

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED MEETING
JANUARY 20, 2022**

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, JANUARY 20, 2022 AT 10:00 A.M.
THE OFFICES OF MERITUS DISTRICTS
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

District Board of Supervisors	Chair Vice- Chair Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey Lori Campagna Jeffery Hills Nicholas Dister
District Manager	Meritus	Bryan Radcliff
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 **10:00 a.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

Dear Supervisors,

The Continued Meeting of the Board of Supervisors of the Spencer Creek Community Development District will be held on **Thursday, January 20, 2022 at 10:00 a.m. at the office of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. 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. BUSINESS ITEMS**
 - A. Discussion on Fence Installation.....Tab 01
 - B. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 05, 2021.....Tab 02
 - B. Consideration of Operation and Maintenance Expenditures July - Sept 2021Tab 03
 - C. Consideration of Operation and Maintenance Expenditures Oct - Nov 2021Tab 04
 - D. Review of Financial Statements Month Ending November 30, 2021.....Tab 05
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager.....Tab 06
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

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,
Bryan Radcliff
District Manager





**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 5, 2021 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, August 5, 2021 at 2:00 p.m.** at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Regular Meeting and Public Hearing of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, August 5, 2021 at 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Nick Dister	Supervisor
Lori Campagna	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Radcliff	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no other members of the general public present.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET

A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget

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

B. Staff Presentations

Mr. Lamb went over the proposed fiscal year 2022 budget and line items.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2021-05; Adopting Proposed Fiscal Year 2022 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-05.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget

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

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

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

B. Staff Presentations

Mr. Lamb went over that the resolution with the Board.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2021-06; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-06.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Levying O&M Assessments

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

6. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Lamb directed the Board to return and proceed to the regular meeting.

7. BUSINESS ITEMS

A. Consideration of Resolution 2021-07; Setting Fiscal Year 2022 Meeting Schedule

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2021-07.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Acceptance of Financial Review for FY Ended September 30, 2020

Mr. Lamb went over the yearly audit with the Board.

MOTION TO:	Accept the Financial Review for Fiscal Year Ended September 30, 2020.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2021-08; Re-designating Officers

Mr. Lamb went over the resolution with the Board. The change is adding Mr. Radcliff as an Assistant Secretary for signatory purposes. Supervisor Evans will continue as Chair and Supervisor Coffey will continue as Vice-Chair, with Mr. Lamb continuing as Secretary, Eric Davidson continuing as Treasurer, and the balance of the Board as Assistant Secretaries.

MOTION TO: Approve Resolution 2021-08.
MADE BY: Supervisor Campagna
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

D. General Matters of the District

Mr. Radcliff and Supervisor Evans went over the proposal for landscape services from Steadfast for the common areas only.

MOTION TO: Authorize staff to work with Supervisor Evans and Counsel to amend the contract with Steadfast for landscape services.
MADE BY: Supervisor Campagna
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

8. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting June 3, 2021**
- B. Consideration of Operations and Maintenance Expenditures May 2021**
- C. Consideration of Operations and Maintenance Expenditures June 2021**
- D. Review of Financial Statements for Month Ending June 30, 2021**

The Board reviewed the Consent Agenda items. Supervisor Evans asked if Supervisor Dister and Supervisor Hills had waived receiving supervisor fees. District Management will look into it.

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

9. VENDOR AND STAFF REPORTS

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

There were no additional reports from staff.

10. SUPERVISOR REQUESTS

There were no supervisor requests.

11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

12. ADJOURNMENT

MOTION TO:	Adjourn at 2:36 p.m.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10692	\$ 1,636.76		District Management Services - July 2021
Sitex Aquatics	5098B	765.00		Waterway Maintenance - July 2021
Monthly Contract Sub-Total		\$ 2,401.76		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Alphagraphics	707558	\$ 30.00		Self Inking Deposit Stamp - 07/15/2021
Grau & Associates	21444	1,900.00		Audit FYE 09/30/2020
HC Property Maintenance	SM 4964	682.00		Mowing & Pond Maintenance Service - 06/11/2021
Straley Robin Vericker	19975	418.50		Professional Services thru 06/15/2021
Tampa Bay Times	189465 071421	1,972.00		O&M Assessments - 07/14/2021
Regular Services Sub-Total		\$ 5,002.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 7,404.26		

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
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Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10692

DATE: 07/01/2021

DUE DATE: 07/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services July		1,500.00
	Website Administration		125.00
	Postage May		3.06
58	Copies BW May	0.15	8.70
SUBTOTAL			1,636.76
NEW CHARGES			
TOTAL			1,636.76





Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
7/1/2021	5098B

Bill To

Spencer Creek CDD
Meritus Corp
Mr. Brian Howell
2005 Pan Am Circle suite 300
Tampa, FL 33607

P.O. No.

Terms

Project

Quantity	Description	Rate	Amount
	Monthly Waterway Maintenance- 13 Ponds	765.00	765.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
Balance Due			\$765.00

538900/4307

**INVOICE**

Invoice Number: 707558
Account Number: 5
P.O. Number: TERESA FARLOW
Per: SPENCER CREEK
Cont Phone: Current Phone
Thursday July 15, 2021
Bill Email:

SPENCER CREEK
Current Phone

Item	Description	Quantity	Price
1	SELF INKING DEPOSIT STAMP	1	30.00
Subtotal For All Items			30.00
Shipping - Cust P/U			0.00
Sales Tax			0.00
Subtotal For Invoice			30.00

Received By: _____

Invoice Total \$30.00

C. O. D.

REMIT PAYMENT TO:

ALPHAGRAPHS TAMPA 671
4209 W KENNEDY BLVD
TAMPA, FL 33609-2230

PHONE (813) 289-4663
FAX (813) 287-5733

THANK YOU FOR CHOOSING ALPHAGRAPHS.

51300
5101

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. 21444
Date 07/01/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>1,900.00</u>
Current Amount Due	\$ <u><u>1,900.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,900.00	0.00	0.00	0.00	0.00	1,900.00

Payment due upon receipt.



