

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 06, 2020**

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, AUGUST 06, 2020 AT 2:00 P.M.
CALL IN NUMBER: 1-866-906-9330 ACCESS CODE: 4863181**

District Board of Supervisors	Chairman Vice- Chairman Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey Lori Campagna Jeff Hills Nick Dister
District Manager	Meritus	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 different sections:

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, 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) 873-7300 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 fourth 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 fifth section is 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 sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 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.

Spencer Creek Community Development District

The Public Hearing & Regular Meeting of the Board of Supervisors of the Spencer Creek Community Development District will be held on **August 06, 2020 at 2:00 p.m.** via conference call at the information listed below. 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-06; Adopting Fiscal Year 2021 BudgetTab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2021 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-07; Levying O&M AssessmentsTab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-08; Setting Fiscal Year 2021 Meeting Schedule.....Tab 03
 - B. Acceptance of Special Warranty Deed - Spencer Creek Development LLC.....Tab 04
 - C. Ratification & Consideration of Resolution 2019-35; Allocating Construction Funds
& Approving Development Acquisition Agreement – Lennar Homes LLC.....Tab 05
 - D. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting May 07, 2020 Tab 06
 - B. Consideration of Operation and Maintenance Expenditures May 2020 Tab 07
 - C. Consideration of Operation and Maintenance Expenditures June 2020 Tab 08
 - D. Review of Financial Statements Month Ending June 30, 2020 Tab 09
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTNS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. ADJORNMENT**

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-866-906-9330, Participant Access Code – 4863181. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 813-873-7300 to facilitate the Board's consideration of such questions and comments during the meeting. We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Debby Nussel
District Manager

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Spencer Creek Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$ 800,200.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$ 266,562.00</u>
Total Debt Service Funds	<u>\$ 533,638.00</u>
Total All Funds*	<u>\$ 800,200.00</u>

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

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

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

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

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

Passed and Adopted on August 6, 2020.

Attested By:

**Spencer Creek
Community Development District**

Name: _____
Secretary/Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

2021



SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 6, 2020



SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021

FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2020 BUDGET ANALYSIS	2
III.	FINAL OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS	4
V.	DEBT SERVICE FUND	7
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	8

AUGUST 6, 2020

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 2021, which begins on October 1, 2020. 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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
Revenues					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	101,800.00	6,756.00	49,994.00	56,750.00	(45,050.00)
TOTAL REVENUES	\$101,800.00	\$6,756.00	\$49,994.00	\$56,750.00	(\$45,050.00)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	30,000.00	7,500.00	10,500.00	18,000.00	(12,000.00)
District Engineer	5,000.00	350.00	1,650.00	2,000.00	(3,000.00)
Disclosure Report	8,400.00	0.00	4,200.00	4,200.00	(4,200.00)
Trustee Fees	8,500.00	0.00	3,750.00	3,750.00	(4,750.00)
Accounting Services	9,000.00	3,750.00	(1,500.00)	2,250.00	(6,750.00)
Auditing Services	6,500.00	26.00	5,374.00	5,400.00	(1,100.00)
Postage, Phone, Faxes, Copies	500.00	10.00	390.00	400.00	(100.00)
Public Officials Insurance	2,475.00	2,306.00	0.00	2,306.00	(169.00)
Legal Advertising	2,000.00	599.00	2,201.00	2,800.00	800.00
Bank Fees	250.00	45.00	105.00	150.00	(100.00)
Dues, Licenses, & Fees	375.00	175.00	0.00	175.00	(200.00)
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$74,500.00	\$15,386.00	\$27,545.00	\$42,931.00	(\$31,569.00)
LEGAL COUNSEL					
District Counsel	5,000.00	515.00	2,485.00	3,000.00	(2,000.00)
TOTAL LEGAL COUNSEL	\$5,000.00	\$515.00	\$2,485.00	\$3,000.00	(\$2,000.00)
ELECTRIC UTILITY SERVICES					
Garbage Collection	0.00	0.00	0.00	0.00	0.00
Electric Utility Services-All Others	3,500.00	0.00	3,000.00	3,000.00	(500.00)
TOTAL ELECTRIC UTILITY SERVICES	\$3,500.00	\$0.00	\$3,000.00	\$3,000.00	(\$500.00)
Water - Sewer Combination Services					
Water Utility Services	6,800.00	0.00	0.00	0.00	(6,800.00)
TOTAL WATER - SEWER COMBINATION SERVICES	\$6,800.00	\$0.00	\$0.00	\$0.00	(\$6,800.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	7,000.00	0.00	5,000.00	5,000.00	(2,000.00)
Waterway Improvements & Repairs	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00
Mulch & Tree Trimming	0.00	0.00	0.00	0.00	0.00
Monument, Entrance & Wall Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	0.00	0.00	0.00	0.00	0.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
General Liability & Property Casualty Insurance	5,000.00	2,819.00	0.00	2,819.00	(2,181.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$12,000.00	\$2,819.00	\$5,000.00	\$7,819.00	(\$4,181.00)
TOTAL EXPENDITURES	101,800.00	18,720.00	38,030.00	56,750.00	(45,050.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	(11,964.00)	11,964.00	0.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2020 BUDGET ANALYSIS

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
Revenues					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	\$3,086.91	\$3,086.91
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$0.00	\$0.00	\$3,086.91	\$3,086.91
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	101,800.00	56,750.00	(45,050.00)	183,475.09	81,675.09
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$101,800.00	\$56,750.00	(\$45,050.00)	\$183,475.09	\$81,675.09
TOTAL REVENUES	\$101,800.00	\$56,750.00	(\$45,050.00)	\$266,562.00	\$164,762.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	1,600.00	1,600.00
TOTAL LEGISLATIVE	\$0.00	\$0.00	\$0.00	\$1,600.00	\$1,600.00
FINANCIAL & ADMINISTRATIVE					
District Manager	30,000.00	18,000.00	(12,000.00)	30,000.00	0.00
District Engineer	5,000.00	2,000.00	(3,000.00)	3,000.00	(2,000.00)
Disclosure Report	8,400.00	4,200.00	(4,200.00)	8,400.00	0.00
Trustee Fees	8,500.00	3,750.00	(4,750.00)	8,000.00	(500.00)
Accounting Services	9,000.00	2,250.00	(6,750.00)	9,000.00	0.00
Auditing Services	6,500.00	5,400.00	(1,100.00)	5,400.00	(1,100.00)
Postage, Phone, Faxes, Copies	500.00	400.00	(100.00)	500.00	0.00
Public Officials Insurance	2,475.00	2,306.00	(169.00)	2,537.00	62.00
Legal Advertising	2,000.00	2,800.00	800.00	2,500.00	500.00
Bank Fees	250.00	150.00	(100.00)	250.00	0.00
Dues, Licenses, & Fees	375.00	175.00	(200.00)	175.00	(200.00)
Email Hosting Vendor	0.00	0.00	0.00	600.00	600.00
ADA Website Compliance	0.00	0.00	0.00	1,500.00	1,500.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$74,500.00	\$42,931.00	(\$31,569.00)	\$73,362.00	(\$1,138.00)
LEGAL COUNSEL					
District Counsel	5,000.00	3,000.00	(2,000.00)	5,000.00	0.00
TOTAL LEGAL COUNSEL	\$5,000.00	\$3,000.00	(\$2,000.00)	\$5,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services-All Others	3,500.00	3,000.00	(500.00)	55,000.00	51,500.00
TOTAL ELECTRIC UTILITY SERVICES	\$3,500.00	\$3,000.00	(\$500.00)	\$55,000.00	\$51,500.00
Water - Sewer Combination Services					
Water Utility Services	6,800.00	0.00	(6,800.00)	6,000.00	(800.00)
TOTAL WATER - SEWER COMBINATION SERVICES	\$6,800.00	\$0.00	(\$6,800.00)	\$6,000.00	(\$800.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	7,000.00	5,000.00	(2,000.00)	6,000.00	(1,000.00)
Waterway Improvements & Repairs	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	0.00	0.00	0.00	85,000.00	85,000.00
Plant Replacement Program	0.00	0.00	0.00	2,000.00	2,000.00
Irrigation Maintenance	0.00	0.00	0.00	1,500.00	1,500.00
Mulch & Tree Trimming	0.00	0.00	0.00	10,000.00	10,000.00
Monument, Entrance & Wall Maintenance & Repair	0.00	0.00	0.00	1,000.00	1,000.00
Pool Maintenance - Contract	0.00	0.00	0.00	5,500.00	5,500.00
Pool Maintenance - Other	0.00	0.00	0.00	1,000.00	1,000.00
Amenity Center Pest Control	0.00	0.00	0.00	600.00	600.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	3,500.00	3,500.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	2,000.00	2,000.00
General Liability & Property Casualty Insurance	5,000.00	2,819.00	(2,181.00)	7,500.00	2,500.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$12,000.00	\$7,819.00	(\$4,181.00)	\$125,600.00	\$113,600.00
TOTAL EXPENDITURES	101,800.00	56,750.00	(45,050.00)	266,562.00	164,762.00
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

