

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 6, 2019**

**SPENCERCREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, JUNE 6, 2019**

1:45 P.M.

The Offices of Meritus

Located at 2005 Pan Am Circle Suite 300, Tampa FL 33607

District Board of Supervisors	Chairman	Jeff Hills
	Vice- Chairman	Nick Dister
	Supervisor	Ryan Motko
	Supervisor	Albert Viera
	Supervisor	Steve Luce
District Manager	Meritus	Brian Lamb
		Debby Nussel
District Attorney	Straley, Robin, Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **1:45 p.m.** with the third section called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The final sections are called **Supervisor Requests and Audience Questions, Comments and Discussion Forum**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

June 6, 2019
Board of Supervisors
Spencer Creek Community Development District

The Regular Meeting Spencer Creek Community Development District will be held on **June 6, 2019 at 1:45 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. VENDOR AND STAFF REPORTS

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

4. BUSINESS ITEMS

- A. Consideration of Resolution 2019-34; Approving Fiscal Year 2020 Proposed Budget & Setting Public Hearing..... Tab 01
- B. Annual Disclosure of Qualified Electors..... Tab 02
- C. Consideration of the Sixth Amendment to Purchase of Sale – Lennar Homes, LLC..... Tab 03
- D. Consideration of Resolution 2019-35; Development Acquisition AgreementTab 04
- E. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing & Meeting January 3, 2019 Tab 05
- B. Consideration of Minutes of the Special Meeting February 22, 2019..... Tab 06
- C. Consideration of Operations and Maintenance Expenditures December 2018..... Tab 07
- D. Consideration of Operations and Maintenance Expenditures January 2019..... Tab 08
- E. Consideration of Operations and Maintenance Expenditures February 2019..... Tab 09
- F. Consideration of Operations and Maintenance Expenditures March 2019..... Tab 10
- G. Consideration of Operations and Maintenance Expenditures April 2019 Tab 11
- H. Review of Financial Statements Month Ending April 30, 2019..... Tab 12

6. SUPERVISORS REQUESTS

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

8. ADJORNMENT

Sincerely,



Brian Lamb, CEO
Meritus

RESOLUTION 2019-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Spencer Creek Community Development District (“District”) prior to June 15, 2019, a proposed operations and maintenance budget for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 22, 2019

HOUR: 1:45 p.m.

LOCATION: Meritus
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Hillsborough County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE, 2019.

ATTEST:

**SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2019/2020 Budget

2020



SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

JUNE 6, 2019



SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 PROPOSED ANNUAL OPERATING BUDGET

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JUNE 6, 2019

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Spencer Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
Revenues					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	384,000.00	14,767.00	49,590.60	64,357.60	(319,642.40)
TOTAL REVENUES	\$384,000.00	\$14,767.00	\$49,590.60	\$64,357.60	(\$319,642.40)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	20,000.00	0.00	20,000.00	20,000.00	0.00
District Engineer	8,500.00	0.00	0.00	0.00	(8,500.00)
Disclosure Report	5,000.00	0.00	2,100.00	2,100.00	(2,900.00)
Trustee Fees	5,000.00	0.00	0.00	0.00	(5,000.00)
Accounting Services	3,000.00	0.00	5,250.00	5,250.00	2,250.00
Auditing Services	9,000.00	0.00	5,000.00	5,000.00	(4,000.00)
Postage, Phone, Faxes, Copies	2,000.00	0.00	0.00	0.00	(2,000.00)
Public Officials Insurance	10,000.00	894.00	1,251.60	2,145.60	(7,854.40)
Legal Advertising	250.00	11,063.00	937.00	12,000.00	11,750.00
Bank Fees	175.00	30.00	42.00	72.00	(103.00)
Dues, Licenses, & Fees	500.00	150.00	0.00	150.00	(350.00)
Miscellaneous Administration	100.00	100.00	140.00	240.00	140.00
Website Administration	0.00	600.00	840.00	1,440.00	1,440.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$63,525.00	\$12,837.00	\$35,560.60	\$48,397.60	(\$15,127.40)
LEGAL COUNSEL					
District Counsel	5,000.00	5,557.00	7,779.80	13,336.80	8,336.80
TOTAL LEGAL COUNSEL	\$5,000.00	\$5,557.00	\$7,779.80	\$13,336.80	\$8,336.80
ELECTRIC UTILITY SERVICES					
Electric Utility Services-Streetlights	188,000.00	0.00	0.00	0.00	(188,000.00)
Electric Utility Services-All Others	5,500.00	0.00	0.00	0.00	(5,500.00)
TOTAL ELECTRIC UTILITY SERVICES	\$193,500.00	\$0.00	\$0.00	\$0.00	(\$193,500.00)
Water - Sewer Combination Services					
Water Utility Services	10,800.00	0.00	0.00	0.00	(10,800.00)
TOTAL WATER - SEWER COMBINATION SERVICES	\$10,800.00	\$0.00	\$0.00	\$0.00	(\$10,800.00)
OTHER PHYSICAL ENVIRONMENT					
Water Utility Services	23,500.00	0.00	0.00	0.00	(23,500.00)
General, Property & Casualty Insurance	5,200.00	1,093.00	1,530.20	2,623.20	(2,576.80)
Landscape Maintenance - Contract	48,000.00	0.00	0.00	0.00	(48,000.00)
Landscape Maintenance Other	6,500.00	0.00	0.00	0.00	(6,500.00)
Plant Replacement Program	10,800.00	0.00	0.00	0.00	(10,800.00)
Irrigation Maintenance	2,500.00	0.00	0.00	0.00	(2,500.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$96,500.00	\$1,093.00	\$1,530.20	\$2,623.20	(\$93,876.80)
ROAD & STREET FACILITIES					
Pavement & Drainage Repairs & Maintenance	14,675.00	0.00	0.00	0.00	(14,675.00)
TOTAL ROAD & STREET FACILITIES	\$14,675.00	\$0.00	\$0.00	\$0.00	(\$14,675.00)
TOTAL EXPENDITURES	384,000.00	19,487.00	44,870.60	64,357.60	(319,642.40)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	(4,720.00)	4,720.00	0.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Proposed Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
Revenues					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	384,000.00	64,357.60	(319,642.40)	101,800.00	(282,200.00)
TOTAL REVENUES	\$384,000.00	\$64,357.60	(\$319,642.40)	\$101,800.00	(\$282,200.00)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	20,000.00	20,000.00	0.00	30,000.00	10,000.00
District Engineer	8,500.00	0.00	(8,500.00)	5,000.00	(3,500.00)
Disclosure Report	5,000.00	2,100.00	(2,900.00)	8,400.00	3,400.00
Trustee Fees	5,000.00	0.00	(5,000.00)	8,500.00	3,500.00
Accounting Services	3,000.00	5,250.00	2,250.00	9,000.00	6,000.00
Auditing Services	9,000.00	5,000.00	(4,000.00)	6,500.00	(2,500.00)
Postage, Phone, Faxes, Copies	2,000.00	0.00	(2,000.00)	500.00	(1,500.00)
Public Officials Insurance	10,000.00	2,145.60	(7,854.40)	2,475.00	(7,525.00)
Legal Advertising	250.00	12,000.00	11,750.00	2,000.00	1,750.00
Bank Fees	175.00	72.00	(103.00)	250.00	75.00
Dues, Licenses, & Fees	500.00	150.00	(350.00)	375.00	(125.00)
Miscellaneous Administration	100.00	240.00	140.00	0.00	(100.00)
Website Administration	0.00	1,440.00	1,440.00	1,500.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$63,525.00	\$48,397.60	(\$15,127.40)	\$74,500.00	\$10,975.00
LEGAL COUNSEL					
District Counsel	5,000.00	13,336.80	8,336.80	5,000.00	0.00
TOTAL LEGAL COUNSEL	\$5,000.00	\$13,336.80	\$8,336.80	\$5,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services-Streetlights	188,000.00	0.00	(188,000.00)	0.00	(188,000.00)
Electric Utility Services-All Others	5,500.00	0.00	(5,500.00)	3,500.00	(2,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$193,500.00	\$0.00	(\$193,500.00)	\$3,500.00	(\$190,000.00)
Water - Sewer Combination Services					
Water Utility Services	10,800.00	0.00	(10,800.00)	6,800.00	(4,000.00)
TOTAL WATER - SEWER COMBINATION SERVICES	\$10,800.00	\$0.00	(\$10,800.00)	\$6,800.00	(\$4,000.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	23,500.00	0.00	(23,500.00)	7,000.00	(16,500.00)
General, Property & Casualty Insurance	5,200.00	2,623.20	(2,576.80)	5,000.00	(200.00)
Landscape Maintenance - Contract	48,000.00	0.00	(48,000.00)	0.00	(48,000.00)
Landscape Maintenance Other	6,500.00	0.00	(6,500.00)	0.00	(6,500.00)
Plant Replacement Program	10,800.00	0.00	(10,800.00)	0.00	(10,800.00)
Irrigation Maintenance	2,500.00	0.00	(2,500.00)	0.00	(2,500.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$96,500.00	\$2,623.20	(\$93,876.80)	\$12,000.00	(\$84,500.00)
ROAD & STREET FACILITIES					
Pavement & Drainage Repairs & Maintenance	14,675.00	0.00	(14,675.00)	0.00	(14,675.00)
TOTAL ROAD & STREET FACILITIES	\$14,675.00	\$0.00	(\$14,675.00)	\$0.00	(\$14,675.00)
TOTAL EXPENDITURES	384,000.00	64,357.60	(319,642.40)	101,800.00	(282,200.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	533,606
TOTAL REVENUES	\$	533,606

EXPENDITURES

Series 2019 May Bond Principal Payment	\$	130,000
Series 2019 May Bond Interest Payment	\$	203,022
Series 2019 November Bond Interest Payment	\$	200,584
TOTAL EXPENDITURES	\$	533,606
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	8,195,000
Principal Payment Applied Toward Series 2019 Bonds	\$	130,000
Bonds Outstanding - Period Ending 11/1/2020	\$	8,065,000

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment
SERIES 2019					
Single Family 40'	1.00	70	\$1,276.60	\$400.00	\$1,676.60
Single Family 50'	1.25	239	\$1,595.75	\$500.00	\$2,095.75
Single Family 60'	1.50	52	\$1,914.90	\$600.00	\$2,514.90

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Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.