HC PROPERTY MAINTENANCE

YOUR OUTDOOR SOLUTION
12231 Main Street #1196
PO Box 1196 San Antonio, FL 33576
Phone: 813.445.8922 | cwallen@hcpropertymaint.com

Bill To:

Spencer Creek CDD
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
US

Invoice Date

6/11/2021

Invoice #

SM-4964

INVOICE

Job At:

SCA00536 Spencer Creek CDD
Pond Bank Mowing
1502 Tiger Tooth Place
Ruskin, FL 33570
USA

**PLEASE PAY
THIS AMOUNT**

\$682.00

Make checks payable to: **HC Property Maintenance, LLC**

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: _____

HC Property Maintenance, LLC

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

30435 Commerce Drive
Suite 102
San Antonio, FL 33576

P.O. No.	Terms	Due Date	Rep	Project
		6/11/2021		SCA00536 Spenc...
Description	Qty	Rate	Amount	
Bulk Mowing/Pond Bank and Access Easement Mowing Per Service wide area finish mow pond banks, access points, and easements. Service Date: June 7 2021	1	682.00	682.00	
Subtotal			\$682.00	
Sales Tax (0.0%)			\$0.00	
Total			\$682.00	
Payments/Credits			\$0.00	
Balance Due			\$682.00	

THERE WILL BE A \$15 CHARGE FOR ALL RETURNED CHECKS
10% INTEREST WILL BE ASSESSED ON ALL UNPAID BALANCES
AFTER 90 DAYS

Billing Inquiries? Call 813-445-8922

Account Total Balance

\$682.00

53900/4604

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 29, 2021

Client: 001511

Matter: 000001

Invoice #: 19975

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
5/23/2021	JMV	PREPARE LEGAL NOTICES FOR CDD MEETING AND PUBLIC HEARINGS.	0.1	
5/24/2021	LB	FINALIZE PUBLICATION ADS FOR FY 2021/2022 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	
6/3/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
6/3/2021	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.3	
6/4/2021	VTs	PREPARE RESOLUTION TO AMEND DISTRICT BOUNDARY.	0.5	
6/7/2021	VTs	REVIEW CORRESPONDENCE OF R. MOTKO, K. SMITH AND M. CAMPBELL RE: DISTRICT BOUNDARY AMENDMENT.	0.1	
Total Professional Services			1.5	\$418.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.4	\$130.00
VTs Vanessa T. Steinerts	0.9	\$256.50
LB Lynn Butler	0.2	\$32.00

June 29, 2021

Client: 001511

Matter: 000001

Invoice #: 19975

Page: 2

Total Services	\$418.50	
Total Disbursements	\$0.00	
Total Current Charges		\$418.50

PAY THIS AMOUNT

\$418.50

5/400 / 3/07

Please Include Invoice Number on all Correspondence



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	
07/14/21	SPENCER CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/14/2021	Deirdre Almeida	189465
Total Amount Due	Ad Number	
\$1,972.00	0000169862	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/14/21	07/14/21	0000169862	Times	Legals CLS	O&M Assessments AffidavitMaterial	1	4x12.00 IN	\$1,968.00 \$4.00

1972

51309/
4801

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/14/21	SPENCER CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/14/2021	Deirdre Almeida	189465
Total Amount Due	Ad Number	
\$1,972.00	0000169862	

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

REMIT TO:

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

Received
JUL 21 2021

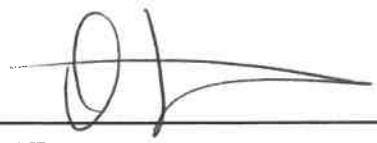
Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

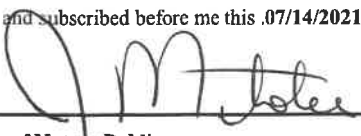
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in **Tampa Bay Times: 7/14/21** 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

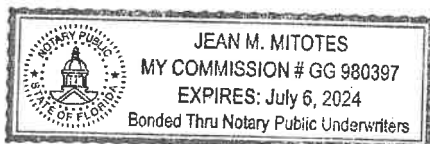
Sworn to and subscribed before me this **07/14/2021**



Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Spencer Creek Community Development District

The Board of Supervisors (the "**Board**") of the Spencer Creek Community Development District (the "**District**") will hold a public hearing and a meeting on Thursday, August 5, 2021, at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M

Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://spencercreekcdd.com/>), or may be obtained by contacting the District Manager's office via email at brian.lamb@merituscorp.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2019 - PHASES 1 & 2									
Single Family 40'	1.00	70	\$1,276.60	\$619.76	\$1,896.36	\$1,276.60	\$619.76	\$1,896.36	\$0.00
Single Family 50'	1.25	239	\$1,595.75	\$774.70	\$2,370.45	\$1,595.75	\$774.70	\$2,370.45	\$0.00
Single Family 60'	1.50	52	\$1,914.90	\$929.63	\$2,844.53	\$1,914.90	\$929.63	\$2,844.53	\$0.00
361									

Notations:

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

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2021 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

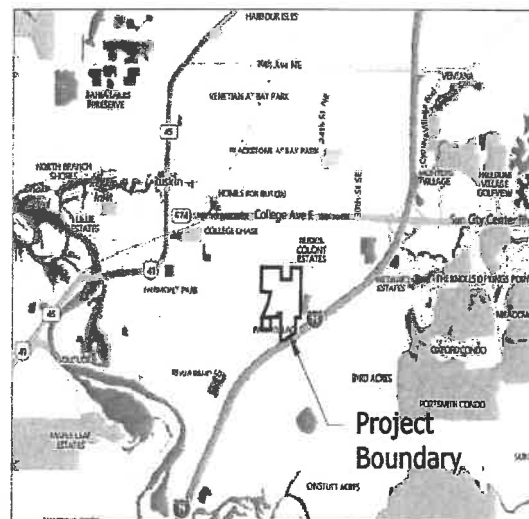
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the District offices or by conference line. Please check the District's website at <http://spencercreekcdd.com/>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business

days prior to 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 aid in contacting the District Manager's office.

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

Bryan Radcliff
District Manager



Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10780	\$ 1,631.83		District Management Services - August 2021
Sitex Aquatics	5202B	0.00		Waterway Maintenance - August 2021
Monthly Contract Sub-Total		\$ 1,631.83		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221008097612 080221	\$ 0.00		Electric Service thru 07/27/2021
Utilities Sub-Total		\$ 0.00		
Regular Services				
SteadFast	5245	\$ 363.00		Mowing & Pond Service - 08/06/2021
Straley Robin Vericker	20102	695.90		Professional Services thru 07/15/2021
Tampa Bay Times	189465 072121	461.00		Budget Hearing - 07/21/2021
Regular Services Sub-Total		\$ 1,519.90		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 3,151.73		

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

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10780

DATE: 08/01/2021

DUE DATE: 08/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services August		1,500.00
	Website Administration		125.00
	Postage June		1.53
32	Copies BW June	0.15	4.80
1	Copies Color June	0.50	0.50
SUBTOTAL			1,631.83
NEW CHARGES			
TOTAL			1,631.83





Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
8/1/2021	5202B

Bill To
Spencer Creek CDD Meritus Corp Mr. Brian Howell 2005 Pan Am Circle suite 300 Tampa, FL 33607

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Waterway Maintenance- 13 Ponds	765.00	765.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>		53900/ 4307	or 12
		Payments/Credits	\$765.00
		Balance Due	\$0.00

Statement Date: 08/02/2021

Account: 221008097612

SPENCER CREEK DEVELOPMENT LLC
14TH AVE SE AND 15TH ST SE
RUSKIN, FL 33570

Current month's charges:	\$0.00
Total amount due:	\$0.00
Payment Due By:	08/23/2021

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$0.00
Total Amount Due	\$0.00

53100
4301

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit **sunshine811.com** or **tampaelectric.com/811**.