* 6 months of operations

FISCAL YEAR 2021
FINAL 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	\$	533,638
TOTAL REVENUES	\$	533,638

EXPENDITURES

Series 2019 May Bond Principal Payment	\$	135,000
Series 2019 May Bond Interest Payment	\$	200,584
Series 2019 November Bond Interest Payment	\$	198,053
TOTAL EXPENDITURES	\$	533,638
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	8,065,000
Principal Payment Applied Toward Series 2019 Bonds	\$	135,000
Bonds Outstanding - Period Ending 11/1/2021	\$	7,930,000

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	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2019 - PHASES 1 & 2									
Single Family 40'	1.00	70	\$1,276.60	\$400.00	\$1,676.60	\$1,276.60	\$634.76	\$1,911.36	\$234.76
Single Family 50'	1.25	239	\$1,595.75	\$500.00	\$2,095.75	\$1,595.75	\$793.45	\$2,389.20	\$293.45
Single Family 60'	1.50	52	\$1,914.90	\$600.00	\$2,514.90	\$1,914.90	\$952.14	\$2,867.04	\$352.14

361

Notations:

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

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2020-07

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

WHEREAS, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on

all assessable lands in the amount contained for each parcel's portion of the FY 2020-2021 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2020-2021 Budget;

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

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

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

WHEREAS, **Lennar Homes, LLC**, a Florida limited liability company and **Spencer Creek Development, LLC**, a Florida limited liability company (collectively, "**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$183,475.09 of the FY 2020-2021 Budget as shown in the revenues line item of the FY 2020-2021 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on November 1, 2020; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than November 1, 2020
 2. 25% due no later than February 1, 2021
 3. 25% due no later than May 1, 2021
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2020-2021 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2020
 2. 25% due no later than February 1, 2021
 3. 25% due no later than April 1, 2021
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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

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

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

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

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

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2020.

Attested By:

**Spencer Creek
Community Development District**

Name: _____
Secretary/Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

i. Lennar Homes, LLC

2021



SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 6, 2020

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021

FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2020 BUDGET ANALYSIS	2
III.	FINAL OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS	4
V.	DEBT SERVICE FUND	7
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	8

AUGUST 6, 2020

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 2021, which begins on October 1, 2020. 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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
Revenues					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	101,800.00	6,756.00	49,994.00	56,750.00	(45,050.00)
TOTAL REVENUES	\$101,800.00	\$6,756.00	\$49,994.00	\$56,750.00	(\$45,050.00)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	30,000.00	7,500.00	10,500.00	18,000.00	(12,000.00)
District Engineer	5,000.00	350.00	1,650.00	2,000.00	(3,000.00)
Disclosure Report	8,400.00	0.00	4,200.00	4,200.00	(4,200.00)
Trustee Fees	8,500.00	0.00	3,750.00	3,750.00	(4,750.00)
Accounting Services	9,000.00	3,750.00	(1,500.00)	2,250.00	(6,750.00)
Auditing Services	6,500.00	26.00	5,374.00	5,400.00	(1,100.00)
Postage, Phone, Faxes, Copies	500.00	10.00	390.00	400.00	(100.00)
Public Officials Insurance	2,475.00	2,306.00	0.00	2,306.00	(169.00)
Legal Advertising	2,000.00	599.00	2,201.00	2,800.00	800.00
Bank Fees	250.00	45.00	105.00	150.00	(100.00)
Dues, Licenses, & Fees	375.00	175.00	0.00	175.00	(200.00)
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$74,500.00	\$15,386.00	\$27,545.00	\$42,931.00	(\$31,569.00)
LEGAL COUNSEL					
District Counsel	5,000.00	515.00	2,485.00	3,000.00	(2,000.00)
TOTAL LEGAL COUNSEL	\$5,000.00	\$515.00	\$2,485.00	\$3,000.00	(\$2,000.00)
ELECTRIC UTILITY SERVICES					
Garbage Collection	0.00	0.00	0.00	0.00	0.00
Electric Utility Services-All Others	3,500.00	0.00	3,000.00	3,000.00	(500.00)
TOTAL ELECTRIC UTILITY SERVICES	\$3,500.00	\$0.00	\$3,000.00	\$3,000.00	(\$500.00)
Water - Sewer Combination Services					
Water Utility Services	6,800.00	0.00	0.00	0.00	(6,800.00)
TOTAL WATER - SEWER COMBINATION SERVICES	\$6,800.00	\$0.00	\$0.00	\$0.00	(\$6,800.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	7,000.00	0.00	5,000.00	5,000.00	(2,000.00)
Waterway Improvements & Repairs	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00
Mulch & Tree Trimming	0.00	0.00	0.00	0.00	0.00
Monument, Entrance & Wall Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	0.00	0.00	0.00	0.00	0.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
General Liability & Property Casualty Insurance	5,000.00	2,819.00	0.00	2,819.00	(2,181.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$12,000.00	\$2,819.00	\$5,000.00	\$7,819.00	(\$4,181.00)
TOTAL EXPENDITURES	101,800.00	18,720.00	38,030.00	56,750.00	(45,050.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	(11,964.00)	11,964.00	0.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2020 BUDGET ANALYSIS

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
Revenues					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	\$3,086.91	\$3,086.91
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$0.00	\$0.00	\$3,086.91	\$3,086.91
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	101,800.00	56,750.00	(45,050.00)	183,475.09	81,675.09
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$101,800.00	\$56,750.00	(\$45,050.00)	\$183,475.09	\$81,675.09
TOTAL REVENUES	\$101,800.00	\$56,750.00	(\$45,050.00)	\$266,562.00	\$164,762.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	1,600.00	1,600.00
TOTAL LEGISLATIVE	\$0.00	\$0.00	\$0.00	\$1,600.00	\$1,600.00
FINANCIAL & ADMINISTRATIVE					
District Manager	30,000.00	18,000.00	(12,000.00)	30,000.00	0.00
District Engineer	5,000.00	2,000.00	(3,000.00)	3,000.00	(2,000.00)
Disclosure Report	8,400.00	4,200.00	(4,200.00)	8,400.00	0.00
Trustee Fees	8,500.00	3,750.00	(4,750.00)	8,000.00	(500.00)
Accounting Services	9,000.00	2,250.00	(6,750.00)	9,000.00	0.00
Auditing Services	6,500.00	5,400.00	(1,100.00)	5,400.00	(1,100.00)
Postage, Phone, Faxes, Copies	500.00	400.00	(100.00)	500.00	0.00
Public Officials Insurance	2,475.00	2,306.00	(169.00)	2,537.00	62.00
Legal Advertising	2,000.00	2,800.00	800.00	2,500.00	500.00
Bank Fees	250.00	150.00	(100.00)	250.00	0.00
Dues, Licenses, & Fees	375.00	175.00	(200.00)	175.00	(200.00)
Email Hosting Vendor	0.00	0.00	0.00	600.00	600.00
ADA Website Compliance	0.00	0.00	0.00	1,500.00	1,500.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$74,500.00	\$42,931.00	(\$31,569.00)	\$73,362.00	(\$1,138.00)
LEGAL COUNSEL					
District Counsel	5,000.00	3,000.00	(2,000.00)	5,000.00	0.00
TOTAL LEGAL COUNSEL	\$5,000.00	\$3,000.00	(\$2,000.00)	\$5,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services-All Others	3,500.00	3,000.00	(500.00)	55,000.00	51,500.00
TOTAL ELECTRIC UTILITY SERVICES	\$3,500.00	\$3,000.00	(\$500.00)	\$55,000.00	\$51,500.00
Water - Sewer Combination Services					
Water Utility Services	6,800.00	0.00	(6,800.00)	6,000.00	(800.00)
TOTAL WATER - SEWER COMBINATION SERVICES	\$6,800.00	\$0.00	(\$6,800.00)	\$6,000.00	(\$800.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	7,000.00	5,000.00	(2,000.00)	6,000.00	(1,000.00)
Waterway Improvements & Repairs	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	0.00	0.00	0.00	85,000.00	85,000.00
Plant Replacement Program	0.00	0.00	0.00	2,000.00	2,000.00
Irrigation Maintenance	0.00	0.00	0.00	1,500.00	1,500.00
Mulch & Tree Trimming	0.00	0.00	0.00	10,000.00	10,000.00
Monument, Entrance & Wall Maintenance & Repair	0.00	0.00	0.00	1,000.00	1,000.00
Pool Maintenance - Contract	0.00	0.00	0.00	5,500.00	5,500.00
Pool Maintenance - Other	0.00	0.00	0.00	1,000.00	1,000.00
Amenity Center Pest Control	0.00	0.00	0.00	600.00	600.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	3,500.00	3,500.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	2,000.00	2,000.00
General Liability & Property Casualty Insurance	5,000.00	2,819.00	(2,181.00)	7,500.00	2,500.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$12,000.00	\$7,819.00	(\$4,181.00)	\$125,600.00	\$113,600.00
TOTAL EXPENDITURES	101,800.00	56,750.00	(45,050.00)	266,562.00	164,762.00
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

