

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MARCH 03, 2022**

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
THURSDAY, MARCH 03, 2022 AT 2:00 P.M.  
THE OFFICES OF MERITUS DISTRICTS  
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

<b>District Board of Supervisors</b>	Chair	Kelly Evans
	Vice- Chair	Laura Coffey
	Supervisor	Lori Campagna
	Supervisor	Jeffery Hills
	Supervisor	Nicholas Dister
<b>District Manager</b>	Meritus	Bryan Radcliff
<b>District Attorney</b>	Straley, Robin, Vericker	John Vericker
<b>District Engineer</b>	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**

*Dear Supervisors,*

The Regular Meeting of the Board of Supervisors of the Spencer Creek Community Development District will be held on **Thursday, March 03, 2022 at 2:00 p.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 Wild Hog Removal Proposal.....Tab 01
  - B. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting January 06, 2022..... Tab 02
  - B. Consideration of Minutes of the Continued Meeting January 20, 2022.....Tab 03
  - C. Consideration of Operation and Maintenance Expenditures December 2021 ..... Tab 04
  - D. Consideration of Operation and Maintenance Expenditures January 2022..... Tab 05
  - E. Review of Financial Statements Month Ending January 31, 2022.....Tab 06
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager.....Tab 07
- 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



## **Wild Pig Removal**

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### **When “This Little Piggy” Has to GO!**

We are proud to be a part of the solution for our area’s wild hog problem.



## **BUSINESS PROPOSAL**

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# WHAT ARE **FERAL SWINE**

Feral swine are the same species, *Sus scrofa*, as pigs that are found on farms. Feral swine are descendants of escaped or released pigs. Feral swine are called by many names including; wild boar, wild hog, razorback, piney woods rooter, and Russian or Eurasian boar. No matter the name they are a dangerous, destructive, invasive species. History of feral swine in the Americas Feral swine were first brought to the United States in the 1500s by early explorers and settlers as a source of food. Repeated introductions occurred thereafter. The geographic range of this destructive species is rapidly expanding and its populations are increasing across the nation.

## **Feral Swine Destroy Property**

Feral swine can destroy lawns, gardens, ornamental plantings, and trees through rooting. They can also damage landscaping, fences, and other structures reducing the aesthetic value of the property. Although most often associated with rural areas, feral swine are increasingly causing damage to residential property, golf courses, beaches, and parks. Furthermore, feral swine can cause considerable damage when involved in vehicle collisions such as with cars and motorcycles.

Feral swine cause great risks to human health and safety, by harboring and transmitting diseases to people and pets. Feral swine are known to carry at least 30 viral and bacterial diseases and nearly 40 parasites that can be transmitted to humans, pets, livestock, and other wildlife.

# There are a variety of techniques that can be used to manage the damage caused by feral swine.

Not all techniques are suitable in every location or situation and, often, a combination of methods must be used to ensure success.



The most successful feral swine damage management strategies employ a diversity of tactics in a comprehensive, integrated approach. Factors to consider when choosing a management method(s) are overall objectives, landscape, environmental conditions, feral swine behavior and density, local regulations, and available funding. The appropriate method or combination of methods for the situation can be determined by utilizing the best information available which can be gathered from surveillance of damage and signs of feral swine on a specific property. Their reproduction rate is just off the charts, A female can have her first litter at 7 months old and she can have around 12. Fifty percent of those would normally be female and these hogs can have up to three litters a year.



# Proposal

Prepared For: Bryan Radcliff  
Job Name: Spencer Creek  
Job Location: Ruskin

**Starting Date:**  
**End Date:**

We propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all feral hogs possible using state-of-the art GPS camera systems, night vision, trained K9's, and any other means necessary to control and eliminate the feral hog population. We DO NOT use any type of firearms to ensure the safety of residents and any other/all people around. Property and traps are monitored 24/7 via GPS/Mobile Cameras along with a representative of the company being onsite 2 to 4 times a week minimum to help eliminate and control the hog population onsite.