May 7, 2019

Debby Nussel
Spencer Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Dear Debby Nussel,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2019, listed below.

Community Development District	Number of Registered Electors
Spencer Creek CDD	4

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoe.org.

Respectfully,

Enjoli White
Candidate Services Liaison

**SIXTH AMENDMENT TO
AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY
(SPENCER CREEK)**

THIS SIXTH AMENDMENT TO AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY (this “**Amendment**”) is made as of the Amendment Date, defined below, by **EISENHOWER PROPERTY GROUP, L.L.C.**, a Florida limited liability company (“**EPG**”), and **SPENCER CREEK DEVELOPMENT, LLC**, a Florida limited liability company (“**Spencer**”, collectively and jointly and severally with EPG, “**Seller**”), and **LENNAR HOMES, LLC**, a Florida limited liability company, and/or its successors or assigns (“**Buyer**”).

RECITALS:

A. Seller and Buyer entered into an Agreement for the Purchase and Sale of Real Property dated February 7, 2019, as amended by First Amendment dated March 13, 2019, Second Amendment dated April 22, 2019, Third Amendment dated April 29, 2019, Fourth Amendment dated May 14, 2019, and Fifth Amendment dated May ___, 2019 (collectively, the “**Agreement**”).

B. Seller and Buyer desire to further amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **Recitals.** The foregoing recitals are correct and are incorporated herein. Capitalized terms not otherwise defined herein shall have the meanings set forth in the Agreement. The “**Amendment Date**” shall be the date on which the later of Buyer and Seller has executed this Amendment and so notified the other in writing.

2. **Land.** Exhibit “A” to the Agreement is replaced with **Exhibit “A-1”** and **Exhibit “A-2”** attached to this Amendment. EPG owns and will convey to Buyer pursuant to a Deed at Closing, the portion of the Land described on Exhibit “A-1” and Spencer owns and will convey to Buyer pursuant to a Deed at Closing, the portion of the Land described on Exhibit “A-2”
[NOTE: The descriptions of the Land must less out the Ponds, as defined in Section 5 below]

3. **Amenity Plan.** Pursuant to Section 2.01(A) of the Agreement, Buyer and Seller agree on the Amenity Plan attached as **Exhibit “B”** to this Amendment.

4. **Projected Community Development Cost.** Pursuant to Section 2.01(A) of the Agreement, Buyer and Seller agree that the Projected Community Development Cost is _____ DOLLARS (\$_____).

5. **CDD.** Pursuant to Section 2.01(B) of the Agreement, Buyer and Seller agree on the form of Reimbursement Agreement attached as **Exhibit “C”** to this Amendment and the form of Resolution attached as **Exhibit “D”** to this Amendment. Seller represents and warrants

to Buyer that the CDD has been formed and the Property is within the jurisdiction of the CDD. At or before Closing, Seller shall convey to the CDD the ponds and mitigation areas described on **Exhibit “E”** attached to this Amendment (collectively, the “**Ponds**”).

6. **Impact Fees**. Pursuant to Section 5.03 of the Agreement, Buyer and Seller agree that Buyer will purchase credits for the following Impact Fees for each Homesite approved by the Approvals: (a) Mobility in the amount of \$4,189; (b) Park in the amount of \$400; (c) School in the amount of \$7,708; and (d) Fire in the amount of \$124.

7. **Title Defects**. Buyer has received the following described title commitment as the Commitment under the Agreement: Commonwealth Land Title Insurance Company Title Commitment Order No. BY811901068, with an effective date of February 26, 2019. Seller shall cause the following exceptions set forth on Schedule B Section II of the Commitment to be deleted from the Commitment prior to Closing (collectively, the “**Title Defects**”): (a) standard exceptions 1 and 3-5; (b) Temporary Easement for Roadway, Utility and Drainage Improvements recorded in Official Records Book 18924, Page 367, of the Public Records of the County (the “**Public Records**”) (which is exception 7 of the Commitment); (c) Wetlands and Mitigation Agreement recorded in Official Records Book 17630, Page 33, of the Public Records (which is exception 12 of the Commitment); (d) Deed of Conservation Easement recorded in Official Records Book 17630, Page 76, of the Public Records (which is exception 13 of the Commitment); (e) Wetland and Mitigation Agreement recorded in Official Records Book 17682, Page 1587, of the Public Records (which is exception 14 of the Commitment); (f) Deed of Conservation Easement in Official Records Book 17682, Page 1976, of the Public Records (which is exception 15 of the Commitment); and (g) Temporary Easement for Roadway, Utility and Drainage Improvements recorded in Official Records Book 18925, Page 380, of the Public Records (which is exception 17 of the Commitment).

8. **Additional Conditions Precedent**. The following are added as additional Conditions Precedent to Section 8.01 of the Agreement:

(P) Seller has conveyed the Ponds to the CDD.

(Q) All of the Title Defects have been deleted from the Commitment at Closing.

9. **Effect of this Amendment**. Except as expressly modified in this Amendment, the Agreement will continue in full force and effect according to its terms, and Seller and Buyer hereby ratify and affirm all of their respective rights and obligations under the Agreement.

10. **Counterparts; Electronic Signatures**. This Amendment may be executed in several counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument. Electronic signatures on this Amendment shall be valid and enforceable to the same extent as original signatures.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have signed and delivered this Amendment, effective as of the Amendment Date.

SELLER:

EISENHOWER PROPERTY GROUP, L.L.C.,
a Florida limited liability company

By: _____
Name: _____
Title: _____
Dated: _____

SPENCER CREEK DEVELOPMENT, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____
Dated: _____

BUYER:

LENNAR HOMES, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____
Dated: _____

EXHIBIT “A-1”

Land owned by EPG

EXHIBIT “A-2”

Land owned by Spencer

EXHIBIT “B”

Amenity Plans

EXHIBIT “C”

Form of Reimbursement Agreement

DEVELOPMENT ACQUISITION AGREEMENT

This Development Acquisition Agreement, dated as of the ____ day of ____, 2019, is between **Lennar Homes, LLC**, a Florida limited liability company (“**Lennar**”) and the **Spencer Creek Community Development District**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the “**District**”).

Recitals

WHEREAS, the District has previously determined that it is in the best interests of the present and future landowners within the District to finance, construct and/or deliver certain community development facilities, systems and improvements within the District (such facilities, systems, and improvements are more specifically described in the plans and specifications on file at the registered office of the District); and

WHEREAS, the District issued its \$8,195,000 Spencer Creek Community Development District (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2019 (the “**Bonds**”), to finance the acquisition and construction of the capital improvement project for the Spencer Creek Community described in the Report of the District Engineer Capital Improvement Revenue Bonds, Series 2019, dated February 13, 2019 (the “**Project**”), and there are \$7,231,327.63 of available Bonds proceeds for District’s application under this Agreement (“**Available Proceeds**”); and

WHEREAS, the District and Lennar desire to enter into this Agreement for the purpose of District acquiring a portion of the Project from Lennar (the “**Lennar Infrastructure**”); and

WHEREAS, subject to the terms and conditions hereof, the District is willing to acquire the Lennar Infrastructure from Lennar for the lesser of the actual cost of those assets or the fair market value of those assets; and

WHEREAS, in order to operate and maintain the Project, the District will require Lennar to: (i) convey to the District, from time to time, all of Lennar’s right, title, and interest in the Lennar Infrastructure, (ii) assign or otherwise convey to the District, or other governmental entity, from time to time, all existing reservations made to Lennar of conservation tracts, maintenance buffer easements, lake maintenance easements, water management tracts, drainage easements, sewer easements, ingress and egress easements, and like easements within the District to the extent constituting a portion of the Lennar Infrastructure and/or financed with the proceeds of the Bonds, and (iii) convey or dedicate to the District, or other governmental entity, from time to time, all non-exclusive easements, tracts, structures, and improvements that in the future shall constitute or be necessary to construct, operate, and maintain the Lennar Infrastructure.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. **Conveyance of the Lennar Infrastructure.** From time to time as legally appropriate to effect a transfer to the District, or other governmental entity, of a fee or non-exclusive easement estate in land owned, acquired or otherwise controlled by Lennar (as the case may be) and relating to the Lennar Infrastructure, and to the extent permitted by applicable laws and regulations, Lennar shall convey to the District, or other governmental entity, such legal interest in and to the Lennar Infrastructure, subject to non-exclusive easements as reasonably requested by Lennar, free and clear of all liens and encumbrances except matters of record and current taxes. Lennar shall, at its expense, furnish the District an ownership and encumbrance report or other title evidence reasonably satisfactory to the District confirming that Lennar has fee simple title to the Lennar Infrastructure (if any) that are realty, free and clear of liens and encumbrances except matters of record and current taxes. The conveyances shall be made by special warranty deed or non-exclusive easement (as appropriate), in recordable form, or by appropriate dedications upon recorded subdivision plats for the portion of the Lennar Infrastructure which are realty and by absolute bill of sale or written assignment for those portions of the Lennar Infrastructure which are tangible or intangible personalty. All such instruments of conveyance or assignment shall be in a form reasonably acceptable to the District and Lennar, and shall be executed and delivered to the District from time to time hereafter as requested by the District.