* 6 months of operations

FISCAL YEAR 2021
FINAL 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	\$	533,638
TOTAL REVENUES	\$	533,638

EXPENDITURES

Series 2019 May Bond Principal Payment	\$	135,000
Series 2019 May Bond Interest Payment	\$	200,584
Series 2019 November Bond Interest Payment	\$	198,053
TOTAL EXPENDITURES	\$	533,638
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	8,065,000
Principal Payment Applied Toward Series 2019 Bonds	\$	135,000
Bonds Outstanding - Period Ending 11/1/2021	\$	7,930,000

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	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2019 - PHASES 1 & 2									
Single Family 40'	1.00	70	\$1,276.60	\$400.00	\$1,676.60	\$1,276.60	\$634.76	\$1,911.36	\$234.76
Single Family 50'	1.25	239	\$1,595.75	\$500.00	\$2,095.75	\$1,595.75	\$793.45	\$2,389.20	\$293.45
Single Family 60'	1.50	52	\$1,914.90	\$600.00	\$2,514.90	\$1,914.90	\$952.14	\$2,867.04	\$352.14

361

Notations:

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

FY 2020-2021 Budget Funding Agreement
(Spencer Creek Community Development District)

This FY 2020-2021 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 6, 2020, between the **Spencer Creek Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Lennar Homes, LLC**, a Florida limited liability company (the “**Developer**”), whose mailing address is 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2020-2021 as attached hereto as **Exhibit A** (the “**FY 2020-2021 Budget**”), which commences on October 1, 2020, and concludes on September 30, 2021;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2020-2021 Budget, or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2020-2021 Budget so long as payment is timely provided;

WHEREAS, the Developer presently certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2020-2021 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2020-2021 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2020-2021 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2020-2021 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$183,475.09 in accordance with the FY 2020-2021 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2020-2021 Budget Revisions.** The District and Developer agree that the FY 2020-2021 Budget shall be revised at the end of the 2020-2021 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2020 and ending on September 30, 2021. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2020-2021 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2020-2021 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2020 FY 2020-2021 Budget" in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2020-2021 fiscal year on September 30, 2021.

The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

- 9. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

**Spencer Creek
Community Development District**

Kelly Evans
Chair of the Board of Supervisors

Lennar Homes, LLC,
a Florida limited liability company

Name: _____
Title: _____

Exhibit A: FY 2020-2021 FY 2020-2021 Budget

RESOLUTION 2020-08

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2021 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2021 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST, 2020

ATTEST:

**SPENCER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021**

FISCAL YEAR 2020/2021

October 01, 2020	2:00 p.m.
November 05, 2020	2:00 p.m.
December 03, 2020	2:00 p.m.
January 07, 2021	2:00 p.m.
February 04, 2021	2:00 p.m.
March 04, 2021	2:00 p.m.
April 01, 2021	2:00 p.m.
May 06, 2021	2:00 p.m.
June 03, 2021	2:00 p.m.
July 01, 2021	2:00 p.m.
August 05, 2021	2:00 p.m.
September 02, 2021	2:00 p.m.

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

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Kristen M. Schalter, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of June, 2019, by **Spencer Creek Development, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609, in favor of **Spencer Creek Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**"):

See **EXHIBIT "A"** and **"EXHIBIT "B"** attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. This Property consists of governmental common area tracts and conservation easements.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

[signature page to follow]

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

Spencer Creek Development, LLC
a Florida limited liability company

(Witness 1 – Signature)

Jeffrey S. Hills
Manager

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on June _____, 2019, by Jeffrey S. Hills, as Manager of Spencer Creek Development, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

Notary Public Signature

Notary Public Stamp

Exhibit A

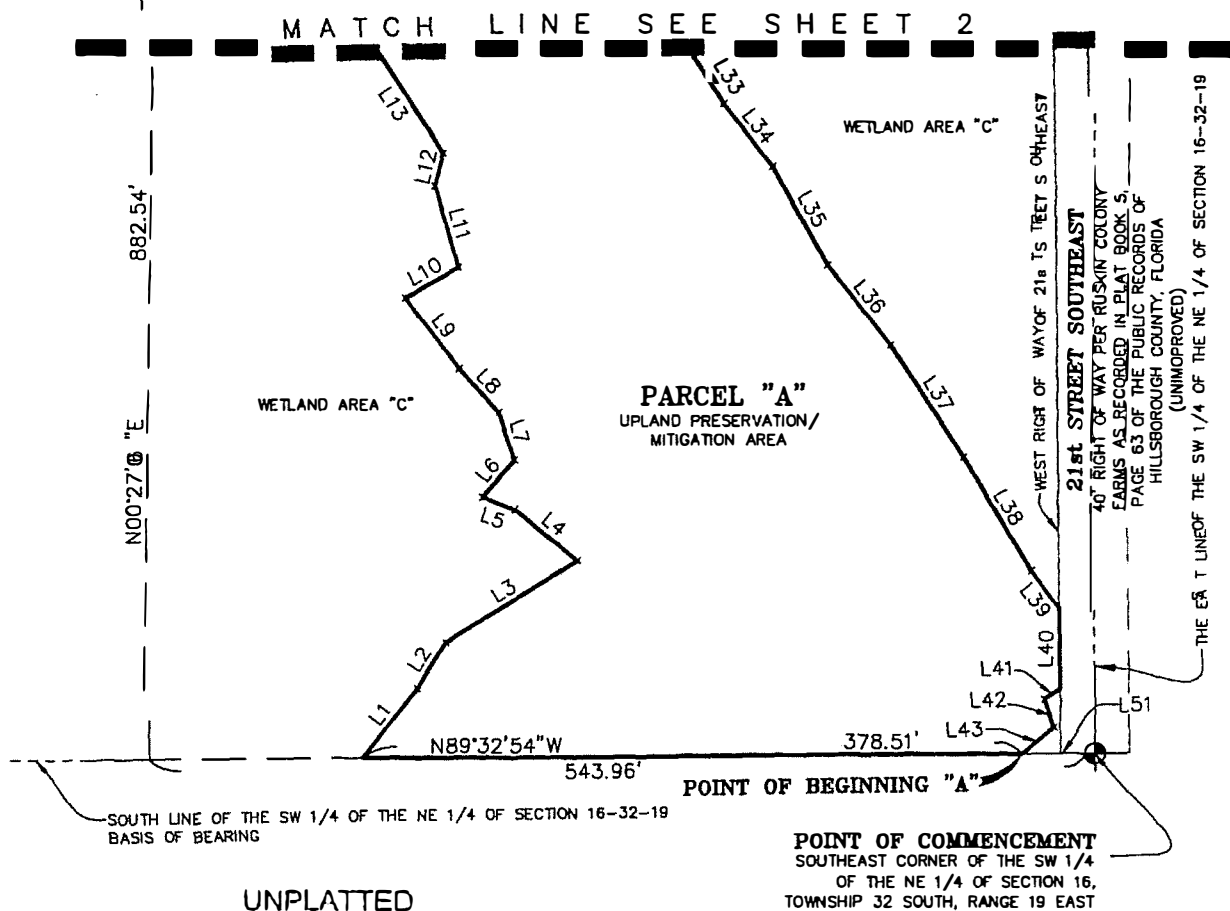
SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST,
HILLSBOROUGH COUNTY, FLORIDA
SKETCH ONLY - NOT A SURVEY

CERTIFIED COPY



0 50 100 200

SCALE : 1"=100'



THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR HILLS & ASSOCIATES, INC., L.B. #7295

08/26/05
DATE

VINCENT G. BALLANTONI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. 5498

NOTE: SEE SHEET 3 OF 4 FOR LINE TABLE AND SHEET 4 OF 4 FOR LEGAL DESCRIPTION AND NOTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