We have provided our services with great success to several properties throughout Hillsborough, Pasco, and Manatee County. Which include the following subdivisions and county preserves Panther Trace 1-2, River Reach, Carriage Pointe HOA/CDD, Tanglewood CDD, Belmont CDD, Concord Station CDD, Lower Green Swamp Preserve, Bell Creek Preserve, BlackWater Creek Preserve, Boyete Oak Scrub, and Menard Park, Reserve of Pradera CDD, Ballantrae CDD, Bexley CDD, Triple Creek CDD, Fishhawk Preserve, FishHawk Trails HOA, Wilderness Park CDD, Meadow Point CDD, JayMar Farms, Diehl Farms, Goodson Farms, Bickett Groves, Simmons Ranch, Double D Ranch, and Hillsborough County Parks and Recreations to name just a few

We specialize in hog removal with 15 years of experience. We take pride in being discreet (out of sight out of mind). We set the standards high in controlling the feral hog population. The purpose of this proposal is to assist the HOA/CDD, Property Management, and landowners in controlling feral hogs which cause tremendous and costly property damage as well as pose a serious health and safety risk to humans and other animals. We will continue to work efficiently and effectively using an integrated approach to remove feral hogs from the approved properties.

Our monthly service fee of \$1350 per month. All service includes capturing feral hogs by any means necessary with exception of firearms of any kind, camera set up and monitoring, bait to contain and capture the hogs in traps to prevent further property damage endured by the feral hogs. Extended contracts for 1 year or more are offered at a discounted rate. There is a set up or removal fee of \$335 per trap location.



## ANY AND ALL ILLEGAL ACTIVITY ON THE PROPERTY WILL BE REPORTED TO THE PROPERTY MANAGER ALONG WITH APPROPRIATE AUTHORITIES.

We are fully licensed and insured by the State of Florida to remove all nuisance wildlife and have the Feral Swine Transport License as well. We strive to provide the best service at a reasonable cost. Our team have all been background checked. Never to have been convicted of a felony, or misdemeanor within the last five years

Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement. Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to be Month to Month. If you choose to terminate this contract prior to the month term, you will still be billed for the remaining month there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

By signing this contract, you provide authorization for Swine Solutions LLC to set traps and Hunt feral Hogs. Swine Solutions LLC and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