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



2021
TRUSTED
BUSINESS
PARTNER
BUSINESS CUSTOMERS

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008097612

Current month's charges:	\$0.00
Total amount due:	\$0.00
Payment Due By:	08/23/2021

Amount Enclosed \$

645210741164

00003176 01 AB 0.42 33607 FTECO108022123131810 00000 04 00000000 003 04 18951 003



SPENCER CREEK DEVELOPMENT LLC
2005 PAN AM CR, SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

64521074116422100809761200000000000006

Account: 221008097612
Statement Date: 08/02/2021
Current month's charges due 08/23/2021

Details of Charges – Service from 06/26/2021 to 07/27/2021

Service for: 14TH AVE SE AND 15TH ST SE, RUSKIN, FL 33570

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge		\$0.00
Fixture & Maintenance Charge	0 Fixture	\$0.00
Lighting Pole / Wire	0 Pole	\$0.00
Lighting Fuel Charge		\$0.00
Storm Protection Charge		\$0.00
Florida Gross Receipt Tax		\$0.00
Municipal Public Service Tax		\$0.00
Lighting Charges		\$0.00

Total Current Month's Charges

\$0.00

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.





Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
8/6/2021	SM-5245

Please make all Checks payable to:
Steadfast Contractors Alliance
Tax ID: 83-2711799

Bill To

Spencer Creek CDD
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
US

Ship To

SCA00536 Spencer Creek CDD
Pond Bank Mowing
1502 Tiger Tooth Place
Ruskin, FL 33570
USA

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SCA00536 Spencer Creek CDD Pond Mo...
Quantity	Description		Rate	Serviced Date	Amount
1	Bulk Mowing/Pond Bank and Access Easement Mowing Per Service wide area finish mow pond banks, access points, and easements additional ponds have been added to the mowing schedule. Service Date: August 6, 2021 Serviced prior to new contract being entered into. Partial with Credit on the account from overpayment received on 6/2/21.		1,000.00	8/6/2021	1,000.00

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

Project Total Balance \$636.00 **Customer Total Balance** \$636.00

Total	\$1,000.00
Payments/Credits	-\$364.00
Balance Due	\$636.00

53900³¹/4609

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

July 27, 2021

Client: 001511

Matter: 000001

Invoice #: 20102

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
6/21/2021	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2020; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	
6/22/2021	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL REPORT.	0.8	
6/28/2021	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
6/29/2021	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISCLOSURE AGENT.	0.3	
7/7/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
7/14/2021	LB	REVIEW PROPOSED FY 2021-2022 BUDGET; RESEARCH PROPERTY OWNERSHIP; PREPARE DRAFT RESOLUTION ADOPTING FINAL BUDGET, DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON FINAL BUDGET, AND DRAFT DEVELOPER BUDGET FUNDING AGREEMENT.	1.2	
Total Professional Services			3.2	\$693.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.1	\$357.50

July 27, 2021

Client: 001511

Matter: 000001

Invoice #: 20102

Page: 2

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	2.1	\$336.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2021	Photocopies (16 @ \$0.15)	\$2.40

Total Disbursements	\$2.40
---------------------	--------

Total Services	\$693.50
Total Disbursements	\$2.40
Total Current Charges	\$695.90

PAY THIS AMOUNT

\$695.90

51900/3107

Please Include Invoice Number on all Correspondence



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	
07/21/21		SPENCER CREEK CDD	
Billing Date	Sales Rep	Customer Account	
07/21/2021	Deirdre Almeida	189465	
Total Amount Due		Ad Number	
\$461.00		0000169863	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/21/21	07/21/21	0000169863	Times	Legals CLS	Budget Hearing	1	2x55 L	\$459.00
07/21/21	07/21/21	0000169863	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x55 L	\$0.00 \$2.00

461.00

51300/4801

Received
JUL 28 2021

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/21/21		SPENCER CREEK CDD	
Billing Date	Sales Rep	Customer Account	
07/21/2021	Deirdre Almeida	189465	
Total Amount Due		Ad Number	
\$461.00		0000169863	

DO NOT SEND CASH BY MAIL

Thank you for your business.

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

SPENCER CREEK CDD

C/O MERITUS

2005 PAN AM CIRCLE, #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

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: Budget Hearing** was published in **Tampa Bay Times**: **7/21/21** 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 07/21/2021

Signature of Notary Public

Personally known X or produced identification

Type of identification produced

**Notice of Public Hearing and Board of Supervisors
Meeting of the Spencer Creek Community
Development District**

The Board of Supervisors (the "Board") of the Spencer Creek Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 5, 2021, at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

} SS

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting: (<http://spencercreekcdd.com/>), or may be obtained by contacting the District Manager's office via email at brian.lamb@meritusc corp.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the District offices or by conference line. Please check the District's website at <http://spencercreekcdd.com/>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line

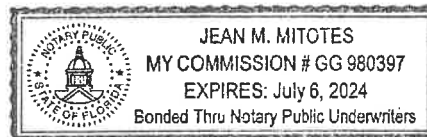
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Bryan Radcliff
District Manager

Run Date: July 21, 2021

0000169863



Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10910	\$ 1,637.09		District Management Service - September 2021
Sitex Aquatics	5312B	765.00		Waterway Maintenance - September 2021
Steadfast	SM 5268	6,427.46		Maintenance/Management - August 2021
Steadfast	SM 5334	6,427.46	\$ 12,854.92	Maintenance/Management - September 2021
Monthly Contract Sub-Total		\$ 15,257.01		
Variable Contract				
Straley Robin Vericker	20232	\$ 784.25		Professional Services thru 08/15/2021
Variable Contract Sub-Total		\$ 784.25		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 16,041.26		

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

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10910
DATE: 09/01/2021
DUE DATE: 09/01/2021

BILLING ADDRESS
Spencer Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		1,500.00
5103	Website Administration		125.00
4101	Postage July		10.14
13 4101	Copies BW July	0.15	1.95
SUBTOTAL			1,637.09
NEW CHARGES			
TOTAL			1,637.09



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
9/1/2021	5312B

Bill To

Spencer Creek CDD
Meritus Corp
Mr. Brian Howell
2005 Pan Am Circle suite 300
Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Waterway Maintenance- 13 Ponds-September	765.00	765.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
		Balance Due	\$765.00

53900/4307
39



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
8/12/2021	SM-5268

Please make all Checks payable to:
Steadfast Contractors Alliance
Tax ID: 83-2711799