2. **Conveyances of Reservations.** From time to time as reasonably requested by the District, but no later than the recordation of a plat for any portion of the Lennar Infrastructure, and subject to applicable laws pertaining to such matters, Lennar shall transfer and assign to the District all existing reservations made by Lennar of conservation tracts, maintenance buffer easements, lake maintenance easements, water management tracts, drainage easements, sewer easements, ingress and egress easements, and like easements within the District to the extent constituting a portion of the Lennar Infrastructure (collectively, the “**Reservations**”).

3. **Plans and Specifications.** Lennar shall provide the District with one set and an electronic copy of any and all plans and specifications relating to the Lennar Infrastructure.

4. **Purchase Price.** From Available Proceeds from the Bonds and in accordance with the terms hereof and the terms of the indentures pursuant to which the Bonds are issued, the District shall pay Lennar a not to exceed sum of \$7,231,327.63 for the Lennar Infrastructure. Such payment shall be made as soon as Lennar has satisfied the conditions precedent for payment set forth in this Agreement by transferring the Lennar Infrastructure to the District in accordance with this Agreement.

5. **Engineer's Certification.** Before the payment by the District as provided in paragraph 4 above, the District shall obtain from the District's engineer (the “**District Engineer**”) a certificate, signed by the District Engineer, certifying that the: (a) the amount to be paid to Lennar is equal to the lesser of the fair market or the actual cost of the items listed in a payment application, and (b) items are in substantial conformity with the plans and specifications and all applicable laws governing the installation or construction thereof as certified to Lennar and the District by the District Engineer.

6. **Warranty.** Lennar shall assign to the District all or any remaining portion of the contractor's standard warranty warranting the contractor's work on the Lennar Infrastructure against defects in materials, equipment, or construction. Notwithstanding such assignment, Lennar shall cause any contractors to warrant their work on the Lennar Infrastructure is free of defects in materials, equipment, or construction for a period of one year from completion of their work on the Lennar Infrastructure.

7. **Damage to Lennar Infrastructure.** If Lennar or any of its agents damages the Lennar Infrastructure prior to the transfer to the District of the Lennar Infrastructure, Lennar, at its sole cost and expense, shall immediately repair such damage.

8. **Maintenance Rights.** Lennar shall have the right, but not the obligation, to enter upon, repair or maintain any of the Lennar Infrastructure for no consideration that are not properly or adequately maintained by the District after conveyance thereof to the District, in accordance with operation and maintenance standards to be established at the time of conveyance to the District.

9. **Expenses.** Lennar shall pay any and all Florida documentary stamps that may be due in connection with the conveyances made by Lennar hereunder.

10. **Further Assurances.** From and after the date hereof, Lennar shall make, do, execute, acknowledge, and deliver, all and every other further act, deed, easement conveyance, assignment, transfer, and assurance as may be reasonably required (a) to convey, grant, assign, and confirm any and all of Lennar's rights or interest in the Lennar Infrastructure that are intended or legally required to be acquired by or conveyed to the District as contemplated by this Agreement and the indentures governing the Bonds to be executed by the District in connection with the sale of the Bonds, (b) to enable the District to operate and maintain the Lennar Infrastructure, and (c) to permit the District to obtain the deed, easement, conveyance, assignment, transfer, or dedication of all real property or interest therein necessary for the construction, maintenance, and operation of the Lennar Infrastructure.

11. **Specific Enforcement.** The parties acknowledge that the District will be irreparably damaged (and that damages at law would be an inadequate remedy) if the covenants and agreements of Lennar contained herein are not specifically enforced. Therefore, in the event Lennar fails to comply with any covenant or agreement contained herein, the District, after delivering to Lennar written notice thereof and Lennar failing to remedy the same within sixty (60) days, in addition to all other rights and remedies, shall be entitled to a decree for specific performance of those covenants and agreements, without being required to show any actual damage or to post any bond or other security; provided, however, in no event shall Lennar be liable for punitive, consequential or other special damages.

12. **Attorneys' Fees.** In the event of any action or proceeding between Lennar and the District to enforce any provision of this Agreement, the losing party shall pay to the prevailing party all costs and expenses, including without limitation, reasonable attorneys' fees, costs, and expenses, incurred in such action or proceeding and in any appeal.

13. **Applicable Law.** This Agreement is made and shall be construed under the laws of the State of Florida with venue in Hillsborough County, Florida.

14. **Survival.** The terms and conditions hereof shall survive the closing of the transactions contemplated hereby.

15. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the parties set forth in this section, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any other third party.

16. **Amendments.** This Agreement may only be amended in writing signed by both of the parties hereto.

17. **Counterparts.** This Agreement may be executed in multiple counterparts, which, when taken together, shall constitute one and the same instrument.

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

**Spencer Creek
Community Development District**

Lennar Homes, LLC,
a Florida limited liability company

By: _____
Jeffery S. Hills
Chair of the Board of Supervisors

By: _____
Marvin L. Metheny, Jr.
Vice President

EXHIBIT “D”

Form of Resolution

RESOLUTION 2019 - ____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DEVELOPMENT ACQUISITION AGREEMENT FOR THE LENNAR INFRASTRUCTURE AND ALLOCATING \$7,231,327.63 OF THE CONSTRUCTION FUNDS FROM THE \$8,195,000 SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY) SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019 FOR THE CONSTRUCTION AND ACQUISITION OF THE LENNAR INFRASTRUCTURE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Spencer Creek Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire certain public improvements to be constructed within the District, as described in the Report of the District Engineer Capital Improvement Revenue Bonds, Series 2019, dated February 13, 2019, (the “**Lennar Infrastructure**”); and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued the \$8,195,000 Spencer Creek Community Development District (Hillsborough County) Special Assessment Revenue Bonds, Series 2019 (the “**Bonds**”); and

WHEREAS, the Board desires to approve the Development Acquisition Agreement for the Lennar Infrastructure in the form attached as **Exhibit “A”** (the “**Acquisition Agreement**”); and

WHEREAS, the Board desires to allocate \$7,231,327.63 from the 2019 Acquisition and Construction Account (the “**Construction Account**”) and 2019 General Account to finance the construction and acquisition of the Lennar Infrastructure from Lennar Homes, LLC (“**Lennar**”) pursuant to the Acquisition Agreement.

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

Section 1. Authority for This Resolution. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

Section 2. Approval of Development Acquisition Agreement. The Acquisition Agreement for the conveyance of the Lennar Infrastructure is hereby approved.

Section 3. Allocation of Construction Proceeds from 2018 Bonds. The District hereby allocates \$7,231,327.63 from the 2019 Construction Account and 2019 General Account

established pursuant to the Trust Indentures for the Bonds for the acquisition of the Lennar Infrastructure from Lennar pursuant to the Acquisition Agreement. Prior to approving any requisitions, the District Manager and District Engineer shall verify with the Trustee of the Bonds that there are sufficient funds remaining in the Construction Account to cover the costs necessary to acquire the Lennar Infrastructure from Lennar.

Section 4. Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this _____ day of _____, 2019.

Attest:

**Spencer Creek Community
Development District**

Name: _____
Secretary/Assistant Secretary

By: _____
Jeff Hills
Chair of the Board of Supervisors

EXHIBIT “E”

Ponds and Mitigation Areas

RESOLUTION 2019-35

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DEVELOPMENT ACQUISITION AGREEMENT FOR THE LENNAR INFRASTRUCTURE; ALLOCATING \$ _____ OF THE CONSTRUCTION FUNDS FROM THE 2019 ACQUISITION AND CONSTRUCTION ACCOUNT AND 2019 GENERAL ACCOUNT OF THE \$8,195,000 SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY) SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019 FOR THE CONSTRUCTION AND ACQUISITION OF THE LENNAR INFRASTRUCTURE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Spencer Creek Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire certain public improvements to be constructed within the District, as described in the Report of the District Engineer Capital Improvement Revenue Bonds, Series 2019, dated February 13, 2019, (the “**Lennar Infrastructure**”); and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued the \$8,195,000 Spencer Creek Community Development District (Hillsborough County) Special Assessment Revenue Bonds, Series 2019 (the “**Bonds**”); and

WHEREAS, the Board desires to approve the Development Acquisition Agreement for the Lennar Infrastructure in the form attached as **Exhibit “A”** (the “**Acquisition Agreement**”); and

WHEREAS, the Board desires to allocate \$ _____ from the 2019 Acquisition and Construction Account (the “**Construction Account**”) and 2019 General Account to finance the construction and acquisition of the Lennar Infrastructure from Lennar Homes, LLC (“**Lennar**”) pursuant to the Acquisition Agreement.

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

Section 1. Authority for This Resolution. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

Section 2. Approval of Development Acquisition Agreement. The Acquisition Agreement for the conveyance of the Lennar Infrastructure is hereby approved.

Section 3. Allocation of Construction Proceeds from 2019 Bonds. The District hereby allocates \$ _____ from the 2019 Construction Account and 2019 General Account established pursuant to the Trust Indentures for the Bonds for the acquisition of the Lennar

Infrastructure from Lennar pursuant to the Acquisition Agreement. Prior to approving any requisitions, the District Manager and District Engineer shall verify with the Trustee of the Bonds that there are sufficient funds remaining in the Construction Account to cover the costs necessary to acquire the Lennar Infrastructure from Lennar.

Section 4. Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this 6th day of June, 2019.

Attest:

**Spencer Creek Community
Development District**

Brian Lamb
Assistant Secretary

By:_____
Jeffery S. Hills
Chair of the Board of Supervisors

DEVELOPMENT ACQUISITION AGREEMENT

This Development Acquisition Agreement, dated as of the 6th day of June, 2019, is between **Lennar Homes, LLC**, a Florida limited liability company ("**Lennar**") and the **Spencer Creek Community Development District**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the "**District**").

