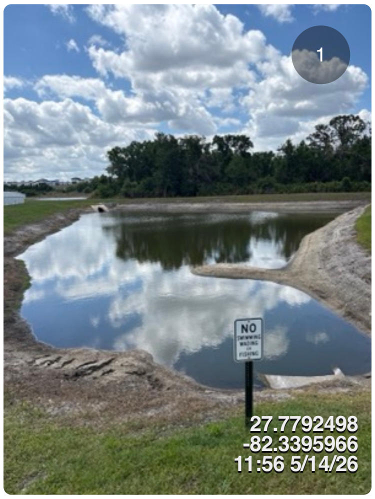


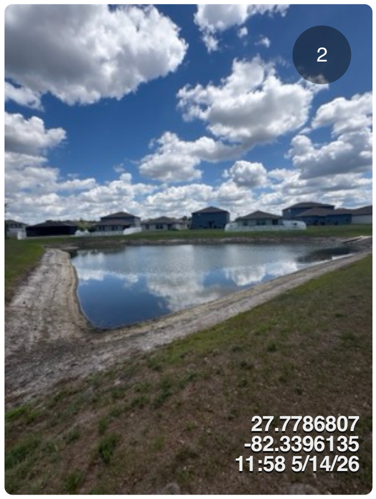


Items 4 - Pond D

Assigned To: Steadfast

Water level is low. No issues to report.



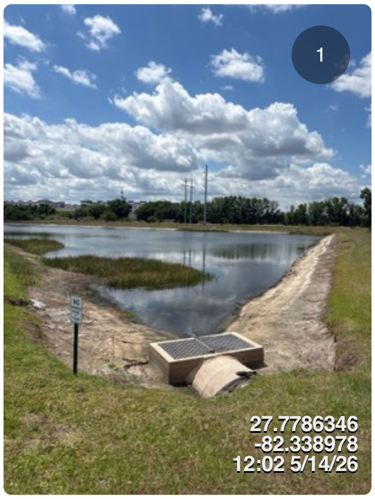


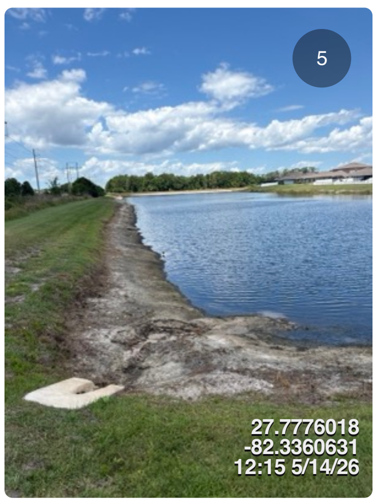
Items 5 - Pond C

Assigned To: Steadfast

Water level is low. Suspected hog damage to the pond bank is new since last inspection.

- Please level the ground to help remediate the damaged area. 6/05/2026

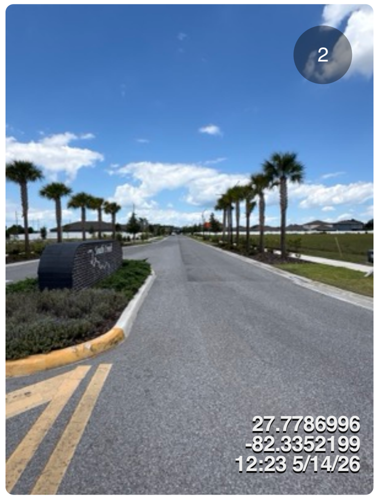


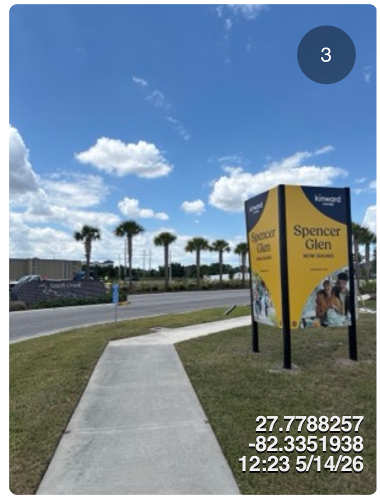


Items 6 - US 301/Alder Green Dr.