HILLS &
ASSOCIATES, INC.
8406 Benjamin Road, Suite G
Tampa, Florida 33634
Phone: 813-867-3130
Fax: 813-867-3140

EXHIBIT "A"
SPENCER CREEK
UPLAND PRESERVATION/MITIGATION
AREA

DATE 8/30/05 SCALE 1"=100' JOB NO. 03-042

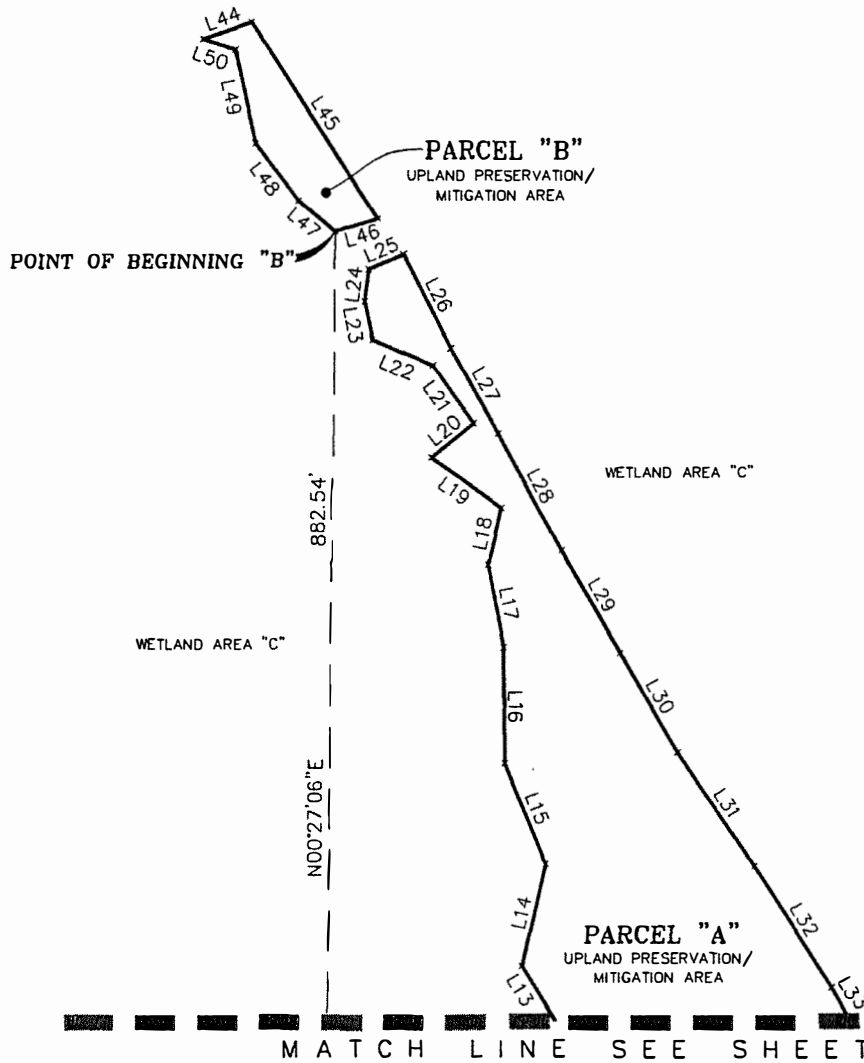
DRAWN J.W.D.
CK'D BY VGB

SHEET 1 of 4

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST,
HILLSBOROUGH COUNTY, FLORIDA
SKETCH ONLY - NOT A SURVEY



0 50 100 200
SCALE : 1"=100'



NOTE: SEE SHEET 3 OF 4 FOR LINE TABLE AND
SHEET 4 OF 4 FOR LEGAL DESCRIPTION AND NOTES.



**HILLS &
ASSOCIATES, INC.**
8406 Benjamin Road, Suite G
Tampa, Florida 33634
Phone: 813-887-3130
Fax: 813-887-3140

EXHIBIT "A"
SPENCER CREEK
UPLAND PRESERVATION/MITIGATION
AREA

DATE
8/30/05

SCALE
1"=100'

JOB NO.
03-042

DRAWN J.W.D.
CK'D BY V.G.B.

SHEET 2 of 4

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST,
HILLSBOROUGH COUNTY, FLORIDA
SKETCH ONLY - NOT A SURVEY

THIS IS NOT A
CERTIFIED COPY

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.71	N38°20'53"E
L2	31.13	N31°27'22"E
L3	90.43	N58°31'30"E
L4	46.84	N49°52'55"W
L5	19.95	N68°03'21"W
L6	28.01	N41°36'13"E
L7	29.32	N16°59'20"W
L8	33.84	N41°33'53"W
L9	51.21	N36°08'35"W
L10	34.94	N60°18'22"E
L11	49.04	N14°55'35"W
L12	19.62	N15°02'01"E
L13	103.19	N31°17'12"W
L14	64.05	N12°57'45"E
L15	66.97	N21°47'32"W
L16	69.91	N00°20'19"W
L17	50.43	N10°46'01"W
L18	35.82	N12°57'15"E
L19	51.93	N54°28'14"W
L20	32.61	N51°34'06"E
L21	42.55	N35°01'54"W
L22	39.98	N66°59'09"W
L23	23.42	N11°32'29"W
L24	19.46	N06°46'26"E
L25	23.04	N67°23'11"E
L26	63.37	S26°59'56"E

LINE TABLE		
LINE	LENGTH	BEARING
L27	58.33	S29°03'06"E
L28	80.18	S28°17'57"E
L29	72.00	S30°15'08"E
L30	68.89	S29°55'27"E
L31	84.03	S33°20'47"E
L32	87.53	S32°16'59"E
L33	56.94	S30°19'18"E
L34	45.97	S36°19'43"E
L35	64.72	S27°50'08"E
L36	58.65	S36°58'34"E
L37	77.66	S32°13'18"E
L38	76.60	S30°06'49"E
L39	27.12	S35°51'08"E
L40	47.22	S00°20'42"W
L41	11.01	S57°29'49"W
L42	17.15	S19°23'49"E
L43	24.40	S52°06'55"W
L44	30.40	N71°00'57"E
L45	140.26	S32°28'14"E
L46	26.87	S73°06'46"W
L47	28.46	N49°08'52"W
L48	43.33	N36°55'49"W
L49	57.77	N11°56'52"W
L50	19.90	N71°00'03"W
L51	42.62	N89°32'54"W

NOTE: SEE SHEET 4 OF 4 FOR LEGAL DESCRIPTION AND NOTES.



**HILLS &
ASSOCIATES, INC.**
8406 Benjamin Road, Suite G
Tampa, Florida 33634
Phone: 813-887-3130
Fax: 813-887-3140

EXHIBIT "A"
SPENCER CREEK
UPLAND PRESERVATION/MITIGATION
AREA

DATE
8/30/05

SCALE
1"=100'

JOB NO.
03-042

DRAWN J.W.D.
CK'D BY V.G.B.

SHEET 3 of 4

THIS IS NOT A

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST,
HILLSBOROUGH COUNTY, FLORIDA
SKETCH ONLY - NOT A SURVEY

CERTIFIED COPY

LEGAL DESCRIPTION

PARCEL A:

A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 16, N89°32'54"W, FOR 42.62 FEET TO THE POINT OF BEGINNING "A"; THENCE CONTINUE ALONG SAID SOUTH LINE, N89°32'54"W, FOR 378.51 FEET; THENCE LEAVING SAID SOUTH LINE, N38°20'53"E, FOR 50.71 FEET; THENCE N31°27'22"E, FOR 31.13 FEET; THENCE N58°31'30"E, FOR 90.43 FEET; THENCE N49°52'55"W, FOR 46.84 FEET; THENCE N68°03'21"W, FOR 19.95 FEET; THENCE N41°36'13"E, FOR 28.01 FEET; THENCE N16°59'20"W, FOR 29.32 FEET; THENCE N41°33'53"W, FOR 33.84 FEET; THENCE N36°08'35"W, FOR 51.21 FEET; THENCE N60°18'22"E, FOR 34.94 FEET; THENCE N14°55'35"W, FOR 49.04 FEET; THENCE N15°02'01"E, FOR 19.62 FEET; THENCE N31°17'12"W, FOR 103.04 FEET; THENCE N12°57'45"E, FOR 64.05 FEET; THENCE N21°47'32"W, FOR 66.97 FEET; THENCE N00°20'19"W, FOR 69.91 FEET; THENCE N10°46'01"W, FOR 50.43 FEET; THENCE N12°57'15"E, FOR 35.82 FEET; THENCE N54°28'14"W, FOR 51.93 FEET; THENCE N51°34'06"E, FOR 32.61 FEET; THENCE N35°01'54"W, FOR 42.55 FEET; THENCE N66°59'09"W, FOR 39.98 FEET; THENCE N11°32'29"W, FOR 23.42 FEET; THENCE N06°46'26"E, FOR 19.46 FEET; THENCE N67°23'11"E, FOR 23.04 FEET; THENCE S26°59'56"E, FOR 63.37 FEET; THENCE S29°03'06"E, FOR 58.33 FEET; THENCE S28°17'57"E, FOR 80.18 FEET; THENCE S30°15'08"E, FOR 72.00 FEET; THENCE S29°55'27"E, FOR 68.89 FEET; THENCE S33°20'47"E, FOR 84.03 FEET; THENCE S32°16'59"E, FOR 87.53 FEET; THENCE S30°19'18"E, FOR 56.94 FEET; THENCE S36°19'43"E, FOR 45.97 FEET; THENCE S27°50'08"E, FOR 64.72 FEET; THENCE S36°58'34"E, FOR 58.65 FEET; THENCE S32°13'18"E, FOR 77.66 FEET; THENCE S30°06'49"E, FOR 76.60 FEET; THENCE S35°51'08"E, FOR 27.12 FEET TO THE WEST RIGHT OF WAY OF 21st STREET SOUTHEAST; THENCE ALONG SAID WEST RIGHT OF WAY, S00°20'42"W, FOR 47.22 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY, S57°29'49"W, FOR 11.01 FEET; THENCE S19°23'49"E, FOR 17.15 FEET; THENCE S52°06'55"W, FOR 24.40 FEET TO THE POINT OF BEGINNING "A" AND CONTAINING 3.31 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL B:

A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 16, N89°32'54"W, FOR 543.96 FEET; THENCE LEAVING SAID SOUTH LINE, N00°27'06"E, FOR 882.54 FEET TO THE POINT OF BEGINNING "B"; THENCE N49°08'52"W, FOR 28.46 FEET; THENCE N36°55'49"W, FOR 43.33 FEET; THENCE N11°56'52"W, FOR 57.77 FEET; THENCE N71°00'03"W, FOR 19.90 FEET; THENCE N71°00'57"E, FOR 30.40 FEET; THENCE S32°28'14"E, FOR 140.26 FEET; THENCE S73°06'46"W, FOR 26.87 FEET TO THE POINT OF BEGINNING "B" AND CONTAINING 0.10 ACRES, MORE OR LESS.

SURVEY NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON ASSUMED DATUM, MORE SPECIFICALLY THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, BEARING N89°32'54"W.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY HILLS & ASSOCIATES, INC.
3. THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY AND ALL RECORDED AND OR UNRECORDED EASEMENT, RIGHT-OF-WAY, RESCRPTIONS, ETC.
4. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: SEE SHEET 3 OF 4 FOR LINE TABLES.



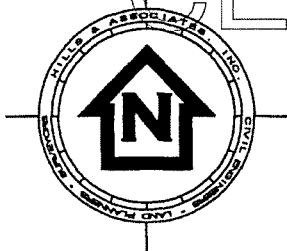
HILLS &
ASSOCIATES, INC.
8400 Benjamin Road, Suite G
Tampa, Florida 33634
Phone: 813-887-3130
Fax: 813-887-3140

EXHIBIT "A"
SPENCER CREEK
UPLAND PRESERVATION/MITIGATION
AREA

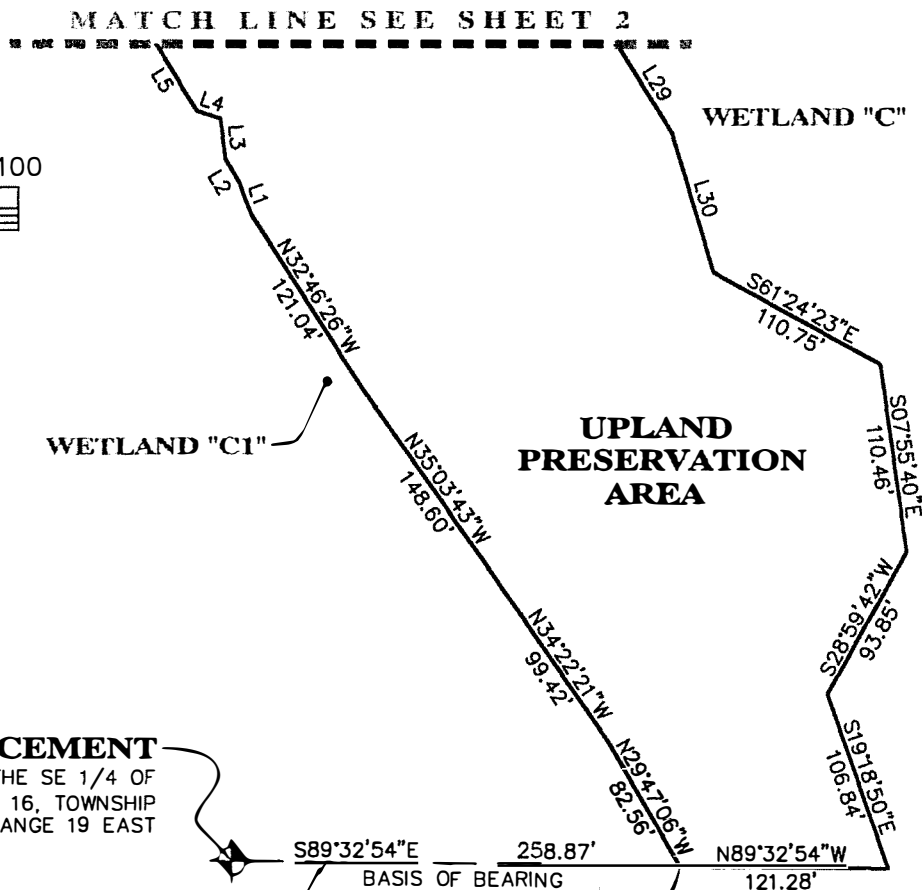
DATE 8/30/05	SCALE 1"=100'	JOB NO. 03-042
DRAWN J.W.D.	SHEET 4 of 4	
CK'D BY V.G.B.		

Exhibit B

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH ONLY - NOT A SURVEY



100 50 0 100
SCALE IN FEET
1" = 100'



POINT OF COMMENCEMENT

SOUTHEAST CORNER OF THE SE 1/4 OF
THE NW 1/4 OF SECTION 16, TOWNSHIP
32 SOUTH, RANGE 19 EAST

SOUTH LINE OF THE SW 1/4 OF THE NE 1/4 SECTION 16

POINT OF BEGINNING

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.72	N21°05'25"W
L2	14.90	N30°52'49"W
L3	23.84	N07°36'04"W
L4	14.25	N71°10'11"W
L5	56.79	N31°20'37"W
L29	58.69	S31°24'55"E
L30	83.38	S16°40'08"E

THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO SECTION 472.027, FLORIDA STATUTES.

FOR HILLS & ASSOCIATES, INC., L.B. #7295

03/07/06
DATE

Vincent G. Ballantoni
VINCENT G. BALLANTONI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. 5498

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE: SEE SHEET 3 FOR LEGAL DESCRIPTION AND NOTES



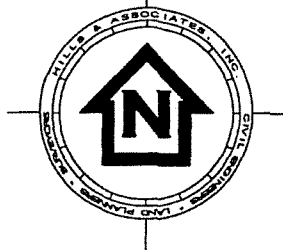
**HILLS &
ASSOCIATES, INC.**
8406 Benjamin Road, Suite G
Tampa, Florida 33634
Phone: 813-887-3130
Fax: 813-887-3140

EXHIBIT "A"
MIXON SUBDIVISION
UPLAND PRESERVATION AREA
SKETCH AND DESCRIPTION

DATE 03/07/06	SCALE 1"=100'	JOB NO. 03-098
DRAWN J.W.D. CK'D BY V.G.B.		SHEET 1 of 3

THIS IS NOT A
CERTIFIED COPY

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH ONLY NOT A SURVEY



100 50 0 100
SCALE IN FEET
1" = 100'

WETLAND "D"

WETLAND "C"