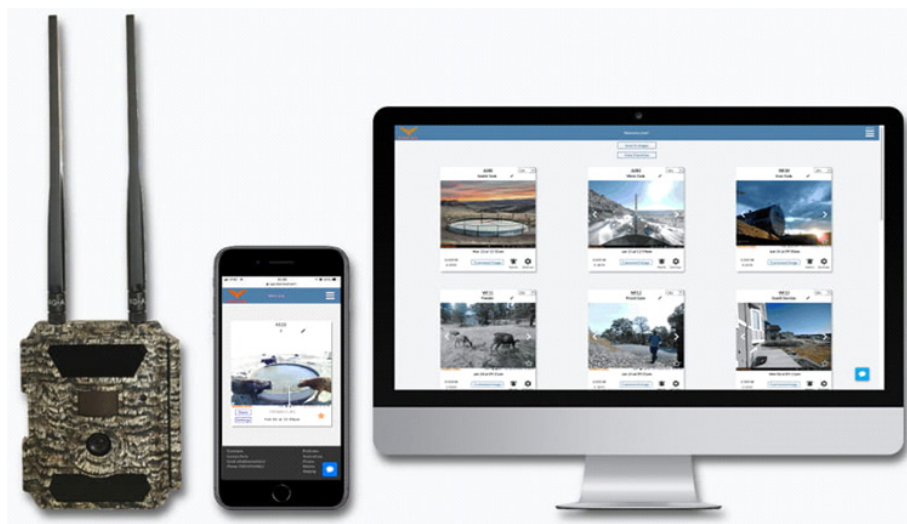
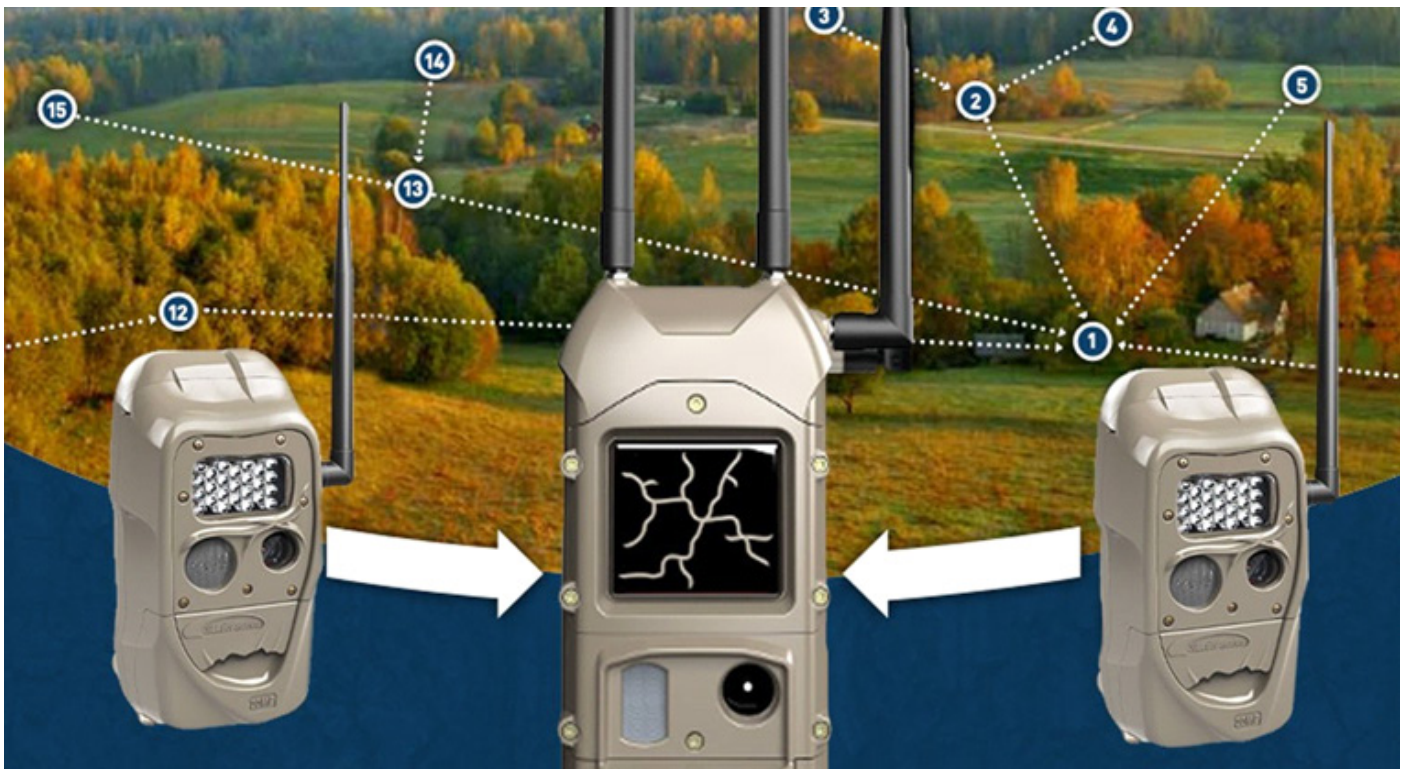
Approved By: \_\_\_\_\_

Respectfully Submitted By: \_\_\_\_\_ Thomas Sewell \_\_\_\_\_



# Wireless Cameras allow us to monitor entire property and all active traps.

Here at Swine Solutions, we strive to be the best. We guarantee our work in the communities. We have a 100% success rate. We have worked all over central Florida to help communities remove the hog population and eliminate the damage they cause. We carry 2 million in liability and 500k in commercial auto insurance. We use state of the art cameras and traps. Look no further my friend. We are simply the best. Please consider Swine Solutions for all your feral hog needs.