Assigned To: Steadfast

New advertisement signage is up and visible from all sides. Entrance island is clear of weeds. Area is properly maintained.

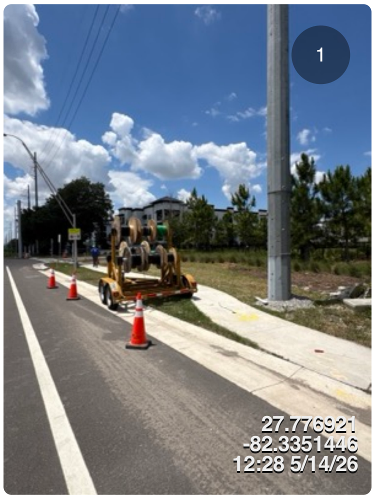


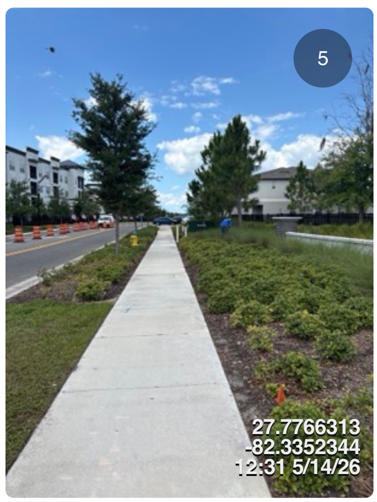


Items 7 - US 301/Shady Preserve Dr.

Assigned To: Board

Utilities construction is still underway at this entrance. Areas beyond the work site are properly maintained.

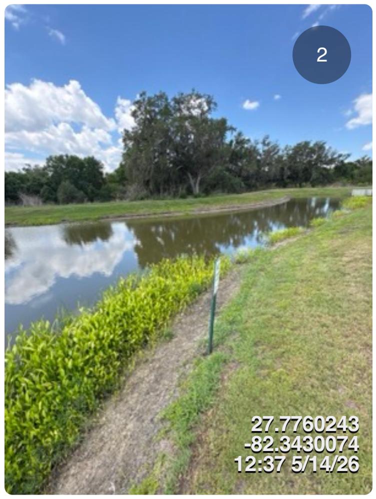


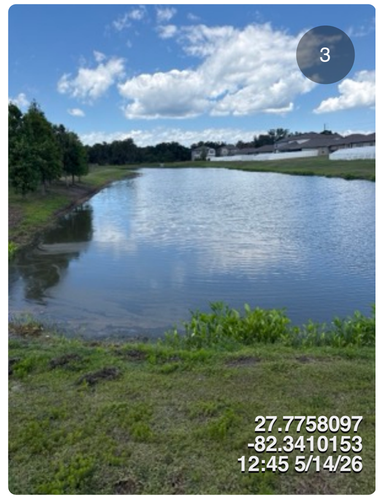


Items 8 - Pond B

Assigned To: Steadfast

Pond and surrounding landscape are in good overall condition. No issues to report.





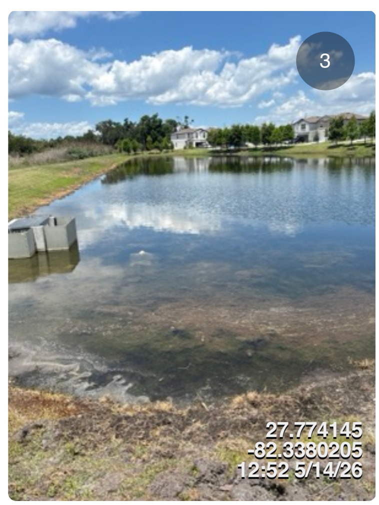
Items 9 - Pond A

Assigned To: Steadfast

Observed evidence of submerged weeds. Suspected hog damage to the pond bank is new since last inspection.

- Please treat pond for submerged weeds at next service.