LINE TABLE		
LINE	LENGTH	BEARING
L6	31.29	N31°49'50"W
L7	47.40	N37°06'47"W
L8	51.70	N22°26'30"W
L9	60.92	N35°20'23"W
L10	31.97	N05°57'53"W
L11	38.93	N28°36'11"E
L12	69.22	N20°30'53"W
L13	24.79	N07°41'21"E
L14	13.98	S00°37'50"W
L15	37.27	S18°28'02"E
L16	20.47	S09°56'32"E
L17	57.97	S17°52'08"E
L18	18.60	S70°28'51"E
L19	45.94	S73°24'34"E
L20	28.32	S18°03'06"W
L21	44.29	S32°26'54"E
L23	8.06	S67°55'12"E
L24	17.68	S19°15'46"W
L25	58.47	S34°36'22"E
L26	58.09	S26°34'31"E
L27	78.48	S25°30'06"E
L28	73.89	S11°29'10"W

UPLAND
PRESERVATION
AREA

MATCH LINE SEE SHEET 1

NOTE: SEE SHEET 3 FOR LEGAL DESCRIPTION AND NOTES



**HILLS &
ASSOCIATES, INC.**
8406 Benjamin Road, Suite G
Tampa, Florida 33634
Phone: 813-887-3130
Fax: 813-887-3140

EXHIBIT "A"
MIXON SUBDIVISION
UPLAND PRESERVATION AREA
SKETCH AND DESCRIPTION

DATE
03/07/06

SCALE
1"=100'

JOB NO.
03-098

DRAWN J.W.D.
CK'D BY V.G.B.

SHEET 2 of 3

THIS IS NOT A
CERTIFIED COPY

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH ONLY NOT A SURVEY

LEGAL DESCRIPTION:

A portion of land lying in the North 1/2 of Section 16, Township 32 South, Range 19 East Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of said Section 16; thence along the South line of the SW 1/4 of the NE 1/4 of Section 16, S.89°32'54"E., 258.87 feet to the POINT OF BEGINNING; thence N.29°47'06"W., 82.56 feet; thence N.34°22'21"W., 99.42 feet; thence N.35°03'43"W., 148.60 feet; thence N.32°46'26"W., 121.04 feet; thence N.21°05'25"W., 20.72 feet; thence N.30°52'49"W., 14.90 feet; thence N.07°36'04"W., 23.84 feet; thence N.71°10'11"W., 14.25 feet; thence N.31°20'37"W., 56.79 feet; thence N.32°51'43"W., 136.40 feet; thence N.31°49'50"W., 31.29 feet; thence N.37°06'47"W., 47.40 feet; thence N.22°26'30"W., 51.70 feet; thence N.35°20'23"W., 60.92 feet; thence N.05°57'53"W., 31.97 feet; thence N.28°36'11"E., 38.93 feet; thence N.20°30'53"W., 69.22 feet; thence N.07°47'59"E., 93.52 feet; thence N.05°42'26"W., 101.39 feet; thence N.07°41'21"E., 24.79 feet; thence N.89°54'06"E., 128.51 feet; thence S.00°37'50"W., 13.98 feet; thence S.18°28'02"E., 37.27 feet; thence S.09°56'32"E., 20.47 feet; thence S.17°52'08"E., 57.97 feet; thence S.70°28'51"E., 18.60 feet; thence S.73°24'34"E., 45.94 feet; thence S.18°03'06"W., 28.32 feet; thence S.32°26'54"E., 44.29 feet; thence S.67°55'12"E., 8.06 feet; thence S.19°15'46"W., 17.68 feet; thence S.34°36'22"E., 58.47 feet; thence S.26°34'31"E., 58.09 feet; thence S.32°31'34"E., 125.48 feet; thence S.25°30'06"E., 78.48 feet; thence S.11°29'10"W., 73.89 feet; thence S.47°27'42"E., 88.85 feet; thence S.31°24'55"E., 58.69 feet; thence S.16°40'08"E., 83.38 feet; thence S.61°24'23"E., 110.75 feet; thence S.07°55'40"E., 110.46 feet; thence S.28°59'42"W., 93.85 feet; thence S.19°18'50"E., 106.84 feet to the South line of the SE 1/4 of the NW 1/4 of said Section 16; thence along said South line, N.89°32'54"W., 121.28 feet to the POINT OF BEGINNING and containing 6.07 acres, more or less.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON ASSUMED DATUM, MORE SPECIFICALLY THE SOUTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA. SAID LINE HAS A BEARING OF: S89°32'54"E.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY HILLS & ASSOCIATES, INC.
3. THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY AND ALL RECORDED AND OR UNRECORDED EASEMENT, RIGHT-OF-WAY, RESCRPTIONS, ETC.
4. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**HILLS &
ASSOCIATES, INC.**
8405 Benjamin Road, Suite G
Tampa, Florida 33634
Phone: 813-887-3130
Fax: 813-887-3140

EXHIBIT "A"
MIXON SUBDIVISION
UPLAND PRESERVATION AREA
SKETCH AND DESCRIPTION

DATE
03/07/06

SCALE
1"=100'

JOB NO.
03-098

DRAWN J.W.D.
CK'D BY V.G.B.

SHEET 3 of 3

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 \$6,134,010.37 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 \$6,134,010.37 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 \$6,134,010.37 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 \$6,134,010.37 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 \$6,134,010.37 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**

May 7, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, May 7, 2020 at 2:00 p.m. via conference call at 1-866-906-9330 with access code 4863181.**

1. CALL TO ORDER

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, May 7, 2020 at 2:28 p.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice Chair
Jeff Hills	Supervisor
Nick Dister	Supervisor
Lori Campagna	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Debby Nussel	District Manager, Meritus
Kristen Schalter	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2020-03; Approving Fiscal Year 2021 Proposed Budget

Mrs. Nussel went over the budget line items and resolution with the Board. Supervisor Evans stated they may be able to cut back in the budget before the August public hearing. She noted that the landscaping and aquatics have not been bid out yet, so there will be information about those items as well as the amenity before the public hearing.

MOTION TO: Approve Resolution 2020-03.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

B. Consideration of Resolution 2020-04; Adopting Statutory Alternative Investment Policies

Mrs. Nussel reviewed the resolution with the Board

MOTION TO: Approve Resolution 2020-04.
MADE BY: Supervisor Coffey
SECONDED BY: Supervisor Campagna
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

C. Annual Disclosure of Qualified Electors

Mrs. Nussel announced that as of April 15, 2020, Spencer Creek CDD had 6 qualified electors. Management will content the Supervisor of Elections to verify this number, as management and the Board thought this number should actually be 0.

D. Consideration of Resolution 2020-05; Setting Landowners Election & Meeting

Mrs. Nussel reviewed the resolution with the Board.

MOTION TO: Approve Resolution 2020-05.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

E. Discussion on Acceptance of Compensation for Board Members

Mrs. Nussel asked each Board supervisor if they would like to accept compensation for Board meetings. The entire Board declined compensation for the meetings.

85 **F. General Matters of the District**

86
87 There were no general matters of the District to discuss at this time.
88
89

90 **4. CONSENT AGENDA**

91 **A. Consideration of Minutes of the Audit Committee & Regular Meeting Nov. 7,**
92 **2019**

93 **B. Consideration of Operations and Maintenance Expenditures October 2019 –**
94 **March 2020**

95 **C. Review of Financial Statements Month Ending March 31, 2020**
96

97 The Board reviewed the Consent Agenda items.
98

MOTION TO:	Approve Consent Agenda items A-B.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

105
106
107 **5. VENDOR AND STAFF REPORTS**

108 **A. District Counsel**

109 **B. District Engineer**

110 **C. District Manager**
111

112 There were no additional reports from staff at this time.
113
114

115 **6. SUPERVISOR REQUESTS**
116

117 Supervisor Evans wanted the documents that needed to be signed to be sent to her.
118
119

120 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**
121

122 There were no audience questions or comments.
123
124
125

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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

Signature

Printed Name

Printed Name

Title:

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

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				
Meritus Districts	9762	\$ 2,375.00		District Management Service Charge - May 2020
Monthly Contract Sub-Total		\$ 2,375.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Grau and Associates	19648	\$ 2,300.00		Audit FYE 08/31/2019
Meritus Districts	9799	1,800.00		Dissemination Services FY 2020 Series 2019
Straley Robin Vericker	18269	560.95		Professional Services Rendered Through April 15, 2020
Tampa Bay Times	78684 042220	614.00		Telephonic Meeting - 04/22/2020
US Bank	5720578	4,040.63		Prepaid Trustee Administration Fees - 04/01/2020 to 03/31/2021
Additional Services Sub-Total		\$ 9,315.58		
TOTAL:				
		\$ 11,690.58		

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 Number: 9762
Invoice Date: May 1, 2020
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		5/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		1,500.00
		Accounting Services		750.00
		Website Administration		125.00
		129		

Subtotal	2,375.00
Sales Tax	
Total Invoice Amount	2,375.00
Payment/Credit Applied	
TOTAL	2,375.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 19648
Date 05/11/2020

SERVICE

AMOUNT

Audit FYE 08/31/2019

\$ 2,300.00

Current Amount Due

\$ 2,300.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,300.00	0.00	0.00	0.00	0.00	2,300.00

Payment due upon receipt.