Bill To

Spencer Creek CDD
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
US

Ship To

SCA00536 Spencer Creek CDD
1502 Tiger Tooth Place
Ruskin, FL 33570
USA

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SCA00536 Spencer Creek CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Landscape Maintenance for the month of August 2021 - Common Area		4,748.80		4,748.80
1	Water Management for the month of August 2021 - Common Area		816.00		816.00
1	Fertilization Plan for the month of August 2021 - Common Area		862.66		862.66

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

Total	\$6,427.46
Payments/Credits	\$0.00
Balance Due	\$6,427.46

53940/4607



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
9/1/2021	SM-5334

Please make all Checks payable to:
Steadfast Contractors Alliance
Tax ID: 83-2711799

Bill To

Spencer Creek CDD
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
US

Ship To

SCA00536 Spencer Creek CDD
1502 Tiger Tooth Place
Ruskin, FL 33570
USA

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SCA00536 Spencer Creek CDD	
Quantity	Description		Rate		Serviced Date	Amount
	Landscape Maintenance for the month of September 2021					
1	Core Landscape Maintenance		4,748.80			4,748.80
1	Water Management		816.00			816.00
1	Fertilization Plan		862.66			862.66

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

Total	\$6,427.46
Payments/Credits	\$0.00
Balance Due	\$6,427.46

53900/41 4609

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

August 23, 2021

Client: 001511

Matter: 000001

Invoice #: 20232

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
7/21/2021	JMV	PREPARE CDD BUDGET RESOLUTION; PREPARE CDD ASSESSMENT RESOLUTION.	0.7	
7/21/2021	LB	FINALIZE RESOLUTION ADOPTING FY 2021-2022 BUDGET, RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON SAME AND BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING RESOLUTIONS AND BUDGET FUNDING AGREEMENT.	0.3	
8/3/2021	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
8/5/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
8/5/2021	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.3	
8/13/2021	VTS	INITIAL PREPARATION OF LANDSCAPE MAINTENANCE AGREEMENT WITH STEADFAST CONTRACTORS ALLIANCE LLC AND SEND CORRESPONDENCE TO B. RADCLIFFE RE: SAME.	0.7	
Total Professional Services			2.6	\$755.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.3	\$422.50
VTS	Vanessa T. Steinerts	1.0	\$285.00

August 23, 2021

Client: 001511

Matter: 000001

Invoice #: 20232

Page: 2

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.3	\$48.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/12/2021	XPRESS DELIVERIES, LLC- Courier Service-	\$28.75

Total Disbursements	\$28.75
---------------------	---------

Total Services	\$755.50
----------------	----------

Total Disbursements	\$28.75
---------------------	---------

Total Current Charges	\$784.25
-----------------------	----------

PAY THIS AMOUNT

\$784.25

dv
m.

51900/3107

Please Include Invoice Number on all Correspondence

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10954	\$ 1,634.93		District Management Services - October 2021
Sitex Aquatics	5432B	765.00		Waterway Service - October 2021
SteadFast	5484	6,427.46		Landscape Maintenance - October 2021
Monthly Contract Sub-Total		\$ 8,827.39		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221008097612 100121	\$ 0.00		Electric Service thru 09/27/2021
Utilities Sub-Total		\$ 0.00		
Regular Services				
DEO	85440	\$ 175.00		Application - 10/01/2021
Stantec	1841454	2,228.25		Engineering Service - 10/07/2021
Straley Robin Vericker	20367	199.50		Professional Services thru 09/15/2021
Tampa Bay Times	189465 092921	512.00		Meeting Schedule - 09/29/2021
Regular Services Sub-Total		\$ 3,114.75		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 11,942.14		

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
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Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10954
DATE: 10/01/2021
DUE DATE: 10/01/2021

BILLING ADDRESS
Spencer Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		1,500.00
	Website Administration		125.00
	Postage August		1.53
56	Copies BW August	0.15	8.40
SUBTOTAL			1,634.93
NEW CHARGES			
TOTAL			1,634.93





Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
10/1/2021	5432B

Bill To

Spencer Creek CDD
Meritus Corp
Mr. Brian Howell
2005 Pan Am Circle suite 300
Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Waterway Maintenance- 13 Ponds-October	765.00	765.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
Balance Due			\$765.00

53900/4307



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

Invoice

Date	Invoice #
10/1/2021	SM-5484

Please make all Checks payable to:
Steadfast Contractors Alliance
Tax ID: 83-2711799

Bill To

Spencer Creek CDD
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
US

Ship To

SCA00536 Spencer Creek CDD
1502 Tiger Tooth Place
Ruskin, FL 33570
USA

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SCA00536 Spencer Creek CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance for the month of October 2021				
1	Core Landscape Maintenance		4,748.80		4,748.80
1	Water Management		816.00		816.00
1	Fertilization Plan		862.66		862.66

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

Total	\$6,427.46
Payments/Credits	\$0.00
Balance Due	\$6,427.46

53900/4604
48

Statement Date: 10/01/2021

Account: 221008097612

SPENCER CREEK DEVELOPMENT LLC
14TH AVE SE AND 15TH ST SE
RUSKIN, FL 33570

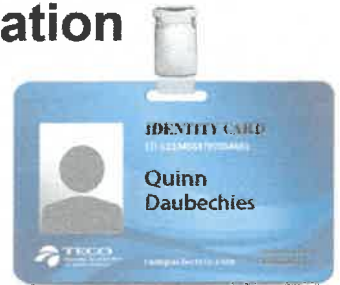
Current month's charges:	\$0.00
Total amount due:	\$0.00
Payment Due By:	10/22/2021

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$0.00
Total Amount Due	\$0.00

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008097612

Current month's charges:	\$0.00
Total amount due:	\$0.00
Payment Due By:	10/22/2021

Amount Enclosed \$ _____
631630553296

00000117 01 AB 0.45 33607 FTECO110022100185610 00000 04 00000000 002 05 21389 002



SPENCER CREEK DEVELOPMENT LLC
2005 PAN AM CR, SUITE 300
TAMPA, FL 33607-6008



Received
OCT 06 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008097612
Statement Date: 10/01/2021
Current month's charges due 10/22/2021

Details of Charges – Service from 08/27/2021 to 09/27/2021

Service for: 14TH AVE SE AND 15TH ST SE, RUSKIN, FL 33570

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge		\$0.00
Fixture & Maintenance Charge	0 Fixture	\$0.00
Lighting Pole / Wire	0 Pole	\$0.00
Lighting Fuel Charge		\$0.00
Storm Protection Charge		\$0.00
Florida Gross Receipt Tax		\$0.00
Municipal Public Service Tax		\$0.00

Lighting Charges

\$0.00

Total Current Month's Charges

\$0.00

00000117-0000258-Page 3 of 4

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit tampaelectric.com/energyplanner to learn more about Energy Planner and to view the current rates and the winter schedule.