- Please level the ground to help remediate the damaged area. 6/05/2026



Printed: May 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 22, 2026

Job: SM1054 South Creek CDD Maintenance
Title: South Creek Weekly Maintenance Report
Added By: Victor Figueroa Bueso
Log Notes:
1. Turf & Weed Management
The turf conditions across the property remain in good overall health with consistent color and appearance. Crews have continued to actively monitor lawn conditions to help preserve the quality and curb appeal of the landscape.

2. Mowing Summary
Scheduled mowing and routine landscape maintenance services were completed throughout all maintained areas of the community. Entrances, common grounds, and turf areas were serviced to maintain a neat, consistent, and professionally maintained appearance.

3. Pond Bank Maintenance
Regular maintenance around the pond bank areas was completed, including mowing and string trimming to maintain a clean and well kept appearance along the shoreline areas.

4. Detail Work
Landscape beds were also treated with herbicide applications to reduce weed presence and enhance the overall appearance of common areas and landscape focal points.

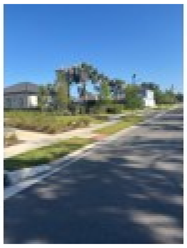
5. Additional Notes
Construction work remains active in the Shady Preserve entrance area and continues to impact portions of the surrounding landscape.

Weather Conditions:
Partly cloudy with showers Fri, May 22, 2026, 1:59 PM

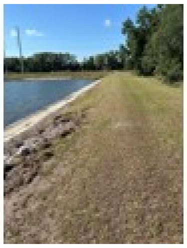
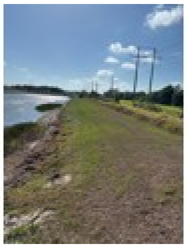
94°F
74°F

Wind: 7 mph
Humidity: 93%
Total Precip: 0.07"

Attachments: 10




Printed: May 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 14, 2026

Job: SM1054 South Creek CDD Maintenance
Title: Wet check / clock 2
Added By: Edward Rivera
Log Notes:
Travel time 12:30-12:35
Inspection time- 12:40- 1:30
Repair time- 1:35-2:10

Wet check- enter month 5/14

During my monthly inspection, these are the issues that I found and fixed:

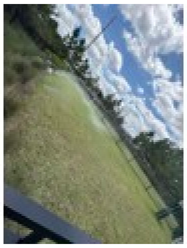
Zone 1- no repair
Zone 2-no repair
Zone 3- two clogged nozzle but construction still in this area
Zone 4 few cut in the drip
Zone 5 no repair
Zone 6 no repair
Zone 7 no repair
Zone 8 one clogged nozzle
Zone 9 no repair
Zone 10 no repair
Zone 11 no repair
Zone 12 no repair

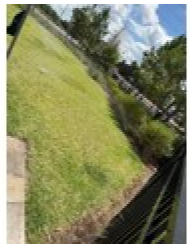
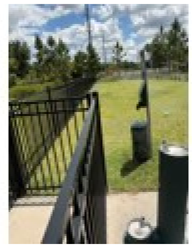
Parts used
5- 17mm coupling PT- DF17- CPL
1ft of drip - HDL0912250PC
3- H12H
Weather Conditions:
Partly cloudy with showers Thu, May 14, 2026, 2:05 PM

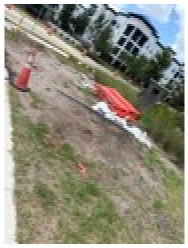
88°F
57°F

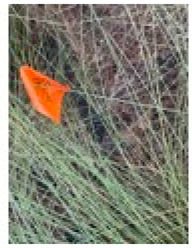
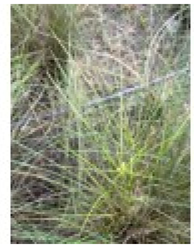
Wind: 13 mph
Humidity: 100%
Total Precip: 0"