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9799
Invoice Date: May 6, 2020
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		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2019: Annual, Quarters 1 & 2		1,800.00

Subtotal	1,800.00
Sales Tax	
Total Invoice Amount	1,800.00
Payment/Credit Applied	
TOTAL	1,800.00

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 23, 2020

Client: 001511

Matter: 000001

Invoice #: 18269

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
3/24/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
3/31/2020	LB	REVIEW STATUS OF RECEIVING AUDITOR LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISTRICT MANAGER'S OFFICE RE STATUS OF AUDIT RE SAME.	0.1	
4/1/2020	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.8	
4/1/2020	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	
4/5/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD BONDHOLDERS.	0.3	
4/9/2020	LB	FINALIZE QUARTERLY REPORT FOR MARCH 31, 2020; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.3	
4/10/2020	LB	PREPARE DRAFT RESOLUTION ELECTING TO USE DEFAULT STATUTORY ALTERNATIVE INVESTMENT POLICY.	0.4	
Total Professional Services			2.6	\$560.50

April 23, 2020

Client: 001511

Matter: 000001

Invoice #: 18269

Page: 2

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.1	\$335.50
LB Lynn Butler	1.5	\$225.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2020	Photocopies (3 @ \$0.15)	\$0.45
	Total Disbursements	\$0.45
	Total Services	\$560.50
	Total Disbursements	\$0.45
	Total Current Charges	\$560.95

PAY THIS AMOUNT

\$560.95

Please Include Invoice Number on all Correspondence

51400
3/07
DN

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
04/22/20		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
04/22/2020		Deirdre Almeida	189465
Total Amount Due			Ad Number
\$614.00			0000078684

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/22/20	04/22/20	0000078684	Times	Legals CLS	Telephonic Meeting	1	2x73 L	\$612.00
04/22/20	04/22/20	0000078684	Tampabay.com	Legals CLS	Telephonic Meeting	1	2x73 L	\$0.00
					AffidavitMaterial			\$2.00

51300
4801
DL

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
04/22/20		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
04/22/2020		Deirdre Almeida	189465
Total Amount Due			Ad Number
\$614.00			0000078684

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received

APR 24 2020

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

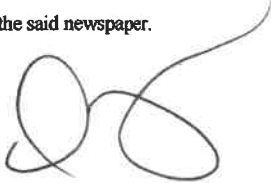
Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} SS

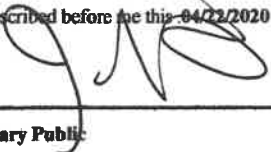
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Telephonic Meeting** was published in **Tampa Bay Times: 4/22/20** 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 Affiant

Sworn to and subscribed before me this **04/22/2020**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**Notice of Telephonic Meetings of the
Board of Supervisors of
the Spencer Creek Community Development District**

Notice is hereby given that, pursuant to Governor DeSantis' Executive Order 20-69 relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, the previously noticed regular meetings, workshops, and/or public hearings of the Board of Supervisors (the "Board") of the Spencer Creek Community Development District (the "District") to be held on the dates and times listed below will now be conducted by telephonic technology and not at the physical location previously noticed:

May 07, 2020	2:00 p.m.
June 04, 2020	2:00 p.m.
July 02, 2020	2:00 p.m.
August 06, 2020	2:00 p.m.
September 03, 2020	2:00 p.m.

In the event Executive Order 20-69 is rescinded or expires the District may cancel any scheduled telephonic meetings or if feasible it may revert to having the meeting at the date, time, and physical location previously noticed. The District will provide updates on its website, www.spencercreekcdd.com of any such changes as soon as possible.

The Board deems it necessary to hold the above-referenced meetings utilizing telephonic technology to conduct all necessary business properly coming before it. The District fully encourages public participation in its telephonic meeting in an orderly and efficient manner. Anyone wishing to listen to and/or participate during the designated audience comments portion of the meeting may do so by dialing 1-866-906-9330 and entering the following code 4863181.

Pursuant to applicable requirements and guidance relating to COVID-19 the District will not provide any locations where communications media technology facilities will be available. To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Additional details on how to listen to or participate in the meeting will be available on the District's website. Copies of the agenda will be available on the District's website or by emailing the District Manager at: debby.nussel@merituscorp.com

The District Manager's office can be reached telephonically at 813-873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69, as may be amended. The meeting may be continued in progress without additional notice to a date, time, and place (either physical, telephonic, or virtual) to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the 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.

Debby Nussel
District Manager

Publication date: April 22, 2020

0000078684



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5720578
Account Number: 255227000
Invoice Date: 04/24/2020
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

SPENCER CREEK CDD
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

SPENCER CREEK CDD SERIES 2019

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$4,040.63
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SPENCER CREEK CDD SERIES 2019

Invoice Number:	5720578
Account Number:	255227000
Current Due:	\$4,040.63
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 255227000
Invoice # 5720578
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5720578
Invoice Date: 04/24/2020
Account Number: 255227000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

3/3

SPENCER CREEK CDD SERIES 2019

Accounts Included 255227000 255227001 255227002 255227003 255227004 255227005
In This Relationship: 255227007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 04/01/2020 - 03/31/2021				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9843	\$ 2,375.00		District Management Service Charge - June 2020
Monthly Contract Sub-Total		\$ 2,375.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Grau and Associates	19440	\$ 1,500.00		Audit FYE 09/30/2019
Straley Robin Vericker	18388	856.00		Professional Services - thru May 15
Straley Robin Vericker	18511	992.00	\$ 1,848.00	Professional Services - thru June 15, 2020
Additional Services Sub-Total		\$ 3,348.00		
TOTAL:		\$ 5,723.00		

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

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9843
Invoice Date: Jun 1, 2020
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		6/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		1,500.00
		Accounting Services		750.00
		Website Administration		125.00
		<i>A</i>		

Subtotal	2,375.00
Sales Tax	
Total Invoice Amount	2,375.00
Payment/Credit Applied	
TOTAL	2,375.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 19440
Date 04/02/2020

SERVICE	AMOUNT
Audit FYE 08/31/2019	\$ 1,500.00
Current Amount Due	\$ 1,500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

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

May 26, 2020

Client: 001511

Matter: 000001

Invoice #: 18388

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2020

SERVICES

Date	Person	Description of Services	Hours
4/16/2020	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE BUDGET FOR FY 2020/2021; DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING RE FY 2020/2021.	0.6
4/20/2020	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3
4/23/2020	LB	REVIEW MEETING DATES AND DETERMINE MEETING FOR ADOPTING RESOLUTION SCHEDULING LANDOWNER'S ELECTION.	0.1
4/27/2020	LB	PREPARE DRAFT RESOLUTION AND RELATED EXHIBITS FOR LANDOWNERS ELECTION AND MEETING.	0.6
4/28/2020	JMV	PREPARE INVESTMENT POLICY RESOLUTION.	0.3
4/28/2020	LB	PREPARE DRAFT RESOLUTION ELECTING TO USE DEFAULT STATUTORY ALTERNATIVE INVESTMENT POLICY; FINALIZE RESOLUTION RE INVESTMENT POLICY; RESOLUTION RE FY 2020/2021 BUDGET AND SETTING PUBLIC HEARING ON SAME AND RESOLUTION RE LANDOWNERS ELECTION; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTIONS FOR BOARD MEETING.	0.6
5/4/2020	JMV	REVIEW COMMUNICATION FROM V. HALL RE: CDD AUDIT; DRAFT EMAIL TO V. HALL.	0.3
5/5/2020	JMV	REVIEW COMMUNICATION FROM K. EVANS; REVIEW ACQUISITION AGREEMENT; DRAFT EMAIL TO K. EVANS.	0.3