Recitals

WHEREAS, the District has previously determined that it is in the best interests of the present and future landowners within the District to finance, construct and/or deliver certain community development facilities, systems and improvements within the District (such facilities, systems, and improvements are more specifically described in the plans and specifications on file at the registered office of the District); and

WHEREAS, the District issued its \$8,195,000 Spencer Creek Community Development District (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2019 (the "**Bonds**"), to finance the acquisition and construction of the capital improvement project for the Spencer Creek Community described in the Report of the District Engineer Capital Improvement Revenue Bonds, Series 2019, dated February 13, 2019 (the "**Project**"), and there are _____ of available Bonds proceeds for District's application under this Agreement ("**Available Proceeds**"); and

WHEREAS, the District and Lennar desire to enter into this Agreement for the purpose of District acquiring a portion of the Project from Lennar (the "**Lennar Infrastructure**"); and

WHEREAS, subject to the terms and conditions hereof, the District is willing to acquire the Lennar Infrastructure from Lennar for the lesser of the actual cost of those assets or the fair market value of those assets; and

WHEREAS, in order to operate and maintain the Project, the District will require Lennar to: (i) convey to the District, from time to time, all of Lennar's right, title, and interest in the Lennar Infrastructure, (ii) assign or otherwise convey to the District, or other governmental entity, from time to time, all existing reservations made to Lennar of conservation tracts, maintenance buffer easements, lake maintenance easements, water management tracts, drainage easements, sewer easements, ingress and egress easements, and like easements within the District to the extent constituting a portion of the Lennar Infrastructure and/or financed with the proceeds of the Bonds, and (iii) convey or dedicate to the District, or other governmental entity, from time to time, all non-exclusive easements, tracts, structures, and improvements that in the future shall constitute or be necessary to construct, operate, and maintain the Lennar Infrastructure.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. **Conveyance of the Lennar Infrastructure.** From time to time as legally appropriate to effect a transfer to the District, or other governmental entity, of a fee or non-exclusive easement estate in land owned, acquired or otherwise controlled by Lennar (as the case

may be) and relating to the Lennar Infrastructure, and to the extent permitted by applicable laws and regulations, Lennar shall convey to the District, or other governmental entity, such legal interest in and to the Lennar Infrastructure, subject to non-exclusive easements as reasonably requested by Lennar, free and clear of all liens and encumbrances except matters of record and current taxes. Lennar shall, at its expense, furnish the District an ownership and encumbrance report or other title evidence reasonably satisfactory to the District confirming that Lennar has fee simple title to the Lennar Infrastructure (if any) that are realty, free and clear of liens and encumbrances except matters of record and current taxes. The conveyances shall be made by special warranty deed or non-exclusive easement (as appropriate), in recordable form, or by appropriate dedications upon recorded subdivision plats for the portion of the Lennar Infrastructure which are realty and by absolute bill of sale or written assignment for those portions of the Lennar Infrastructure which are tangible or intangible personalty. All such instruments of conveyance or assignment shall be in a form reasonably acceptable to the District and Lennar, and shall be executed and delivered to the District from time to time hereafter as requested by the District.

2. **Conveyances of Reservations.** From time to time as reasonably requested by the District, but no later than the recordation of a plat for any portion of the Lennar Infrastructure, and subject to applicable laws pertaining to such matters, Lennar shall transfer and assign to the District all existing reservations made by Lennar of conservation tracts, maintenance buffer easements, lake maintenance easements, water management tracts, drainage easements, sewer easements, ingress and egress easements, and like easements within the District to the extent constituting a portion of the Lennar Infrastructure (collectively, the “**Reservations**”).

3. **Plans and Specifications.** Lennar shall provide the District with one set and an electronic copy of any and all plans and specifications relating to the Lennar Infrastructure.

4. **Purchase Price.** From the Available Proceeds from the Bonds and in accordance with the terms hereof and the terms of the indentures pursuant to which the Bonds are issued, the District shall pay Lennar a not to exceed sum of \$_____ for the Lennar Infrastructure. Such payment shall be made as soon as Lennar has satisfied the conditions precedent for payment set forth in this Agreement by transferring the Lennar Infrastructure to the District in accordance with this Agreement.

5. **Engineer's Certification.** Before the payment by the District as provided in paragraph 4 above, the District shall obtain from the District's engineer (the “**District Engineer**”) a certificate, signed by the District Engineer, certifying that the: (a) the amount to be paid to Lennar is equal to the lesser of the fair market or the actual cost of the items listed in a payment application, and (b) items are in substantial conformity with the plans and specifications and all applicable laws governing the installation or construction thereof as certified to Lennar and the District by the District Engineer.

6. **Warranty.** Lennar shall assign to the District all or any remaining portion of the contractor's standard warranty warranting the contractor's work on the Lennar Infrastructure against defects in materials, equipment, or construction. Notwithstanding such assignment, Lennar shall cause any contractors to warrant their work on the Lennar Infrastructure is free of defects in materials, equipment, or construction for a period of one year from completion of their work on the Lennar Infrastructure.

7. **Damage to Lennar Infrastructure.** If Lennar or any of its agents damages the Lennar Infrastructure prior to the transfer to the District of the Lennar Infrastructure, Lennar, at its sole cost and expense, shall immediately repair such damage.

8. **Maintenance Rights.** Lennar shall have the right, but not the obligation, to enter upon, repair or maintain any of the Lennar Infrastructure for no consideration that are not properly or adequately maintained by the District after conveyance thereof to the District, in accordance with operation and maintenance standards to be established at the time of conveyance to the District.

9. **Expenses.** Lennar shall pay any and all Florida documentary stamps that may be due in connection with the conveyances made by Lennar hereunder.

10. **Further Assurances.** From and after the date hereof, Lennar shall make, do, execute, acknowledge, and deliver, all and every other further act, deed, easement conveyance, assignment, transfer, and assurance as may be reasonably required (a) to convey, grant, assign, and confirm any and all of Lennar's rights or interest in the Lennar Infrastructure that are intended or legally required to be acquired by or conveyed to the District as contemplated by this Agreement and the indentures governing the Bonds to be executed by the District in connection with the sale of the Bonds, (b) to enable the District to operate and maintain the Lennar Infrastructure, and (c) to permit the District to obtain the deed, easement, conveyance, assignment, transfer, or dedication of all real property or interest therein necessary for the construction, maintenance, and operation of the Lennar Infrastructure.

11. **Specific Enforcement.** The parties acknowledge that the District will be irreparably damaged (and that damages at law would be an inadequate remedy) if the covenants and agreements of Lennar contained herein are not specifically enforced. Therefore, in the event Lennar fails to comply with any covenant or agreement contained herein, the District, after delivering to Lennar written notice thereof and Lennar failing to remedy the same within sixty (60) days, in addition to all other rights and remedies, shall be entitled to a decree for specific performance of those covenants and agreements, without being required to show any actual damage or to post any bond or other security; provided, however, in no event shall Lennar be liable for punitive, consequential or other special damages.

12. **Attorneys' Fees.** In the event of any action or proceeding between Lennar and the District to enforce any provision of this Agreement, the losing party shall pay to the prevailing party all costs and expenses, including without limitation, reasonable attorneys' fees, costs, and expenses, incurred in such action or proceeding and in any appeal.

13. **Applicable Law.** This Agreement is made and shall be construed under the laws of the State of Florida with venue in Hillsborough County, Florida.

14. **Survival.** The terms and conditions hereof shall survive the closing of the transactions contemplated hereby.

15. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the parties set forth in this section, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any other third party.

16. **Amendments**. This Agreement may only be amended in writing signed by both of the parties hereto.

17. **Counterparts**. This Agreement may be executed in multiple counterparts, which, when taken together, shall constitute one and the same instrument.

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

**Spencer Creek
Community Development District**

Lennar Homes, LLC,
a Florida limited liability company

By: _____
Jeffery S. Hills
Chair of the Board of Supervisors

By: _____
Marvin L. Metheny, Jr.
Vice President

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

January 3, 2019 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, January 3, 2019 at 1:45 p.m.** at The Offices of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

1. CALL TO ORDER

Debby Nussel called the Regular Meeting and Public Hearing of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, January 3, 2019 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Vice Chair
Ryan Motko	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Debby Nussel	Meritus
John Vericker	District Counsel

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

3. RECESS TO PUBLIC HEARINGS

Mrs. Nussel directed the Board to recess to the Public Hearings.

4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTIONS

A. Open the Public Hearing on Adopting Uniform Method of Collections

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Vericker reviewed the resolution with the Board.

C. Public Comments

There were no public comments.

D. Close the Public Hearing on Adopting Uniform Method of Collection

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Consideration of Resolution 2019-29; Adopting Uniform Method of Collection

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-29.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE

A. Open the Public Hearing on Adopting Uniform Rules of Procedure

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Vericker reviewed the rules of procedure.

C. Public Comments

There were no public comments.

D. Close the Public Hearing on Adopting Uniform Rules of Procedure

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Consideration of Resolution 2019-30; Adopting Uniform Rules of Procedure

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-30.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

6. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET

A. Open the Public Hearing on Proposed Fiscal Year 2019 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Staff Presentations

Mrs. Nussel went over the budget line items.

C. Public Comments

There were no public comments.

D. Close the Public Hearing on Proposed Fiscal Year 2019 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Consideration of Resolution 2019-31; Adopting Fiscal Year 2019 Budget

i. Consideration of Developer Funding Agreement

The Board reviewed the resolution and the Developer Funding Agreement.

MOTION TO:	Approve Resolution 2019-31 and the Developer Funding Agreement.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

7. RETURN AND PROCEED TO REGULAR MEETING

Mrs. Nussel directed the Board to return and proceed to the regular meeting.

8. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker noted that the bond validation hearing date is January 10, 2019 at 2:00 p.m.

B. District Engineer

C. District Manager

9. BUSINESS ITEMS

A. Evaluate and Consider Proposals for Engineering Services

The Board reviewed the proposal.

MOTION TO:	Approve the Stantec proposal for engineering services.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. General Matters of the District

10. CONSENT AGENDA

A. Consideration of Minutes of the Landowners Election & Meeting Dec. 6, 2018

B. Consideration of Operations and Maintenance Expenditures October 2018

C. Consideration of Operations and Maintenance Expenditures November 2018

D. Review of Financial Statements Month Ending November 30, 2018

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda.
MADE BY: Supervisor Luce
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

11. SUPERVISOR REQUESTS

There were no supervisor requests.

12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

There were no audience questions or comments.

13. ADJOURNMENT

MOTION TO: Adjourn.
MADE BY: Supervisor Luce
SECONDED BY: Supervisor Motko
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

February 22, 2019 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, February 22, 2019 at 2:00 p.m.** at The Offices of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

1. CALL TO ORDER

Debby Nussel called the Special Meeting of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, February 22, 2019 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Vice Chair
Ryan Motko	Supervisor

Staff Members Present:

Debby Nussel	Meritus	
John Vericker	District Counsel	<i>via conference call</i>

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

3. BUSINESS ITEMS

A. Consideration of 2019 Project Engineer Report

The Board reviewed the Engineer Report.

MOTION TO:	Approve the Engineer Report.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Consideration of First Supplemental Methodology Report

The Board reviewed the First Supplemental Assessment Methodology Report.

MOTION TO:	Approve the First Supplemental Assessment Methodology Report.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Consideration of Resolution 2019-33; Delegation Resolution

- i. Review of First Supplemental Trust Indenture
- ii. Review of Bond Purchase Contract
- iii. Review of the Preliminary Limited Offering Memorandum
- iv. Review of the Continuing Disclosure Agreement

Mr. Vericker reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2019-33.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

D. General Matters of the District

4. SUPERVISOR REQUESTS

There were no supervisor requests.

5. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

There were no audience questions or comments.

6. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

Signature

Date

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Egis	100118399	\$ 4,767.00		Insurance 10/18/2018 to 10/01/2019
Regular Services Sub-Total		\$ 4,767.00		
Additional Services				
Tampa Bay Times	715762 120318	\$ 325.00		Notice of Rule Development Meeting - 12/01/2018
Tampa Bay Times	715768 120318	871.00	\$ 1,196.00	Notice of Rule Making Meeting - 12/02/2018
Additional Services Sub-Total		\$ 1,196.00		
TOTAL:		\$ 5,963.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Spencer Creek Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 650 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Spencer Creek Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Term: October 18, 2018 to October 1, 2019

Quote Number: 100118399

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery		Not Included
TRIA		Not Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile
	Section II B1	Business Income	\$1,000,000 in any one occurrence
	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Spencer Creek Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Term: October 18, 2018 to October 1, 2019

Quote Number: 100118399

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,622
Public Officials and Employment Practices Liability	\$2,145
TOTAL PREMIUM DUE	\$4,767

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

This Quote is Subject to the Receipt of a Currently Signed and Dated No Known Loss Letter.

Annual Premium: \$5,000

GL - \$2,750

POL/EPLI - \$2,250



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/18/2018, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Spencer Creek Community Development District

(Name of Local Governmental Entity)

By: _____
Signature Print Name

Witness By: _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 18, 2018

By: _____
Administrator

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in **Tampa Bay Times: 12/1/18**. in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

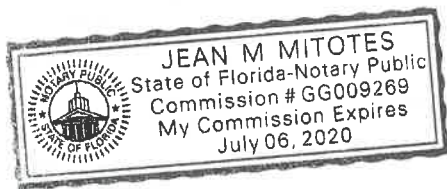
Signature of Affiant

Sworn to and subscribed before me this 12/01/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**NOTICE OF RULE DEVELOPMENT BY THE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the Spencer Creek Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes (2017). The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes (2017).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, or by calling (813) 397-5120.

Spencer Creek Community Development District
Brian Lamb, District Manager

Run Date: 12/01/2018

715762

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Making** was published in **Tampa Bay Times: 12/2/18**. in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

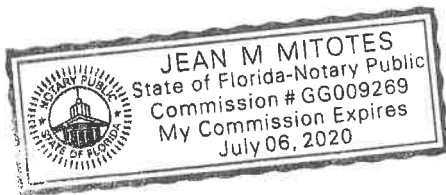
Signature of Affiant

Sworn to and subscribed before me this 12/02/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**NOTICE OF RULEMAKING FOR THE
RULES OF PROCEDURE OF THE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Spencer Creek Community Development District on January 3, 2019, at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

In accord with Chapter 190, Florida Statutes, the Spencer Creek Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Tampa Bay Times on December 01, 2018.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2017). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes (2016). The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes (2017).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: January 3, 2019
TIME: 2:00 p.m.
PLACE: The offices of Meritus
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and received within twenty one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by calling (813) 397-5120.

Spencer Creek Community Development District
Brian Lamb, District Manager

Run Date: December 02, 2018

715768

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Straley Robin Vericker	16562	\$ 734.85		Professional Services - thru 12/15/2018
Straley Robin Vericker	16664	243.01	\$ 977.86	Professional Services - thru 01/15/2019
Variable Contract Sub-Total		\$ 977.86		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Tampa Bay Times	712899 113018	\$ 769.00		Notice of Collection Methods - 11/30/2018
Tampa Bay Times	712899 120718	650.25		Notice of Collection Methods - 12/07/2018
Tampa Bay Times	720511 121318	325.00		Notice of Engineering Services - 12/13/2018
Tampa Bay Times	712899 121418	650.25		Notice of Collection Methods - 12/14/2018
Tampa Bay Times	715748 121418	678.18		Notice of FY 2018/2019 Budgets - 12/14/2018
Tampa Bay Times	712899 122118	650.25		Notice of Collection Methods - 12/21/2018
Tampa Bay Times	189465 123118	11.74	\$ 3,734.67	Finance Charge - 12/31/2018
Additional Services Sub-Total		\$ 3,734.67		
TOTAL:		\$ 4,712.53		

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Straley Robin Vericker

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Spencer Creek Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

December 25, 2018
Client: 001511
Matter: 000001
Invoice #: 16562

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2018

SERVICES

Date	Person	Description of Services	Hours
11/16/2018	LB	PREPARE FORM OF OATH OF OFFICE FOR SUPERVISORS; FINALIZE LANDOWNERS ELECTION MATERIALS AND RESOLUTIONS FOR DECEMBER 6TH BOARD MEETING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.4
11/26/2018	LB	REVIEW CHECKLIST OF STATUS OF UPCOMING PUBLIC HEARINGS, STATUS OF PUBLICATIONS AND DOCUMENTS TO PROVIDE TO MERITUS FOR SAME; EMAIL TO AND FROM B. CRUTCHFIELD RE SAME.	0.2
11/28/2018	LB	WORK ON PUBLICATIONS FOR FY 2018/2019 BUDGET, NOTICE OF RULE DEVELOPMENT, NOTICE OF RULEMAKING, RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION, RESOLUTION ADOPTING RULES OF PROCEDURE AND FINALIZE RULES OF PROCEDURE.	1.2
11/29/2018	LB	FINALIZE PUBLICATIONS FOR JANUARY 3, 2019 PUBLIC HEARINGS RE RULES OF PROCEDURE AND BUDGET; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.3
12/7/2018	LB	REVIEW RESOLUTIONS AND DOCUMENTS DRAFTED FOR JANUARY 3, 2019 PUBLIC HEARING/BOARD MEETING; FINALIZE RESOLUTION ADOPTING FY 2018/2019 BUDGET AND DEVELOPER FUNDING AGREEMENT.	0.4

December 25, 2018
 Client: 001511
 Matter: 000001
 Invoice #: 16562

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
12/10/2018	KMS	REVIEW RESOLUTION ADOPTING BUDGET AND DEVELOPER FUNDING AGREEMENT; REVIEW DEVELOPER FUNDING AGREEMENT; REVIEW RESOLUTION ADOPTING RULES OF PROCEDURE; REVIEW RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION.	0.7	
12/11/2018	LB	FINALIZE RESOLUTION ADOPTING FY 2018/2019 BUDGET, BUDGET FUNDING AGREEMENT, RESOLUTION ADOPTING RULES OF PROCEDURES, RULES OF PROCEDURES AND RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.5	
Total Professional Services			3.7	\$625.00

PERSON RECAP

Person		Hours	Amount
KMS	Kristen M. Schalter	0.7	\$175.00
LB	Lynn Butler	3.0	\$450.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
11/16/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$18.50
12/15/2018	Photocopies (609 @ \$0.15)	\$91.35
Total Disbursements		\$109.85

December 25, 2018
Client: 001511
Matter: 000001
Invoice #: 16562

Page: 3

Total Services	\$625.00	
Total Disbursements	\$109.85	
Total Current Charges		\$734.85

PAY THIS AMOUNT

\$734.85

Please Include Invoice Number on all Correspondence

BN
514.00
3107

Straley Robin Vericker

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Spencer Creek Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

January 23, 2019

Client: 001511

Matter: 000001

Invoice #: 16664

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
12/26/2018	LB	REVIEW EMAIL AND DRAFT AGENDA FOR PUBLIC HEARINGS AND RESOLUTIONS FOR ADOPTION ON JANUARY 3, 2019 BOARD MEETING; PREPARE EMAIL TO B. CRUTCHFIELD RE SAME AND RESENDING RESOLUTIONS AND RELATED ITEMS FOR PUBLIC HEARINGS.	0.3	
1/2/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	
1/3/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
Total Professional Services			0.9	\$210.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.6	\$165.00
LB	Lynn Butler	0.3	\$45.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/14/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$27.75
1/7/2019	Postage	\$1.36

January 23, 2019
Client: 001511
Matter: 000001
Invoice #: 16664

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/15/2019	Photocopies (26 @ \$0.15)	\$3.90

Total Disbursements	\$33.01
---------------------	---------

Total Services	\$210.00
Total Disbursements	\$33.01
Total Current Charges	\$243.01

PAY THIS AMOUNT	\$243.01
------------------------	-----------------

Please Include Invoice Number on all Correspondence

712899

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: **Collection Method** was published in **Tampa Bay Times: 11/30/18, 12/7/18, 12/14/18, 12/21/18.** in said newspaper in the issues of **Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

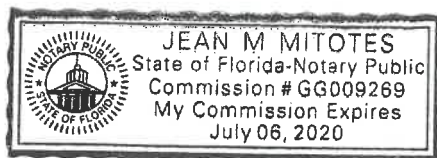
Signature of Affiant

Sworn to and subscribed before me this 12/21/2018.