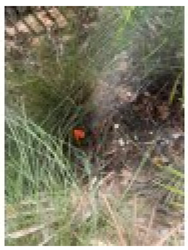
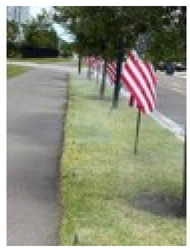
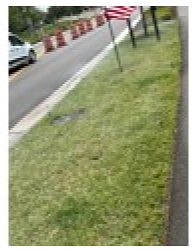
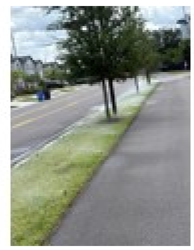
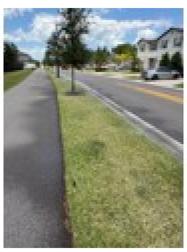
Attachments: 40

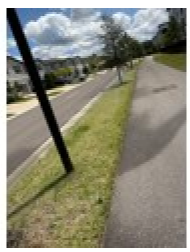
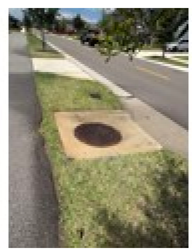
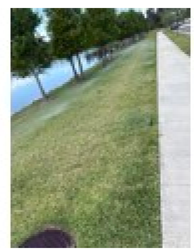
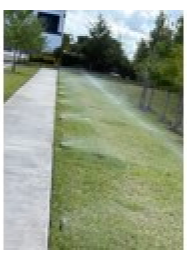
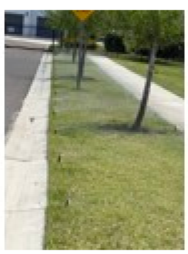


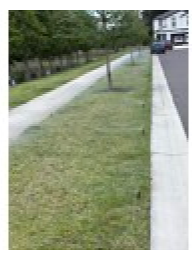
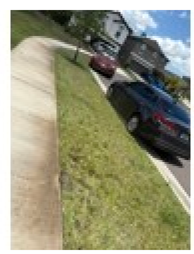
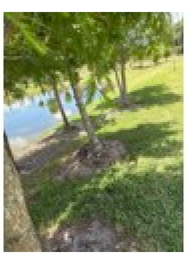
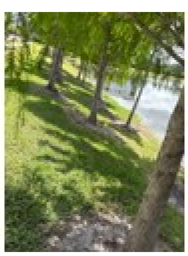



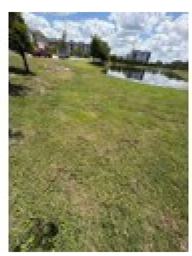
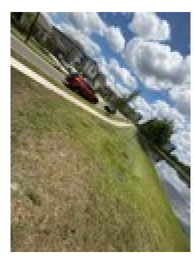
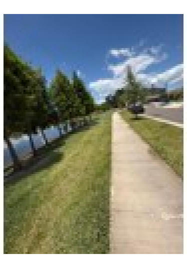
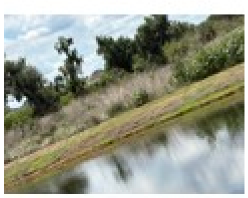
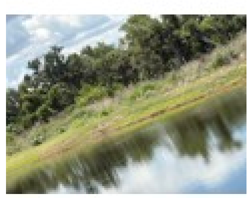
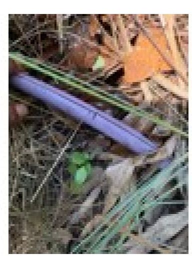
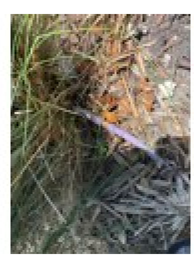



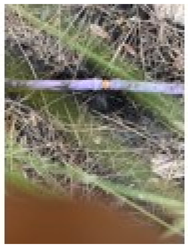



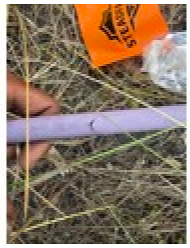






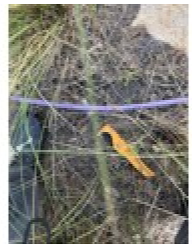












Printed: May 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 14, 2026

Job: SM1054 South Creek CDD Maintenance
Title: Wet check/ AC clock
Added By: Edward Rivera
Log Notes:
Travel time- 11:30-12:00
Inspection time- 12:00-12:20
Repair time- 12:20-12:30