Here at Swine Solutions we use several different kinds of traps. Round traps, Square Traps, and Corral Style Traps. These traps are mobile

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These traps are mobile





# BUSINESS PROPOSAL

12013 Rose Ln Riverview, FL 33569  
Office: 813-365-2568  
Call: 813-220-5878  
Email: [Thomas@swinesolutionsfl.com](mailto:Thomas@swinesolutionsfl.com)  
[SwineSolutionsFL.com](http://SwineSolutionsFL.com)

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**January 6, 2022 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, January 6, 2022 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 of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, January 6, 2022 at 2:00 p.m.**

**Staff Members Present:**

Brian Lamb                                      District Manager, Meritus

There were no members of the general public present.

Mr. Lamb announced that the meeting will be continued to January 20, 2022 at 10:00 a.m. at the same location.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

**A. Discussion on Fence Installation**

**B. General Matters of the District**

**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Public Hearing & Regular Meeting Aug. 5, 2021**

**B. Consideration of Operations and Maintenance Expenditures July – Sep. 2021**

**C. Consideration of Operations and Maintenance Expenditures Oct. – Nov. 2021**

**D. Review of Financial Statements for Month Ending November 30, 2021**

**5. VENDOR AND STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

**6. SUPERVISOR REQUESTS**

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**8. ADJOURNMENT/CONTINUATION**

The meeting was continued to January 20, 2022 at 10:00 a.m. at the same location.



*\*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**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**January 20, 2022 Minutes of Continued Meeting**

**Minutes of the Continued Meeting**

The Continued Meeting of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, January 20, 2022 at 10:00 a.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 Continued Meeting of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, January 20, 2022 at 10:00 a.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, Inframark
Brian Howell	District Manager, Inframark
Bryan Radcliff	District Manager, Inframark
Gary Schwartz	Field Manager, Inframark
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. BUSINESS ITEMS**

**A. Discussion on Fence Installation**

Mr. Radcliff went over the requests to install a fence along Silver Star Place. Supervisor Evans stated they will look into the placement and available funds and report back with the information to be reviewed by the Board at the next meeting.

**B. General Matters of the District**

Mr. Radcliff introduced the new field manager Gary Schwartz to the Board. Mr. Schwartz has set up a meeting with Sitex to address the ponds.

**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Public Hearing & Regular Meeting Aug. 5, 2021**
- B. Consideration of Operations and Maintenance Expenditures July – Sep. 2021**
- C. Consideration of Operations and Maintenance Expenditures Oct. – Nov. 2021**
- D. Review of Financial Statements for Month Ending November 30, 2021**

The Board reviewed the Consent Agenda items.

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

**5. VENDOR AND STAFF REPORTS**

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

There were no reports from Counsel or the Engineer.

- C. District Manager**
  - i. Community Inspection Report**

The Board reviewed the community inspection report. Supervisor Evans and Supervisor Hills requested for some additional items to be included in the inspections.

**6. SUPERVISOR REQUESTS**

There were no other supervisor requests.

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience comments.

**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**

\_\_\_\_\_  
**Printed Name**

**Title:**

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

Official District Seal

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

## Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	11114 121421	\$ 11,780.28		District Management Service - 12/14/2021
Meritus Districts	11221	24,300.00	<b>\$ 36,080.28</b>	District Management Service - 12/16/2021
Sitex Aquatics	5646B	765.00		Waterway Maintenance - 12/01/2021
SteadFast	5624	6,427.46		Landscape Maintenance - 11/01/2021
SteadFast	5789	6,427.46	<b>\$ 12,854.92</b>	Landscape Maintenance - 12/01/2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 49,700.20</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	221008097612 120321	\$ 503.92		Tampa Electric - 12/03/2021
Tampa Electric	221008097612 120821	936.32	<b>\$ 1,440.24</b>	Tampa Electric - 12/08/2021
<b>Utilities Sub-Total</b>		<b>\$ 1,440.24</b>		
<b>Regular Services</b>				
Egis	14406	\$ 5,570.00		Policy Renewal - 09/13/2021
Straley Robin Vericker	20650	259.00		Professional Service - 11/24/2021
<b>Regular Services Sub-Total</b>		<b>\$ 5,829.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 56,969.44</b>		