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85440			Date Invoiced: 10/01/202
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.0

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Spencer Creek Community Development District

Mr. Brian K. Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

- | | |
|---------------------------------------|-------------------------------|
| 2. Telephone: | (813) 397-5120 |
| 3. Fax: | (813) 837-7070 |
| 4. Email: | brian.lamb@merituscorp.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | spencercreekcdd.com |
| 8. County(ies): | Hillsborough |
| 9. Function(s): | Community Development |
| 10. Boundary Map on File: | 10/18/2018 |
| 11. Creation Document on File: | 10/18/2018 |
| 12. Date Established: | 10/16/2018 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | Hillsborough County |
| 15. Creation Document(s): | County Ordinance 18-29 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |
| 19. Most Recent Update: | 10/06/2020 |

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____

Date 10/5/2021

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management,

107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

**INVOICE**

Page 1 of 1

Invoice Number	1841454
Invoice Date	October 7, 2021
Purchase Order	215614809
Customer Number	150692
Project Number	215614809

Bill To

Spencer Creek CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Spencer Creek CDD - District Engineering Services

Project Manager	Stewart, Tonja L	For Period Ending	September 24, 2021
Current Invoice Total (USD)	2,228.25		

Initiate community mapping

Top Task	2021	2021 FY General Consulting
-----------------	-------------	-----------------------------------

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	14.75	131.00	1,932.25
Donaldson Jr, Daniel M (Dan)	1.50	148.00	222.00
Smriti, Monika	0.50	148.00	74.00
Subtotal Professional Services	<u>16.75</u>		<u>2,228.25</u>

Top Task Subtotal	2021 FY General Consulting	2,228.25
-------------------	----------------------------	----------

Total Fees & Disbursements**INVOICE TOTAL (USD)**2,228.25**2,228.25****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

51300 / 3103

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

September 21, 2021

Client: 001511

Matter: 000001

Invoice #: 20367

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
8/16/2021	VTS	REVIEW AND REPLY TO CORRESPONDENCE FROM B. RADCLIFF, REVIEW FURTHER CORRESPONDENCE FROM B. RADCLIFFE RE: LANDSCAPE MAINTENANCE AGREEMENT, REVISE LANDSCAPE MAINTENANCE AGREEMENT AND FORWARD TO B. RADCLIFF.	0.7	
Total Professional Services			0.7	\$199.50

PERSON RECAP

Person	Hours	Amount
VTS Vanessa T. Steinerts	0.7	\$199.50

51400 / 3107

September 21, 2021
Client: 001511
Matter: 000001
Invoice #: 20367

Page: 2

Total Services	\$199.50	
Total Disbursements	\$0.00	
Total Current Charges		\$199.50

PAY THIS AMOUNT

\$199.50

Please Include Invoice Number on all Correspondence



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	
09/29/21		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/29/2021		Deirdre Almeida	189465
Total Amount Due			Ad Number
\$512.00			0000184837

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/21	09/29/21	0000184837	Times	Legals CLS	Meeting Schedule	1	2x61 L	\$510.00
09/29/21	09/29/21	0000184837	Tampabay.com	Legals CLS	Meeting Schedule	1	2x61 L	\$0.00
					AffidavitMaterial			\$2.00

512.00

513.00 / 489

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/29/21		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/29/2021		Deirdre Almeida	189465
Total Amount Due			Ad Number
\$512.00			0000184837

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
OCT 04 2021

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: Meeting Schedule** was published in **Tampa Bay Times: 9/29/21** 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 not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **09/29/2021**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2022
SPENCER CREEK COMMUNITY DEVELOPMENT
DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spencer Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 07, 2021	2:00 p.m.
November 04, 2021	2:00 p.m.
December 02, 2021	2:00 p.m.
January 06, 2022	2:00 p.m.
February 03, 2022	2:00 p.m.
March 03, 2022	2:00 p.m.
April 07, 2022	2:00 p.m.
May 05, 2022	2:00 p.m.
June 02, 2022	2:00 p.m.
July 07, 2022	2:00 p.m.
August 04, 2022	2:00 p.m.
September 01, 2022	2:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

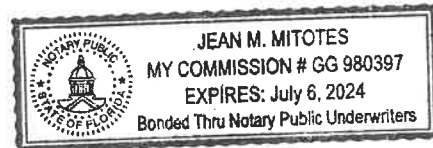
The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager
Run Date: 09/29/2021

0000184837



Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	11069	\$ 1,928.62		District Management Service - November 2021
Meritus Districts	11069	1,928.62	\$ 3,857.24	District Management Service - November 2021
Sitex Aquatics	5202B	765.00		Aquatic Maintenance - August 2021
Sitex Aquatics	5540B	765.00	\$ 1,530.00	Aquatic Maintenance - November 2021
Monthly Contract Sub-Total		\$ 5,387.24		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221008097612 110121	\$ 29.50		Electric Service thru 10/26/2021
Utilities Sub-Total		\$ 29.50		
Regular Services				
Grau & Associates	GA 110121	\$ 29.00		Audit FYE 09/30/2021
Straley Robin Vericker	20465	161.50		Professional Services thru 10/15/2021
Regular Services Sub-Total		\$ 190.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 5,607.24		

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

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 11069

DATE: 11/01/2021

DUE DATE: 11/01/2021

BILLING ADDRESS
Spencer Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		1,500.00
	Website Administration		125.00
	Postage September		2.12
10	Copies BW September	0.15	1.50
SUBTOTAL			1,628.62
NEW CHARGES			
TOTAL			1,628.62

*Dissemination
380.00*

*380.00
1928.62*

PA

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 11069
DATE: 11/01/2021
DUE DATE: 11/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		1,500.00
	Website Administration		125.00
	Postage September		2.12
10	Copies BW September	0.15	1.50
	Disclosure Report		300.00
SUBTOTAL			1,928.62
NEW CHARGES			
TOTAL			1,928.62



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
8/1/2021	5202B

Bill To

Spencer Creek CDD
Meritus Corp
Mr. Brian Howell
2005 Pan Am Circle suite 300
Tampa, FL 33607

P.O. No.

Terms

Project

Net 30

Quantity	Description	Rate	Amount
	Monthly Waterway Maintenance- 13 Ponds August	765.00	765.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
Balance Due			\$765.00

53900 / 430



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
11/1/2021	5540B

Bill To

Spencer Creek CDD
Meritus Corp
Mr. Brian Howell
2005 Pan Am Circle suite 300
Tampa, FL 33607

P.O. No.