Signature of Notary Public

Personally known _____ or produced identification _____

Type of identification produced _____



LEGAL NOTICE

**SPENCER CREEK COMMUNITY DEVELOPMENT
DISTRICT NOTICE OF INTENT TO USE THE UNIFORM
METHOD OF COLLECTION OF NON AD VALOREM
ASSESSMENTS AND NOTICE OF REGULAR MEETING
OF THE BOARD OF SUPERVISORS**

NOTICE IS HEREBY GIVEN that the Spencer Creek Community Development District (the "District") intends to use the uniform method of collecting non ad valorem assessments to be levied by the District, pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on **Tuesday, January 3, 2019, at 1:45 p.m. at the Meritus Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.** A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non ad valorem assessments to be levied by the District on properties located within the District's boundaries, pursuant to Section 197.3632, Florida Statutes. Under the uniform method, such non-ad valorem assessments will be collected by the tax collector.

The District may levy non ad valorem assessments for the purpose(s) of constructing, acquiring, making, maintaining, operating, and equipping infrastructure improvements to serve the District including, but not limited to, roadway improvements, earthwork and surface water management, water distribution, sanitary sewer collection and transmission, relocation of utilities, required perimeter landscape buffers, off-site roadway improvements and other improvements and any other lawful projects or services of the District.

The public hearing and regular meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. All affected property owners have the right to appear at the public hearing and be heard regarding the District's use of the uniform method for the levy, collection and enforcement of such non-ad valorem assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District Manager, Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, within 20 days of the first publication of this notice.

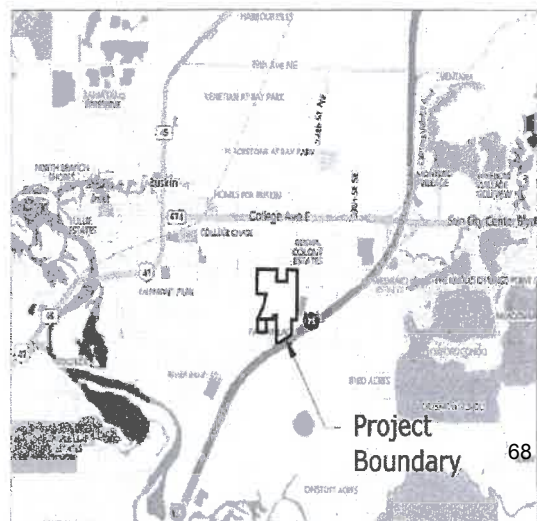
The public hearing and regular meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the hearing and meeting. There may be occasions when staff and/or supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the public hearing and regular meeting is asked to advise the District office at least forty-eight (48) hours before the hearing and meeting by contacting the District Manager at (813) 397-5120. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District office.

A person who decides to appeal any decision made at the hearing and meeting, with respect to any matter considered at the hearing and meeting, is advised that a record of the proceedings is needed

and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Brian Lamb
District Manager



Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Engineering Services** was published in **Tampa Bay Times: 12/13/18**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

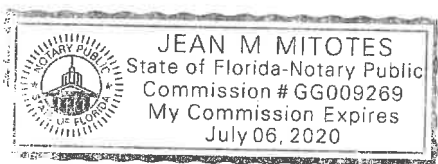
Signature of Affiant

Sworn to and subscribed before me this 12/13/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**REQUEST FOR QUALIFICATIONS FOR
ENGINEERING SERVICES
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

The SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT, located in Hillsborough County, Florida announces that professional engineering services will be required on a continuing basis. Services to include planning, preparing, reports, and preparing plans, designs, and specifications and construction supervision services for:

1. Water management system and facilities.
2. Water and sewer system and facilities.
3. Roads, landscaping and street lighting.
4. Other community infrastructure provided by the District as authorized in Chapter 190, Florida Statutes.
5. Affiliated projects to include engineering contract management and inspection services during construction.

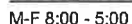
The engineering firm selected will act in the general capacity of District Engineer and will provide the above engineering services as required. Any firm or individual desiring to provide professional services to the district must furnish a resume of its qualifications and past experience on Standard Form 330 with pertinent supporting data.

The District will review all applicants and will comply with the State procedures as established by the Consultants Competitive Negotiations Act, Chapter 287, Florida Statutes. All applicants interested must submit eight (8) copies each of Standard Form 330 and a letter of interest by 12:00 p.m. on Thursday, December 27, 2018 to the attention of the District Manager, Spencer Creek Community Development District at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607. Any questions, please contact Meritus Districts at 813-397-5120.

Brian Lamb
District Manager

Run Date: 12/13/2018

720511

[illegible]

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: FY 2018-19 Budgets** was published in **Tampa Bay Times: 12/7/18, 12/14/18**. in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant

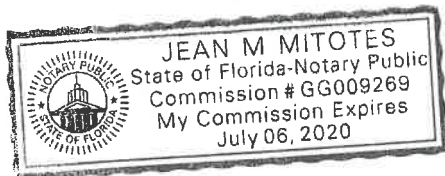
Sworn to and subscribed before me this 12/14/2018.



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2018/2019 BUDGETS; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Spencer Creek Community Development District ("District") will hold a public hearing on Thursday, January 03, 2019 at 2:00 p.m. at the office of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, (813) 397-5120 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb
District Manager

Run Date: Friday, December 07, 2018, Friday, December 14, 2018

715748

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

CUSTOMER SUMMARY FOR SPENCER CREEK CDD

ACCOUNT NAME
SPENCER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE, #300
TAMPA FL 33607

PERIOD ENDING	12/31/18
PREVIOUS BALANCE	\$4,755.80
CURRENT CHARGES	\$4,161.67
ADJUSTMENTS	\$0.00
PAYMENTS	(\$5,169.30)
BALANCE DUE	\$3,748.17

Sales Rep: Unassigned

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$4,755.80
	12/03/18				Payment #1005			(\$450.00)
	12/05/18				Payment #1006			(\$3,523.30)
	12/31/18				FINANCE CHARGE			\$11.74
12/01/18	12/01/18	715762		405	Rule Development Payment - 12/24	2	2x 3.39	\$325.00 (\$325.00)
12/02/18	12/02/18	715768		405	Rule Making Payment - 12/24	2	2x 7.06	\$871.00 (\$871.00)
11/30/18	12/07/18	712899	Tampa Tribune Southeast	0	Collection Method	1	3x 17.00	\$650.25
12/13/18	12/13/18	720511		405	Engineering Services	2	2x 3.35	\$325.00
12/07/18	12/14/18	715748		405	FY 2018-19 Budgets	4	2x 3.78	\$678.18
11/30/18	12/14/18	712899	Tampa Tribune Southeast	0	Collection Method	1	3x 17.00	\$650.25
11/30/18	12/21/18	712899	Tampa Tribune Southeast	0	Collection Method	1	3x 17.00	\$650.25

Tampa Bay Times
tampabay.com

Amount due: \$3,748.17

Due Date: 1/30/2019 **Amount Paid:**

Billing Date	Due Date: 1/30/2019				Amount Paid:
12/31/2018					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
12/01/18 - 12/31/18	SPENCER CREEK CD	189465			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$3,748.17	\$2,965.67	\$782.50	\$0.00	\$0.00	\$0.00

SPENCER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE, #300
TAMPA FL 33607

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

[illegible]

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Tampa Bay Times	189465 013119	\$ 30.06		Finance Charge - 01/31/2019
Tampa Bay Times	744362 021519	316.50	\$ 346.56	Notice of Special Meeting - 02/15/2019
Additional Services Sub-Total		\$ 346.56		
TOTAL:		\$ 346.56		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

ACCOUNT NUMBER
189465

BILLING PERIOD
01/01/19 - 01/31/19

AMOUNT DUE:
\$2,033.98

CUSTOMER SUMMARY FOR SPENCER CREEK CDD

SPENCER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE, #300
TAMPA FL 33607

PERIOD ENDING	01/31/19
PREVIOUS BALANCE	\$3,748.17
CURRENT CHARGES	\$30.06
ADJUSTMENTS	\$0.00
PAYMENTS	(\$1,744.25)
BALANCE DUE	\$2,033.98

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$3,748.17
	01/18/19				Payment #1009			(\$1,744.25)
	01/31/19				FINANCE CHARGE			\$30.06

5/300
4801
15m

Tampa Bay Times
tampabay.com

Amount due: \$2,033.98

Due Date: 3/2/2019

Amount Paid:

30⁰⁴

Billing Date	1/31/2019
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Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
01/01/19 - 01/31/19	SPENCER CREEK CD	189465			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$2,033.98	\$30.06	\$1,990.42	\$13.50	\$0.00	\$0.00

SPENCER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE, #300
TAMPA FL 33607