# **Spencer Creek Community Development District Summary of Operations and Maintenance Invoices**

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

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

## INVOICE

INVOICE NO.: 11114

DATE: 12/14/2021

DUE DATE: 12/14/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
3	District Management Services October, November, December	2,500.00	7,500.00
2	District Management Services October/November Credit Correction	-1,500.00	-3,000.00
3	Field Management October, November, December	1,200.00	3,600.00
3	Accounting Services October, November, December	750.00	2,250.00
3	Dissemination Services October, November, December	350.00	1,050.00
3	Website Administration October, November, December	125.00	375.00
	Postage October		3.18
14	Copies BW October	0.15	2.10

SUBTOTAL	11,780.28
NEW CHARGES	
TOTAL	11,780.28

## Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

## INVOICE

INVOICE NO.: 11221

DATE: 12/16/2021

DUE DATE: 12/16/2021

### BILLING ADDRESS

Spencer Creek CDD

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	District Management Services	12,000.00	12,000.00
	District Management Services- FY2021 True up to budget		
1	Accounting Services	9,000.00	9,000.00
	Accounting Services- FY2021 True up to budget		
1	Dissemination Services	3,300.00	3,300.00
	Dissemination Services- FY2021 True up to budget		
SUBTOTAL			24,300.00
NEW CHARGES			
TOTAL			24,300.00





Invoice

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

Date	Invoice #
12/1/2021	5646B

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-December	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>			
		<b>Balance Due</b>	<b>\$765.00</b>

5390021 4307



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

## Invoice

Date	Invoice #
11/1/2021	SM-5624

### Bill To

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

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

### 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 November 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.

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

5390027 4604



# Steadfast Contractors Alliance, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576

844-347-0702 | office@steadfastalliance.com

## Invoice

Date	Invoice #
12/1/2021	SM-5789

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 December 2021				
1	Core Landscape Maintenance		4,748.80		4,748.80
1	Water Management		816.00		816.00
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Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

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

53900/4604



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/03/2021  
Account: 221008097612

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

Current month's charges:	\$503.92
Total amount due:	\$503.92
Payment Due By:	12/27/2021

### Your Account Summary

Previous Amount Due	\$29.50
Payment(s) Received Since Last Statement	-\$29.50
<b>Current Month's Charges</b>	<b>\$503.92</b>
<b>Total Amount Due</b>	<b>\$503.92</b>



Donate today to help pay energy bills  
for families in need in our community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

# One Less Worry :)

Paperless = Worry less! **Free eBill signup:** [tampaelectric.com/paperless](http://tampaelectric.com/paperless)



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:	\$503.92
Total amount due:	\$503.92
Payment Due By:	12/27/2021
<b>Amount Enclosed</b>	<b>\$</b>

600000408992

00001673 01 AB 0.45 33607 FTECO112042101581410 00000 07 01000000 005 05 25186 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

Received

DEC 08 2021

6000004089922210080976120000000503922

**Account:** 221008097612  
**Statement Date:** 12/03/2021  
**Current month's charges due** 12/27/2021

## Details of Charges – Service from 10/27/2021 to 11/24/2021

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	235 kWh @ \$0.02734/kWh	\$6.42
Fixture & Maintenance Charge	23 Fixtures	\$154.62
Lighting Pole / Wire	23 Poles	\$266.52
Lighting Fuel Charge	235 kWh @ \$0.04187/kWh	\$9.84
Storm Protection Charge	235 kWh @ \$0.00354/kWh	\$0.83
Florida Gross Receipt Tax		\$0.44
Franchise Fee		\$28.73
Municipal Public Service Tax		\$1.02
State Tax		\$35.50