Terms

Project

Net 30

Quantity	Description	Rate	Amount
	Monthly Waterway Maintenance- 13 Ponds-November	765.00	765.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>		Payments/Credits	\$0.00
		Balance Due	\$765.00

53900/4305



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/01/2021
Account: 221008097612

SPENCER CREEK DEVELOPMENT LLC
14TH AVE SE AND 15TH ST SE
RUSKIN, FL 33570

Current month's charges:	\$29.50
Total amount due:	\$29.50
Payment Due By:	11/22/2021

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$29.50
Total Amount Due	\$29.50



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

SCAMMERS ARE CALLING

Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008097612

Current month's charges:	\$29.50
Total amount due:	\$29.50
Payment Due By:	11/22/2021

Amount Enclosed \$
629161433992

00004786 01 AB 0.45 33607 FTECO111012123004310 00000 03 00000000 004 04 18104 002



SPENCER CREEK DEVELOPMENT LLC
2005 PAN AM CR, SUITE 300
TAMPA, FL 33607-6008

Received
NOV 08 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6291614339922210080976120000000029502



ACCOUNT INVOICE

tampaelectric.com



Account: 221008097612
Statement Date: 11/01/2021
Current month's charges due 11/22/2021

Details of Charges – Service from 09/28/2021 to 10/26/2021

Service for: 14TH AVE SE AND 15TH ST SE, RUSKIN, FL 33570

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	14 kWh @ \$0.02734/kWh	\$0.38
Fixture & Maintenance Charge	1 Fixture	\$9.04
Lighting Pole / Wire	1 Pole	\$15.59
Lighting Fuel Charge	14 kWh @ \$0.04187/kWh	\$0.59
Storm Protection Charge	14 kWh @ \$0.00354/kWh	\$0.05
Florida Gross Receipt Tax		\$0.03
Franchise Fee		\$1.68
Municipal Public Service Tax		\$0.06
State Tax		\$2.08

Lighting Charges **\$29.50**

Total Current Month's Charges **\$29.50**

00004786-0010019-Page 3 of 4

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.



Invoice Month	Request Date	Client Name	PR#	Responder	Qty	Price	Amount
October	09/30/2021	Avelar Creek CDD	X53043176V40	U.S. Bank	1	29	29
October	09/30/2021	Belmond Reserve	I5304318M054	U.S. Bank	1	29	29
October	09/30/2021	Berry Bay	X53043195S56	U.S. Bank	1	29	29
October	09/30/2021	Corkscrew Farms	M53043217X72	U.S. Bank	2	29	58
October	09/30/2021	Carlton Lakes	T5304328M027	U.S. Bank	3	29	87
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Shadows	L53043376V97	U.S. Bank	2	29	58
October	09/30/2021	Grand Oaks	X5304344A254	U.S. Bank	2	29	58
October	09/30/2021	Champions Reserve	E53043476V75	U.S. Bank	1	29	29
October	09/30/2021	La Collina	X53043517X44	U.S. Bank	1	29	29
October	09/30/2021	Longleaf	T53043576V87	U.S. Bank	2	29	58
October	09/30/2021	North Park Isle	A5304360G320	U.S. Bank	1	29	29
October	09/30/2021	Parkway Center	Z5304362I113	U.S. Bank	3	29	87
October	09/30/2021	Rivercrest	Y5304364A273	U.S. Bank	2	29	58
October	09/30/2021	Shell Point	L53043676V82	U.S. Bank	1	29	29
October	09/30/2021	Sherwood Manor CDD	Y5304370G395	U.S. Bank	1	29	29
October	09/30/2021	South Fork III	R53043717X10	U.S. Bank	3	29	87
October	09/30/2021	Spencer Creek	L53043739R56	U.S. Bank	1	29	29
October	09/30/2021	Spring Lake	R5304376P498	U.S. Bank	2	29	58
October	09/30/2021	Summit at Fern Hill	H53043817X23	U.S. Bank	2	29	58
October	09/30/2021	The Heights CDD	V53043839R14	U.S. Bank	2	29	58
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	South Creek	L53043876V22	U.S. Bank	1	29	29
October	09/30/2021	Creek Preserve	H53043958K10	U.S. Bank	2	29	58
October	09/30/2021	Parrish Plantation	Q53044058K66	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	Ventana CDD	M5304414A275	U.S. Bank	2	29	58
October	09/30/2021	Bull Frog Creek	W53054258K26	U.S. Bank	2	29	58
						Total	1,508

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date 11/1/2021

SERVICE

AMOUNT

Audit FYE 09/30/2021 - Confirmation.com / October

\$ 1,508.00

Current Amount Due

\$ 1,508.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Spencer Creek Community Development District

c/o Meritus Districts

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

October 22, 2021

Client: 001511

Matter: 000001

Invoice #: 20465

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
10/1/2021	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2021.	0.2	
10/8/2021	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND CONTINUING DISCLOSURE AGENT.	0.3	
10/14/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2021.	0.2	
Total Professional Services			0.7	\$161.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$97.50
LB	Lynn Butler	0.4	\$64.00

October 22, 2021
Client: 001511
Matter: 000001
Invoice #: 20465

Page: 2

Total Services	\$161.50	
Total Disbursements	\$0.00	
Total Current Charges		\$161.50

PAY THIS AMOUNT

\$161.50

OK
51900 / 3107

Please Include Invoice Number on all Correspondence

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2021



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 11/30/2021

(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	24,605	0	0	0	0	24,605
Revenue Series 2019 7000	0	9,308	0	0	0	9,308
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	268,006	0	0	0	268,006
Acquisition & Construction S2019 7005	0	0	14	0	0	14
Cost of Issuance S2019 7006	0	0	0	0	0	0
General Account Series 2019 7007	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0
Prepaid Expenses	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
Prepaid Trustee Fees	1,347	0	0	0	0	1,347
Construction Work In Progress	0	0	0	7,513,667	0	7,513,667
Amount Available - Debt Service	0	0	0	0	738,545	738,545
Amount To Be Provided - Debt Service	0	0	0	0	7,321,455	7,321,455
Total Assets	25,952	277,314	14	7,513,667	8,060,000	15,876,947
Liabilities						
Accounts Payable	14,828	0	0	0	0	14,828
Due To Debt Service Fund	9,308	0	0	0	0	9,308
Accrued Expenses Payable	0	0	0	0	0	0
Due To Developer	5,170	0	0	0	0	5,170
Revenue Bond Payable Series 2019	0	0	0	0	8,060,000	8,060,000
Total Liabilities	29,306	0	0	0	8,060,000	8,089,306
Fund Equity & Other Credits						
Fund Balance - All Other Reserves	0	268,008	12	0	0	268,020
Retained Earnings - Reserved	0	0	0	0	0	0
Fund Balance - Unreserved	16,202	0	0	0	0	16,202
Investments In General Fixed Assets	0	0	0	7,513,667	0	7,513,667
Other	(19,557)	9,307	2	0	0	(10,248)
Total Fund Equity & Other Credits	(3,354)	277,314	14	7,513,667	0	7,787,641
Total Liabilities & Fund Equity	25,952	277,314	14	7,513,667	8,060,000	15,876,947

Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 11/30/2021
(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 - Tax Roll	0	4,519	4,519	0 %
Operations & Maintenance Assessments - Off Roll	260,262	0	(260,262)	(100)%
Total Revenues	260,262	4,519	(255,743)	(98)%
Expenditures				
Legislative				
Supervisor Fees	1,000	0	1,000	100 %
Financial & Administrative				
District Manager	30,000	5,700	24,300	81 %
District Engineer	3,000	2,228	772	26 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	4,100	673	3,427	84 %
Accounting Services	9,000	300	8,700	97 %
Auditing Services	4,000	29	3,971	99 %
Postage, Phone, Faxes, Copies	500	19	481	96 %
Public Officials Insurance	2,663	0	2,663	100 %
Legal Advertising	2,500	0	2,500	100 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	1,500	375	1,125	75 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Council				
District Counsel	5,000	162	4,839	97 %
Utility Services				
Electric Services - All Others	55,000	30	54,971	100 %
Water - Sewer Combination Services				
Water Utility Services	6,000	0	6,000	100 %
Other Physical Environment				
Waterway Management System	9,180	1,530	7,650	83 %
General Liability & Property Casualty Insurance	7,500	0	7,500	100 %
Monument, Entrance & Wall Maintenance & Repair	1,500	0	1,500	100 %
Landscape Maintenance - Contract	86,600	12,855	73,745	85 %
Plant Replacement Program	2,000	0	2,000	100 %
Mulch & Tree Trimming	10,000	0	10,000	100 %
Irrigation Maintenance	1,500	0	1,500	100 %
Pool Maintenance - Contract	6,000	0	6,000	100 %
Pool Maintenance - Other	694	0	694	100 %
Amenity Center Pest Control	300	0	300	100 %
Amenity Center Cleaning & Supplies	3,000	0	3,000	100 %
Amenity Center Maintenance & Repair	1,000	0	1,000	100 %
Total Expenditures	260,262	24,075	236,187	91 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 001 - General Fund
 From 10/1/2021 Through 11/30/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues Over (Under) Expenses	0	(19,557)	(19,557)	0 %
Fund Balance, Beginning of Period	0	16,202	16,202	0 %
Fund Balance, End of Period	0	(3,354)	(3,354)	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund Series 2019
From 10/1/2021 Through 11/30/2021
(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 Assessments - Tax Roll	0	9,308	9,308	0 %
Debt Service Assessmetns - Off Roll	533,481	198,052	(335,429)	(63)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	533,481	207,362	(326,119)	(61)%
Expenditures				
Debt Service Payments				
Interest Payment	393,481	198,053	195,428	50 %
Principal Payment	140,000	0	140,000	100 %
Total Expenditures	533,481	198,053	335,428	63 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(2)	(2)	0 %
Total Other Financing Sources	0	(2)	(2)	0 %
Excess Revenues Over (Under) Expenses	0	9,307	9,307	0 %
Fund Balance, Beginning of Period	0	268,008	268,008	0 %
Fund Balance, End of Period	0	277,314	277,314	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	2	2	0 %
Total Other Financing Sources	0	2	2	0 %
Excess Revenues Over (Under) Expenses	0	2	2	0 %
Fund Balance, Beginning of Period	0	12	12	0 %
Fund Balance, End of Period	0	14	14	0 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 900 - General Fixed Assets -Account Group
 From 10/1/2021 Through 11/30/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	7,513,667	7,513,667	0 %
Fund Balance, End of Period	0	7,513,667	7,513,667	0 %

Spencer Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/2021

Reconciliation Date: 11/30/2021

Status: Locked

Bank Balance	24,604.88
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	24,604.88
Balance Per Books	<u>24,604.88</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: 11/30/2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1133	11/2/2021	System Generated Check/Voucher	1,928.62	Meritus Districts
1134	11/5/2021	System Generated Check/Voucher	29.00	Grau and Associates
1135	11/5/2021	System Generated Check/Voucher	765.00	Sitex Aquatics
1136	11/5/2021	System Generated Check/Voucher	161.50	Straley Robin Vericker
1137	11/15/2021	System Generated Check/Voucher	765.00	Sitex Aquatics
1138	11/15/2021	System Generated Check/Voucher	29.50	Tampa Electric
Cleared Checks/Vouchers			<hr/> 3,678.62 <hr/> <hr/>	

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR113	11/17/2021	Tax Distribution - 11.17.21	9,812.54	
CR114	11/24/2021	Tax Distribution - 11.24.21	4,014.21	
Cleared Deposits			13,826.75	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Monday December 27, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	10	0	<u>Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	3	-2	<u>Weeds spotted around lakes</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	5	0	<u>Good</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	7	-3	<u>OK</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>NA</u>
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	<u>NA</u>
INSECT/DISEASE CONTROL	7	7	0	<u>NA</u>
DEADHEADING/PRUNING	3	3	0	<u>NA</u>

SCORE

100	91	-9	91%
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Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Monday December 27, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	15	-10	Debris and trash noted
INVASIVE MATERIAL (FLOATING)	20	18	-2	Most marginal except on problem pond
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Most marginal except on problem pond
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	10	-5	Could be better

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	NA
CLUBHOUSE EXTERIOR	3	3	0	NA
POOL WATER	10	10	0	NA
POOL TILES	10	10	0	NA
POOL LIGHTS	5	5	0	NA
POOL FURNITURE/EQUIPMENT	8	8	0	NA
FIRST AID/SAFETY ITEMS	10	10	0	NA
SIGNAGE (rules, pool, playground)	5	5	0	NA
PLAYGROUND EQUIPMENT	5	5	0	NA
RECREATIONAL FACILITIES	7	7	0	NA
RESTROOMS	6	6	0	NA
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	NA
FOUNTAINS	8	6	-2	NA

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Monday December 27, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	0	-40	No high impact landscaping at entrances
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	10	-5	Fair
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	NA
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	634	-66	91%