May 26, 2020

Client: 001511

Matter: 000001

Invoice #: 18388

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
5/7/2020	KMS	REVIEW AGENDA; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING VIA CONFERENCE CALL.	0.7	
5/7/2020	LB	OFFICE CONFERENCE WITH K. SCHALTER AND EMAIL TO D. NUSSEL RE STATUS OF APPROVING RESOLUTION TO APPROVE PROPOSED BUDGET AND SET PUBLIC HEARING.	0.1	
5/8/2020	LB	REVIEW EMAIL FROM D. NUSSEL RE BOARD ADOPTED RESOLUTION TO APPROVE PROPOSED BUDGET UNTIL JUNE 4TH MEETING; UPDATE FILE NOTES RE SAME.	0.1	
Total Professional Services			4.0	\$856.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.2	\$366.00
KMS	Kristen M. Schalter	0.7	\$175.00
LB	Lynn Butler	2.1	\$315.00
Total Services			\$856.00
Total Disbursements			\$0.00
Total Current Charges			\$856.00

PAY THIS AMOUNT

\$856.00

Please Include Invoice Number on all Correspondence

51400
3107
DN

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

June 18, 2020

Client: 001511

Matter: 000001

Invoice #: 18511

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2020

SERVICES

Date	Person	Description of Services	Hours
5/28/2020	VKB	REVIEW AND REPLY TO EMAILS RE: TECO EASEMENT DISCUSSION AND RECORDED ENCROACHMENT CONSENT AGREEMENT FOR STORMWATER PONDS; REVIEW SAID EASEMENT AND AGREEMENT.	0.7
5/29/2020	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2
5/29/2020	VKB	TELECONFERENCE WITH J. CREMER RE: TECO EASEMENT, RECORDED ENCROACHMENT CONSENT AGREEMENT FOR STORMWATER PONDS, STATUS OF CONSTRUCTION, AND FUTURE CONVEYANCE OF PROPERTY TO CDD; PREPARE FOR AND ATTEND MICROSOFT TEAMS MEETING AND CONFERENCE CALL RE: SAME.	1.5
6/1/2020	VKB	REVIEW AND REPLY TO EMAIL FROM L. COFFEY RE: UPCOMING BOARD MEETING, AGENDA ITEMS, AND FOLLOW UP MATTERS.	0.2
6/3/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.2
6/4/2020	LB	REVIEW PROPOSED BUDGET FOR FY 2020/2021; PREPARE DRAFT PUBLICATION ADS (FIRST AND SECOND RUN PUBLICATIONS) RE: PUBLIC HEARING ON O&M BUDGET AND ASSESSMENTS FOR FY 2020/2021; PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE IN O&M ASSESSMENTS FOR FY 2020/2021.	1.2
6/8/2020	LB	FINALIZE MAILED NOTICE LETTER AND PUBLICATIONS RE FY 2020/2021 BUDGET; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2

June 18, 2020

Client: 001511

Matter: 000001

Invoice #: 18511

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
		Total Professional Services	4.2	\$992.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.4	\$122.00
VKB	Vivek K. Babbar	2.4	\$660.00
LB	Lynn Butler	1.4	\$210.00
	Total Services		\$992.00
	Total Disbursements		\$0.00
	Total Current Charges		\$992.00

PAY THIS AMOUNT

\$992.00

Please Include Invoice Number on all Correspondence

51400
3107
174

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2020



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 6/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	General Fixed Assets -Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	477	0	0	0	0	477
Revenue Series 2019 7000	0	733	0	0	0	733
Interest Series 2019 7001	0	0	0	0	0	0
Sinking Fund Series 2019 7002	0	0	0	0	0	0
Reserve Series 2019 7003	0	536,013	0	0	0	536,013
Acquisition & Construction S2019 7005	0	(0)	1,127,588	0	0	1,127,587
Cost of Issuance S2019 7006	0	0	0	0	0	0
General Account Series 2019 7007	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Construction Work In Progress	0	0	0	6,118,026	0	6,118,026
Amount Available - Debt Service	0	0	0	0	738,545	738,545
Amount To Be Provided - Debt Service	0	0	0	0	7,456,455	7,456,455
Total Assets	477	536,746	1,127,588	6,118,026	8,195,000	15,977,836
Liabilities						
Accounts Payable	13,398	0	0	0	0	13,398
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	8,195,000	8,195,000
Total Liabilities	13,398	0	0	0	8,195,000	8,208,398
Fund Equity & Other Credits						
Fund Balance - All Other Reserves	0	738,431	6,169,336	0	0	6,907,768
Retained Earnings - Reserved	0	0	0	0	0	0
Fund Balance - Unreserved	(4,581)	0	0	0	0	(4,581)
Investments In General Fixed Assets	0	0	0	6,118,026	0	6,118,026
Other	(8,340)	(201,686)	(5,041,749)	0	0	(5,251,775)
Total Fund Equity & Other Credits	(12,921)	536,746	1,127,588	6,118,026	0	7,769,438
Total Liabilities & Fund Equity	477	536,746	1,127,588	6,118,026	8,195,000	15,977,836

Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 6/30/2020
(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	0	564	564	0 %
- Off Roll				
Contributions & Donations From Private Sources				
Developer Contributions	101,800	34,880	(66,920)	(66)%
Total Revenues	101,800	35,444	(66,356)	(65)%
Expenditures				
Financial & Administrative				
District Manager	30,000	13,500	16,500	55 %
District Engineer	5,000	350	4,650	93 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustee Fees	8,500	4,041	4,459	52 %
Accounting Services	9,000	6,750	2,250	25 %
Auditing Services	6,500	3,826	2,674	41 %
Postage, Phone, Faxes, Copies	500	10	490	98 %
Public Officials Insurance	2,475	2,306	169	7 %
Legal Advertising	2,000	1,213	787	39 %
Bank Fees	250	45	205	82 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Administration	1,500	4,025	(2,525)	(168)%
Legal Council				
District Counsel	5,000	2,924	2,076	42 %
Utility Services				
Electric Services - All Others	3,500	0	3,500	100 %
Water - Sewer Combination Services				
Water Utility Services	6,800	0	6,800	100 %
Other Physical Environment				
Waterway Management System	7,000	0	7,000	100 %
General Liability & Property Casualty Insurance	5,000	2,819	2,181	44 %

Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Total Expenditures	<u>101,800</u>	<u>43,784</u>	<u>58,016</u>	<u>57 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(8,340)</u>	<u>(8,340)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(4,581)	(4,581)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(12,921)</u>	<u>(12,921)</u>	<u>0 %</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund Series 2019
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessmetns - Off Roll	533,606	333,699	(199,907)	(37)%
Interest Earnings				
Interest Earnings	0	497	497	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	603	603	0 %
Total Revenues	533,606	334,799	(198,807)	(37)%
Expenditures				
Debt Service Payments				
Interest Payment	403,606	406,044	(2,438)	(1)%
Principal Payment	130,000	130,000	0	0 %
Total Expenditures	533,606	536,044	(2,438)	(0)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(441)	(441)	0 %
Total Other Financing Sources	0	(441)	(441)	0 %
Excess Revenues Over (Under) Expenses	0	(201,686)	(201,686)	0 %
Fund Balance, Beginning of Period	0	738,431	738,431	0 %
Fund Balance, End of Period	0	536,746	536,746	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	5,029	5,029	0 %
Total Revenues	0	5,029	5,029	0 %
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	5,047,219	(5,047,219)	0 %
Total Expenditures	0	5,047,219	(5,047,219)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	441	441	0 %
Total Other Financing Sources	0	441	441	0 %
Excess Revenues Over (Under) Expenses	0	(5,041,749)	(5,041,749)	0 %
Fund Balance, Beginning of Period	0	6,169,336	6,169,336	0 %
Fund Balance, End of Period	0	1,127,588	1,127,588	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
900 - General Fixed Assets -Account Group
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	6,118,026	6,118,026	0 %
Fund Balance, End of Period	0	6,118,026	1,070,807	0 %

Spencer Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2020
Reconciliation Date: 6/30/2020
Status: Locked

Bank Balance	4,517.45
Less Outstanding Checks/Vouchers	4,040.63
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	476.82
Balance Per Books	<u>476.82</u>
Unreconciled Difference	<u><u>0.00</u></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: 06/30/2020
Reconciliation Date: 6/30/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1051	6/25/2020	System Generated Check/Voucher	4,040.63	U. S. Bank
Outstanding Checks/Vouchers			4,040.63	

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/2020

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1047	6/4/2020	System Generated Check/Voucher	2,375.00	Meritus Districts
1048	6/4/2020	System Generated Check/Voucher	560.95	Straley Robin Vericker
1049	6/11/2020	System Generated Check/Voucher	2,375.00	Meritus Districts
1050	6/18/2020	System Generated Check/Voucher	1,800.00	Meritus Districts
Cleared Checks/Vouchers			<hr/> 7,110.95 <hr/> <hr/>	

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2020
Reconciliation Date: 6/30/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CK1087	6/12/2020	Developer Funding - 06.12.2020	4,650.00
Cleared Deposits				4,650.00