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

2001894650000000000000000310100000300600019904200000135000000000000000007800000008

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9029	\$ 6,000.00		Management Services - 10/01/2018 thru 03/31/2019
Monthly Contract Sub-Total		\$ 6,000.00		
Variable Contract				
Straley Robin Vericker	16303	\$ 1,787.80		Professional Services - thru 10/15/2018
Straley Robin Vericker	16446	2,741.10		Professional Services - thru 11/15/2018
Straley Robin Vericker	16773	50.30		Professional Services - thru 02/15/2019
Straley Robin Vericker	16876A	241.05	\$ 4,820.25	Professional Services - thru 03/15/2019
Variable Contract Sub-Total		\$ 4,820.25		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 10,820.25		

Approved (with any necessary revisions noted):

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9029
Invoice Date: Mar 22, 2019
Page: 1

Bill To:
Spencer Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Spencer Creek CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/22/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services 10/1/18 - 3/31/19.		6,000.00

Subtotal	6,000.00
Sales Tax	
Total Invoice Amount	6,000.00
Payment/Credit Applied	
TOTAL	6,000.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Spencer Creek Community Development District

c/o Meritus Districts

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

October 23, 2018

Client: 001511

Matter: 000001

Invoice #: 16303

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2018

SERVICES

Date	Person	Description of Services	Hours
10/2/2018	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE DATE FOR SPECIAL ORGANIZATIONAL MEETING; PREPARE EMAIL TO B. CRUTCHFIELD RE LIST OF RESOLUTIONS AND MATERIALS FOR OUR OFFICE TO PREPARE FOR THE ORGANIZATIONAL MEETING.	0.2
10/3/2018	KMS	DRAFT ORGANIZATIONAL DOCUMENTS FOR CREEK PRESERVE CDD (ENGAGEMENT LETTER, RESOLUTION FOR NOTICE OF ESTABLISHMENT, RESOLUTION FOR PROPOSED BUDGET, DEVELOPER FUNDING AGREEMENT, RESOLUTION FOR PUBLIC HEARING ON RULES OF PROCEDURE, RULES OF PROCEDURE, RESOLUTION FOR INTENT TO USE UNIFORM METHOD OF COLLECTION, AND RESOLUTION SETTING LANDOWNER ELECTION AND MEETING.	1.5
10/4/2018	KMS	DRAFT AND REVISE ORGANIZATIONAL/ESTABLISHMENT DOCUMENTS; DRAFT PRELIMINARY SPECIAL ASSESSMENT RESOLUTION.	0.8
10/8/2018	LB	REVIEW AND REVISE RESOLUTIONS AND RELATED DOCUMENTS FOR ORGANIZATIONAL MEETING.	1.6
10/10/2018	LB	PREPARE EMAIL TO A. CRUZ, HILLSBOROUGH COUNTY, REQUESTING FULLY EXECUTED ORDINANCE AND LETTER FROM STATE OF FLORIDA WITH EFFECTIVE DATE OF THE ORDINANCE; PREPARE EMAIL TO B. CRUTCHFIELD RE STATUS OF OBTAINING SAME.	0.2
10/14/2018	JMV	PREPARE CDD ORGANIZATIONAL MEETING DOCUMENTS.	3.1

October 23, 2018

Client: 001511

Matter: 000001

Invoice #: 16303

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
10/15/2018	LB	PREPARE EMAIL TO A. CRUZ, HILLSBOROUGH COUNTY RE STATUS OF OBTAINING FULLY EXECUTED ORDINANCE WITH EFFECTIVE DATE FROM THE STATE OF FLORIDA; REVIEW EMAIL FROM N. TAKEMORI RE STATUS; EMAILS TO AND FROM B. CRUTCHFIELD RE STATUS OF ORDINANCES AND RESOLUTIONS FOR AGENDA PACKAGE; ; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTIONS AND RELATED DOCUMENTS FOR ORGANIZATIONAL MEETING.	0.4	
Total Professional Services			7.8	\$1,787.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	3.1	\$852.50
KMS	Kristen M. Schalter	2.3	\$575.00
LB	Lynn Butler	2.4	\$360.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/15/2018	Photocopies (2 @ \$0.15)	\$0.30
Total Disbursements		\$0.30

October 23, 2018

Client: 001511

Matter: 000001

Invoice #: 16303

Page: 3

Total Services	\$1,787.50	
Total Disbursements	\$0.30	
Total Current Charges		\$1,787.80

PAY THIS AMOUNT

\$1,787.80

51400
3107
BN

Please Include Invoice Number on all Correspondence

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Spencer Creek Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

November 27, 2018
Client: 001511
Matter: 000001
Invoice #: 16446

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2018

SERVICES

Date	Person	Description of Services	Hours
10/16/2018	LB	REVIEW EMAIL FROM A. CRUZ WITH ORDINANCE AND EFFECTIVE DATE; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING ORDINANCE; REVIEW EMAIL FROM B. CRUTCHFIELD RE UPDATING RESOLUTIONS AND RELATED DOCUMENTS FOR ORGANIZATIONAL MEETINGS; PREPARE EMAIL TO T. STEWART TRANSMITTING ORDINANCE FOR UPDATING THE ENGINEER'S REPORT; WORK ON RESOLUTIONS AND RELATED DOCUMENTS UPDATING INFORMATION FROM ORDINANCE FOR ORGANIZATIONAL MEETING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	1.3
10/18/2018	VKB	PREPARE FOR AND ATTEND ORGANIZATIONAL BOARD MEETING; REVIEW AND FILE NOTICE OF ESTABLISHMENT.	0.9
10/18/2018	LB	PREPARE EMAIL TO J. GASKINS, DEO TRANSMITTING ORDINANCE, LOCATION MAP AND REGISTERED AGENT INFORMATION FOR THEIR RECORDS; OFFICE CONFERENCE WITH V. BABBAR RE EXECUTED NOTICE OF ESTABLISHMENT AND RESOLUTION FOR SAME; REVIEW DEO INFORMATION PAGE FOR THE DISTRICT FROM J. GASKINS AND APPROVE SAME; PREPARE TRANSMITTAL TO COURT TO RECORD NOTICE OF ESTABLISHMENT; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING COPY OF SIGNED RESOLUTION 2019-05 AND THE RECORDED NOTICE OF ESTABLISHMENT.	0.9
10/21/2018	JMV	PREPARE BOND VALIDATION COMPLAINT.	3.3

November 27, 2018

Client: 001511

Matter: 000001

Invoice #: 16446

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
10/23/2018	KMS	DRAFT PUBLICATIONS FOR NOTICE OF LANDOWNER ELECTION, NOTICE OF UNIFORM METHOD OF COLLECTION; EMAIL NOTICES TO BRITTANY CRUTCHFIELD.	0.6	
10/23/2018	KMS	RESEARCH CHAPTER 197, F.S. TO DETERMINE NON AD VALOREM TAXATION REQUIREMENTS AND UNIFORM METHOD OF LEVYING AND COLLECTING SPECIAL ASSESSMENTS.	1.3	
10/23/2018	LB	REVIEW STATUS OF VARIOUS BOARD MEETINGS AND PUBLIC HEARINGS; PREPARE EMAIL TO B. CRUTCHFIELD RE CONFIRMATION OF SCHEDULE IN ORDER TO PROVIDE HER WITH PUBLICATIONS AND RESOLUTIONS TIMELY.	0.2	
10/24/2018	LB	PREPARE DRAFT REQUEST FOR ASSIGNMENT; WORK ON COMPLAINT; ASSIST WITH E-FILE OF COMPLAINT.	0.6	
10/25/2018	LB	REVIEW EMAIL FROM B. CRUTCHFIELD AND AGENDA FOR BOARD MEETING; PREPARE EMAIL TO B. CRUTCHFIELD RE SAME.	0.2	
10/30/2018	LB	REVIEW CHECKLIST OF ITEMS TO PROVIDE TO B. CRUTCHFIELD FOR UPCOMING PUBLIC HEARINGS.	0.2	
11/1/2018	KMS	CONFERENCE CALL ATTENDANCE AT BOARD OF SUPERVISORS MEETING.	0.2	
11/1/2018	LB	REVIEW STATUS OF PUBLICATIONS FOR UPCOMING LANDOWNERS ELECTION AND OTHER PUBLIC HEARINGS; PREPARE EMAIL TO B. CRUTCHFIELD RE PUBLICATION FOR LANDOWNERS ELECTION.	0.2	
11/7/2018	KMS	DRAFT LANDOWNER ELECTION DOCUMENTS (RESOLUTION SETTING LANDOWNER ELECTION MEETING DATE, RESOLUTION CANVASSING AND CERTIFYING ELECTION RESULTS, RESOLUTION DECLARING OFFICERS OF BOARD).	0.8	
11/14/2018	KMS	DRAFT LANDOWNER ELECTION INSTRUCTIONS, PROXY AND BALLOT; DRAFT RESOLUTION CANVASSING AND CERTIFYING LANDOWNER ELECTION RESULTS.	1.0	
Total Professional Services			11.7	\$2,647.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	3.3	\$907.50

November 27, 2018
Client: 001511
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Page: 3

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	0.9	\$225.00
KMS Kristen M. Schalter	3.9	\$975.00
LB Lynn Butler	3.6	\$540.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/18/2018	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees for Notice of Establishment	\$44.00
10/19/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$8.25
10/30/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$9.25
11/15/2018	Photocopies (214 @ \$0.15)	\$32.10
Total Disbursements		\$93.60

Total Services	\$2,647.50
Total Disbursements	\$93.60
Total Current Charges	\$2,741.10

PAY THIS AMOUNT

\$2,741.10

Please Include Invoice Number on all Correspondence

514.00
3107
W

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Spencer Creek Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