Wet check- enter month 5/14

During my monthly inspection, these are the issues that I found and fixed:

Zone 1- no repair
Zone 2-no repair
Zone 3- no repair
Zone 4 - no repair
Zone 5 no repair
Zone 6 no repair
Zone 7 no repair
Zone 8 no repair
Zone 9 no repair
Zone 10 adjusted some heads
Zone 11 no repair

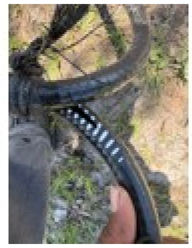
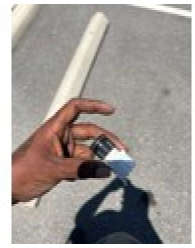
Parts used
Adjusted some heads
1- 1/2 coupling 429-005
1 - 1/2 screw 436-005
1- .50 bubbler PCB50
Weather Conditions:
Mostly sunny Thu, May 14, 2026, 1:51 PM

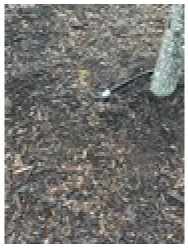
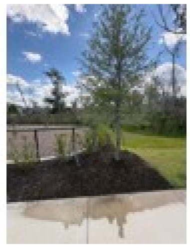
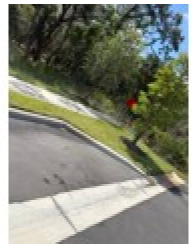
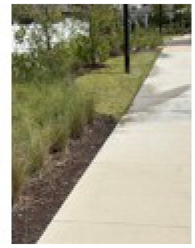
88°F
72°F

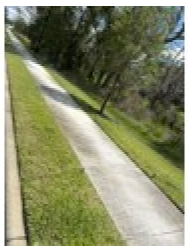
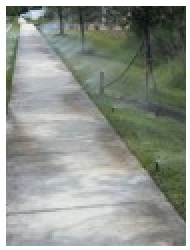
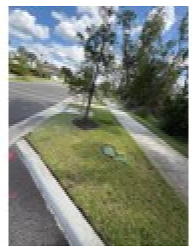
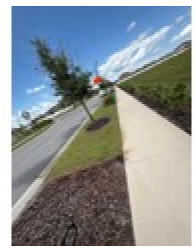
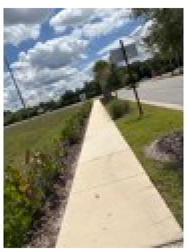
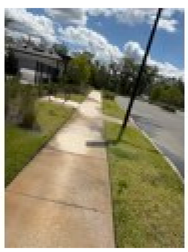
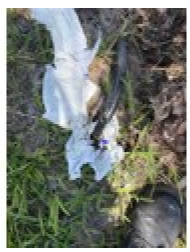
Wind: 10 mph
Humidity: 91%
Total Precip: 0"

Attachments: 19




STEADFAST

Printed: May 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 5, 2026

Job: SE1214 South Creek CDD RAM
Title:
Added By: Cody Weaver
Log Notes:
pond 7 still has construction and people doing construction, pond 5 is unreachable, treated ponds 1 2 3 4 6 for weeds and 2 for algae. 2 bags of trash
Weather Conditions:
Partly cloudy Tue, May 5, 2026, 12:47 PM

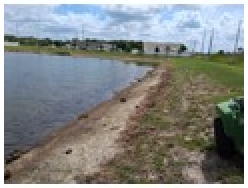
Partly cloudy **88°F** **64°F**
Wind: 9 mph
Humidity: 87%
Total Precip: 0"

Attachments: 30





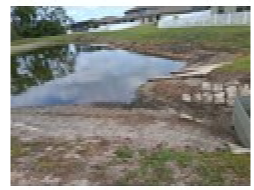


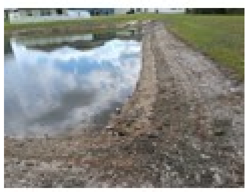


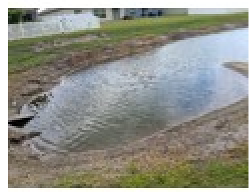


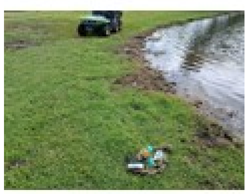


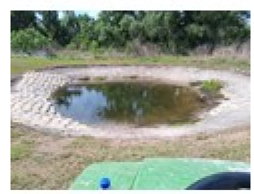
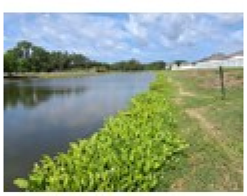