### Lighting Charges

**\$503.92**

### Total Current Month's Charges

**\$503.92**

00001673-0006070-Page 3 of 6







## FINAL INVOICE

tampaelectric.com



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

Statement Date: 12/08/2021

Account: 221008097612

Unpaid balance **\$503.92**

Current month's charges:	<b>\$936.32</b>
Total amount due:	<b>\$1,440.24</b>
Payment Due By:	<b>12/29/2021</b>

### Your Account Summary

Previous Amount Due	\$503.92
Payment(s) Received Since Last Statement	\$0.00
Unpaid Balance	\$503.92
<b>Current Month's Charges</b>	<b>\$936.32</b>
<b>Total Amount Due</b>	<b>\$1,440.24</b>

Received  
DEC 13 2021



Donate today to help pay energy bills  
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# One Less Worry :)

Paperless = Worry less! Free eBill signup: [tampaelectric.com/paperless](http://tampaelectric.com/paperless)



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

Unpaid balance **\$503.92**

Current month's charges:	<b>\$936.32</b>
Total amount due:	<b>\$1,440.24</b>
Payment Due By:	<b>12/29/2021</b>

**Amount Enclosed** \$ \_\_\_\_\_

688420531363

00001763 01 AV 0.42 33607 FTECO112082122401510 00000 01 01000000 005 01 1763 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

68842053136322100809761200000001440248

**Account:** 221008097612  
**Statement Date:** 12/08/2021  
**Current month's charges due** 12/29/2021

## Details of Charges – Service from 11/25/2021 to 12/08/2021

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 14 days

Lighting Energy Charge	437 kWh @ \$0.02734/kWh	\$11.95
Fixture & Maintenance Charge	23 Fixtures	\$287.27
Lighting Pole / Wire	23 Poles	\$495.19
Lighting Fuel Charge	437 kWh @ \$0.04187/kWh	\$18.30
Storm Protection Charge	437 kWh @ \$0.00354/kWh	\$1.55
Florida Gross Receipt Tax		\$0.82
Franchise Fee		\$53.39
Municipal Public Service Tax		\$1.90
State Tax		\$65.95
<b>Lighting Charges</b>		<b>\$936.32</b>

### Total Current Month's Charges

**\$936.32**

## Important Messages

### Final Invoice

Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.





# INVOICE

<b>Customer</b>	Spencer Creek Community Development District
<b>Acct #</b>	907
<b>Date</b>	09/13/2021
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 5,570.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#14406
100121399	

Thank You



Please detach and return with payment

Customer: Spencer Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
14406	10/01/2021	Renew policy	Policy #100121399 10/01/2021-10/01/2022 Florida Insurance Alliance  Package - Renew policy Due Date: 9/13/2021  \$3064. gen. liab \$2506. pub. off	5,570.00
				<b>Total</b>
				\$ 5,570.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/13/2021



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Spencer Creek Community Development District

c/o Meritus Districts

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

November 24, 2021

Client: 001511

Matter: 000001

Invoice #: 20650

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
10/27/2021	JMV	REVIEW COMMUNICATION FROM B. LAMB; PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3	
10/27/2021	LB	PREPARE RESOLUTION APPROVING BOUNDARY AMENDMENT FOR THE DISTRICT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING RESOLUTION.	0.4	
11/3/2021	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
Total Professional Services			1.0	\$259.00

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.6	\$195.00
LB	Lynn Butler	0.4	\$64.00

November 24, 2021  
Client: 001511  
Matter: 000001  
Invoice #: 20650

Page: 2

Total Services	\$259.00	
Total Disbursements	\$0.00	
Total Current Charges		\$259.00