February 26, 2019

Client: 001511

Matter: 000001

Invoice #: 16773

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2019

SERVICES

Date	Person	Description of Services	Hours
2/1/2019	LB	REVIEW THE DISTRICT'S WEBSITE; PREPARE EMAIL TO B. CRUTCHFIELD RE MISSING INFORMATION FOR MEETING DATES ON THE WEBSITE.	0.2
Total Professional Services			0.2

\$30.00

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.2	\$30.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/7/2019	XPRESS DELIVERIES, LLC- Courier Service-	\$18.50
2/15/2019	Photocopies (12 @ \$0.15)	\$1.80
Total Disbursements		\$20.30

February 26, 2019

Client: 001511

Matter: 000001

Invoice #: 16773

Page: 2

Total Services	\$30.00	
Total Disbursements	\$20.30	
Total Current Charges		\$50.30

PAY THIS AMOUNT

\$50.30

51400
3107
RDR

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Spencer Creek Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

March 25, 2019

Client: 001511

Matter: 000001

Invoice #: 16876

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
2/22/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	
3/14/2019	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON SAME.	0.4	
Total Professional Services			0.8	\$170.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.4	\$110.00
LB	Lynn Butler	0.4	\$60.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/11/2019	XPRESS DELIVERIES, LLC- Courier Service-	\$28.75
3/15/2019	Photocopies (282 @ \$0.15)	\$42.30
Total Disbursements		\$71.05

March 25, 2019

Client: 001511

Matter: 000001

Invoice #: 16876

Page: 2

Total Services	\$170.00	
Total Disbursements	\$71.05	
Total Current Charges		\$241.05

PAY THIS AMOUNT

\$241.05

Trust Balance

\$122.62

Please Include Invoice Number on all Correspondence

RM
514.00
3107

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9034	\$ 1,000.00		Management Services - April
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Straley Robin Vericker	16990	\$ 144.75		Professional Services - thru 04/15/2019
Variable Contract Sub-Total		\$ 144.75		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,144.75		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

Invoice Number: 9034
Invoice Date: Apr 1, 2019
Page: 1

Bill To:
Spencer Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Spencer Creek CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		1,000.00

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Spencer Creek Community Development District

c/o Meritus Districts

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

April 18, 2019

Client: 001511

Matter: 000001

Invoice #: 16990

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
4/4/2019	JMV	PREPARE RESOLUTION FOR CDD PRELIMINARY BUDGET BOARD MEETING.	0.3	
4/4/2019	LB	FINALIZE RESOLUTION APPROVING PRELIMINARY BUDGET AND SCHEDULING PUBLIC HEARING ON SAME RE FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTION.	0.2	
Total Professional Services			0.5	\$112.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$82.50
LB	Lynn Butler	0.2	\$30.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/14/2019	XPRESS DELIVERIES, LLC- Courier Service-	\$32.25
Total Disbursements		\$32.25

April 18, 2019

Client: 001511

Matter: 000001

Invoice #: 16990

Page: 2

Total Services	\$112.50	
Total Disbursements	\$32.25	
Total Current Charges		\$144.75

PAY THIS AMOUNT	\$144.75
------------------------	-----------------

Trust Balance	\$122.62
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Please Include Invoice Number on all Correspondence

51400
3107
AN

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2019



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

Spencer Creek CDD
Balance Sheet
As of 4/30/2019
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	General Fixed Assets -Account Group	Total
Assets					
Cash - Operating Account	1,098	0	0	0	1,098
Revenue Series 2019 7000	0	8	0	0	8
Interest Series 2019 7001	0	53,011	0	0	53,011
Reserve Series 2019 7003	0	536,013	0	0	536,013
Acquisition & Construction S2019 7005	0	0	474,307	0	474,307
Cost of Issuance S2019 7006	0	0	46,007	0	46,007
General Account Series 2019 7007	0	0	6,012,593	0	6,012,593
Prepaid General Liability Insurance	1,093	0	0	0	1,093
Prepaid Public Officials Insurance	894	0	0	0	894
Construction Work In Progress	0	0	0	745,471	745,471
Amount To Be Provided - Debt Service	0	0	0	0	8,195,000
Total Assets	<u>3,085</u>	<u>589,032</u>	<u>6,532,906</u>	<u>745,471</u>	<u>16,065,493</u>
Liabilities					
Accounts Payable	12,943	0	0	0	12,943
Revenue Bond Payable Series 2019	0	0	0	0	8,195,000
Total Liabilities	<u>12,943</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,207,943</u>
Fund Equity & Other Credits					
Investments In General Fixed Assets	0	0	0	745,471	745,471
Other	(9,858)	589,032	6,532,906	0	7,112,080
Total Fund Equity & Other Credits	<u>(9,858)</u>	<u>589,032</u>	<u>6,532,906</u>	<u>745,471</u>	<u>7,857,550</u>
Total Liabilities & Fund Equity	<u>3,085</u>	<u>589,032</u>	<u>6,532,906</u>	<u>745,471</u>	<u>16,065,493</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	384,000	0	(384,000)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	0	17,839	17,839	0 %
Total Revenues	384,000	17,839	(366,161)	(95)%
Expenditures				
Financial & Administrative				
District Manager	20,000	7,000	13,000	65 %
District Engineer	8,500	0	8,500	100 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	5,000	0	5,000	100 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	3,000	0	3,000	100 %
Postage, Phone, Faxes, Copies	500	0	500	100 %
Public Officials Insurance	2,000	1,251	749	37 %
Legal Advertising	10,000	11,063	(1,063)	(11)%
Bank Fees	250	60	190	76 %
Dues, Licenses, & Fees	175	150	25	14 %
Miscellaneous Administration	100	100	(0)	(0)%
Website Administration	0	600	(600)	0 %
Legal Council				
District Counsel	5,000	5,943	(943)	(19)%
Utility Services				
Electricity Street Lights	188,000	0	188,000	100 %
Electric Services - All Others	5,500	0	5,500	100 %
Water - Sewer Combination Services				
Water Utility Services	10,800	0	10,800	100 %
Other Physical Environment				
Waterway Management System	23,500	0	23,500	100 %

Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
General Liability & Property Casualty Insurance	5,200	1,530	3,671	71 %
Landscape Maintenance - Contract	48,000	0	48,000	100 %
Landscape Maintenance Other	6,500	0	6,500	100 %
Plant Replacement Program	10,800	0	10,800	100 %
Irrigation Maintenance	2,500	0	2,500	100 %
Road & Street Facilities				
Pavement & Drainage Repairs & Maintenance	14,675	0	14,675	100 %
Total Expenditures	384,000	27,697	356,303	93 %
Excess Revenues Over (Under) Expenses	0	(9,858)	(9,858)	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund Series 2019
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	87	87	0 %
Debt Proceeds				
Bond Proceeds	0	589,024	589,024	0 %
Total Revenues	0	589,111	589,111	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(79)	(79)	0 %
Total Other Financing Sources	0	(79)	(79)	0 %
Excess Revenues Over (Under) Expenses	0	589,032	589,032	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	970	970	0 %
Debt Proceeds				
Bond Proceeds	0	7,407,603	7,407,603	0 %
Total Revenues	0	7,408,573	7,408,573	0 %
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustee Fees	0	5,775	(5,775)	0 %
Underwriter	0	42,500	(42,500)	0 %
Trustee Council	0	5,250	(5,250)	0 %
Postage, Phone, Faxes, Copies	0	1,250	(1,250)	0 %
Legal Council				
District Counsel	0	35,500	(35,500)	0 %
Other Physical Environment				
Investments Other Than Buildings	0	745,471	(745,471)	0 %
Total Expenditures	0	875,746	(875,746)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	79	79	0 %
Total Other Financing Sources	0	79	79	0 %
Excess Revenues Over (Under) Expenses	0	6,532,906	6,532,906	0 %

**Spencer Creek CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 04/30/2019

Reconciliation Date: 4/30/2019

Status: Locked

Bank Balance	1,098.41	
Less Outstanding Checks/Vouchers	0.00	
Plus Deposits in Transit	0.00	
Plus or Minus Other Cash Items	0.00	
Plus or Minus Suspense Items	<u>0.00</u>	
Reconciled Bank Balance	1,098.41	
Balance Per Books	<u>1,098.41</u>	
Unreconciled Difference	<u>0.00</u>	

Click the Next Page toolbar button to view details.

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 04/30/2019

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR008	4/9/2019	CK 1056 Partial Payment of Funding Request	346.56
	CR013	4/30/2019	April Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>331.56</u>

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 1 of 1
66/E00/0175/0/42
04/30/2019



Account Statement

SPENCER CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Questions? Please
call 1-800-786-8787

Account Summary	Account Type			Account Number			Statement Period		
	PUBLIC FUNDS PRIMARY CHECKING						04/01/2019 - 04/30/2019		
	Description			Amount	Description			Amount	
	Beginning Balance			\$766.85	Average Balance			\$1,008.94	
	Deposits/Credits			\$346.56	Average Collected Balance			\$997.40	
	Checks			\$0.00	Number of Days in Statement Period			30	
Withdrawals/Debits			\$15.00						
Ending Balance			\$1,098.41						
Overdraft Protection	Account Number			Protected By					
				Not enrolled					
	For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .								
Deposits/ Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description	
	04/10	346.56		DEPOSIT					
Deposits/Credits: 1				Total Items Deposited: 1					
Withdrawals/ Debits	Date	Amount	Serial #	Description					
	Paid								
	04/30	15.00		MAINTENANCE FEE					
Withdrawals/Debits: 1									
Balance Activity History	Date	Balance		Collected Balance	Date	Balance		Collected Balance	
	04/01	766.85		766.85	04/11	1,113.41		1,113.41	
	04/10	1,113.41		767.41	04/30	1,098.41		1,098.41	

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.