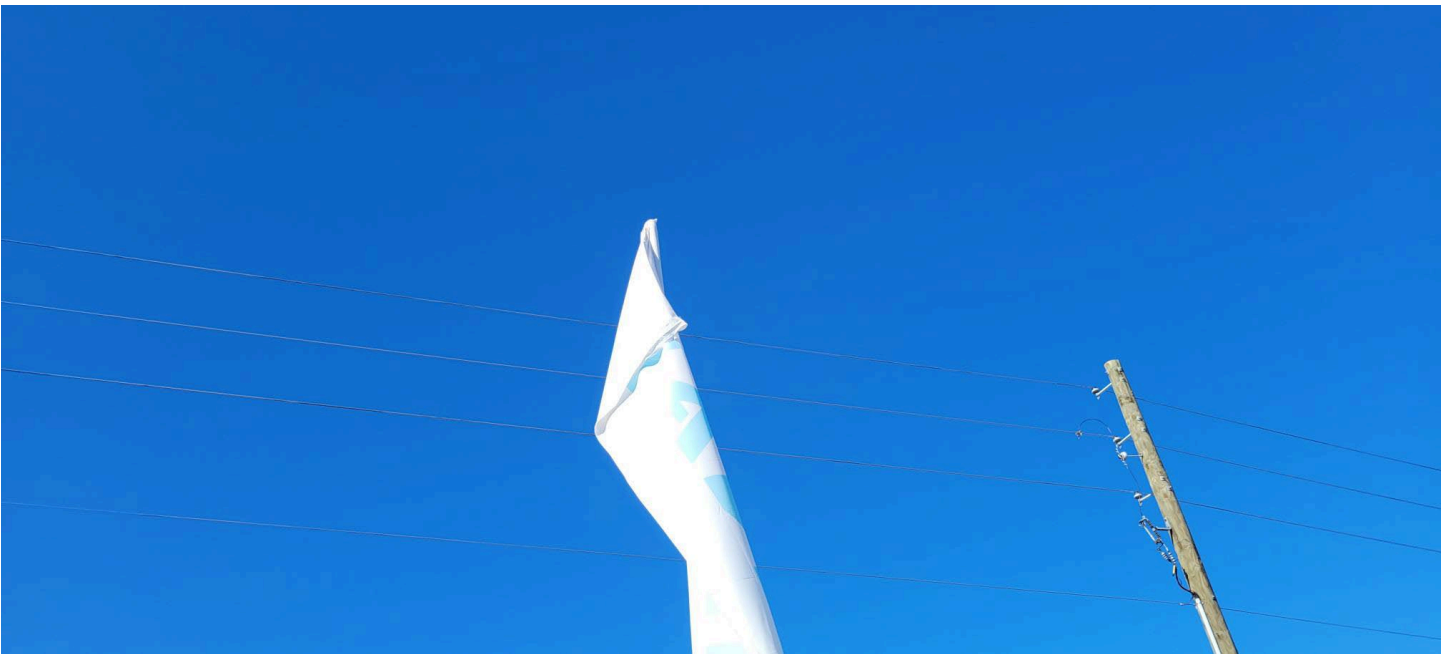
Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Spencer Creek December.



Entrance at Golden Globe and 15TH, ST.SE



Lennar banner is beginning to fray.



Sidewalk at Golden Globe and 15thSt, SE needs to be filled in & graded.



Circle in front of Lennar model home has a lot of weeds. It needs to be sodded or landscaped.



Lennar Model home.



One Viburnum plant is dead and needs to be replaced.



Remove dead Christmas tree limb next to model home.



Beds with hardwood trees are filled with trash, debris, & overgrown plant material. This area needs a full clean-up & detail. Located on Golden Globe.



New construction beginning on the far SE end of the community.



Hedge and beds have foreign plant material growing through it. There is also a lot of weeds & trash within the beds.



Filamentous Algae and dead brush within pond.



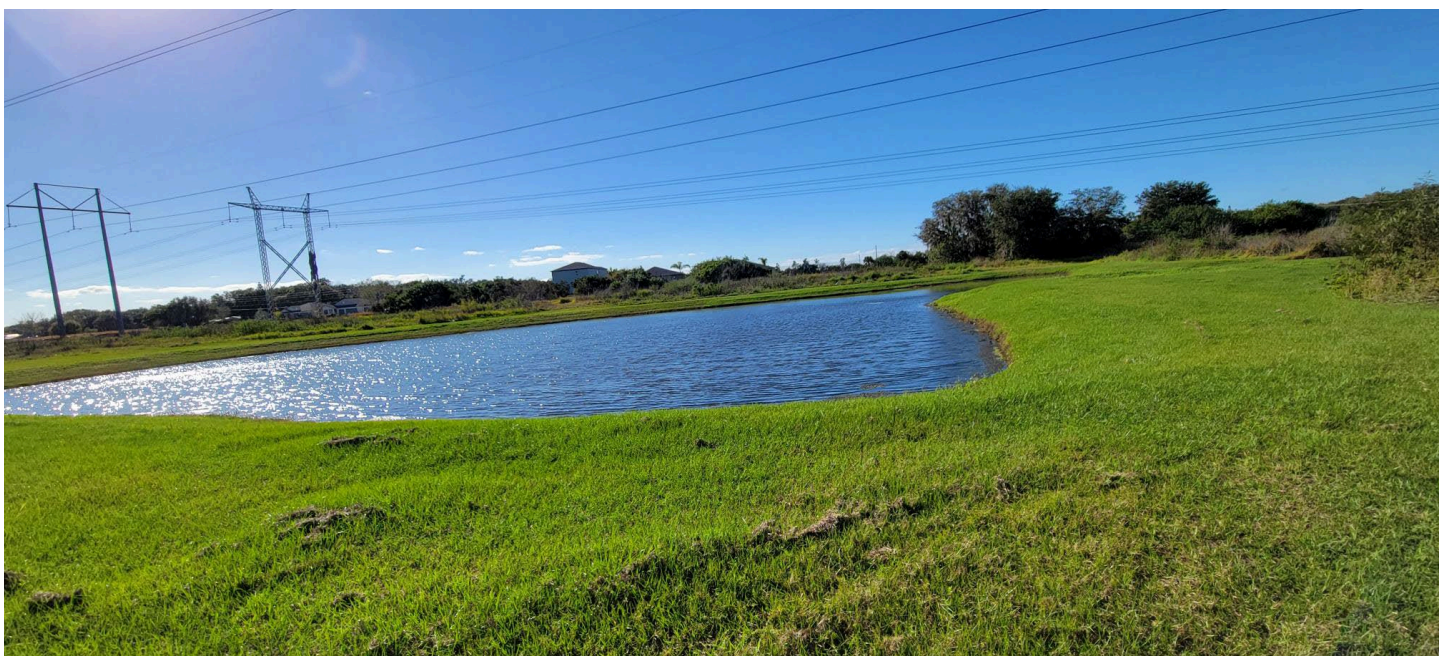
Pond 13 looks good but the area surrounding pond is overgrown.



Pond # 12 looks like it has been treated as there is a good deal of dead brush and plant material in the pond.



Pond # 9 has Smartweed, Filamentous Algae, & other issues. The area surrounding the pond is not maintained and is overgrown.



All other ponds look good.



Entrance on Golden Globe and 14th Ave, SE,