Simmons Loop
Simmons Loop
Simmons Loop
301
Scarlet Skimmer Dr
Grace Sweat Rd
Alder Green Dr
Buttress Oaks Wy
Purple Leaf Ct
Alder Green Dr
301
Shady Preserve Dr
Little Bullfrog Creek
Blue Plume Ct
Carrara Mnr Pl
Hog Damage
Spring Leaf Ave
672

Terrapin Lawn Care, LLC.

30929 Mirada Blvd # 529
San Antonio, FL 33576

+1 (352) 530-2000

WORK ORDER

TERRAPIN
- Lawn Care -
FERTILIZATION + PEST CONTROL

office@terrapinlawncare.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 14260 04/17/2026

ITEM	QTY
Bi-Monthly Service	
Bi-Monthly Service **Lawn and shrub care services.**	1
Notes Wind speed: 2mph Wind direction: NNE Temperature: 85 °F Sky Condition: Clear Humidity: 43% Service Date: 04/17/2026 Next Service Date: 06/19/2026	

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 Square ft	
Mansion Turf Herbicide 228-373	1 oz	100Gal	Blanket Spray	All Common Areas	Turf - Broad Leaf Weeds	33000 Square ft	
Turf - T-Methyl-Fungicide 228-626	99 oz	100Gal	Blanket Spray	All Common Areas	Turf - Brown Patch Fungus	33000 Square ft	
Amine 400 2, 4-D Weed Killer 2217-2	2 oz	1000Sqft	Blanket Spray	All Common Areas	Turf - Broad Leaf Weeds	33000 Square ft	
Turf- T/O Chelated Micro-Nutrients 084047	128 oz	100Gal	Blanket Spray	All Common Areas		33000 Square ft	
Turf-Bifen XTS Insecticide 53883-189	8 oz	100Gal	Blanket Spray	All Common Areas	Turf - Ants, Turf - Chinch Bugs	33000 Square ft	


South Creek
STOP

Printed: May 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

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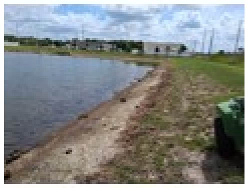
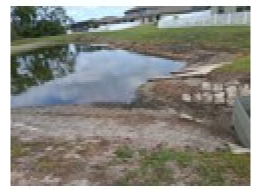
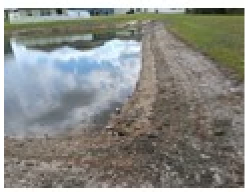
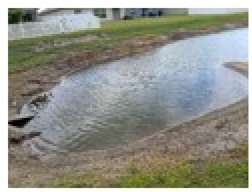
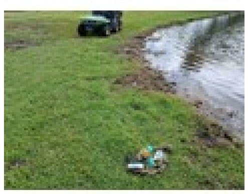
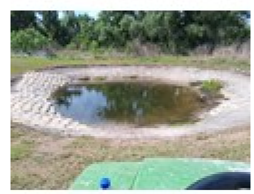
Attachments: 30

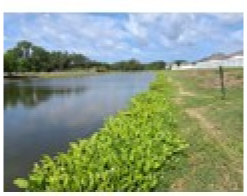
    

2025 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of $25 for each day late will be imposed, up to a maximum penalty of $1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding $20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: ***Initially***, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding $35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding $35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions

and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded $2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than $2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded $2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded $2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than $2,500. Do not aggregate all of your investment income.
- If more than $2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser’s identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than $2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts,

etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. <u>It is not for reporting income from second jobs.</u> That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than $5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than $5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name

of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than $10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than $10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C