**PAY THIS AMOUNT**

**\$259.00**

51400 / 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
<b>Monthly Contract</b>				
Sitex Aquatics	5750B	\$ 765.00		Waterway Maintenance - January 2022
SteadFast	5903	6,427.46		Landscape Maintenance - January 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,192.46</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	221008452437 010522	\$ 858.89		Electric Services thru 12/28/2021
<b>Utilities Sub-Total</b>		<b>\$ 858.89</b>		
<b>Regular Services</b>				
Straley Robin Vericker	20810	\$ 169.00		Professional Services thru 12/15/2021
<b>Regular Services Sub-Total</b>		<b>\$ 169.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 8,220.35</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

# Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

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

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary



Invoice

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

Date	Invoice #
1/1/2022	5750B

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-January	765.00	765.00
		<b>Balance Due</b>	<b>\$765.00</b>

5390019307



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
1/1/2022	SM-5903

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 January 2022				
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.

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

53900/4609

Statement Date: 01/05/2022

Account: 221008452437

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

Current month's charges:	\$858.89
Total amount due:	\$858.89
Payment Due By:	01/26/2022

**Your Account Summary**

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$858.89</b>
<b>Total Amount Due</b>	<b>\$858.89</b>

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

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Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome  tampaelectric.com/budgetforbusiness

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: 221008452437

Current month's charges:	\$858.89
Total amount due:	\$858.89
Payment Due By:	01/26/2022
<b>Amount Enclosed</b>	<b>\$</b>

600000417464

00004244 01 AB 0.45 33607 FTECO101052222442510 00000 05 01000000 004 05 24736 002

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

**Received**  
JAN 10 2022

**Account:** 221008452437  
**Statement Date:** 01/05/2022  
**Current month's charges due** 01/26/2022

## Details of Charges – Service from 12/09/2021 to 12/28/2021

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 20 days

Lighting Energy Charge	304 kWh @ \$0.03076/kWh	\$9.35
Fixture & Maintenance Charge	24 Fixtures	\$241.28
Lighting Pole / Wire	23 Poles	\$391.77
Lighting Fuel Charge	304 kWh @ \$0.03008/kWh	\$9.14
Storm Protection Charge	304 kWh @ \$0.01028/kWh	\$3.13
Clean Energy Transition Mechanism	304 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.56
Franchise Fee		\$42.92
Municipal Public Service Tax		\$1.65
State Tax		\$52.99

**Lighting Charges** **\$752.89**

### Other Fees and Charges

Electric Security Deposit \$106.00

**Total Other Fees and Charges** **\$106.00**

**Total Current Month's Charges** **\$858.89**

00004244-0010341-Page 3 of 4

## Important Messages

### Welcome to Tampa Electric!

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

### Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.





# 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

December 24, 2021

Client: 001511

Matter: 000001

Invoice #: 20810

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
11/18/2021	JMV	TELEPHONE CALL FROM B. LAMB.	0.3	
11/18/2021	LB	TELEPHONE CONFERENCE WITH B. LAMB RE STATUS OF EXPANSION OF THE DISTRICT AND TIMING OF FILING THE PETITION FOR SAME.	0.2	
11/18/2021	MS	TELEPHONE CONFERENCE WITH B. LAMB RE STATUS OF EXPANSION OF THE DISTRICT AND TIMING OF FILING THE PETITION FOR SAME.	0.2	
Total Professional Services			0.7	\$169.00

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.3	\$105.00
LB Lynn Butler	0.2	\$32.00
MS Madison Sprague	0.2	\$32.00

December 24, 2021

Client: 001511

Matter: 000001

Invoice #: 20810

Page: 2

Total Services	\$169.00
Total Disbursements	\$0.00
Total Current Charges	\$169.00

**PAY THIS AMOUNT**

**\$169.00**

51400 / 3107

*Please Include Invoice Number on all Correspondence*

# Spencer Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2022



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 1/31/2022

	General Fund	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	General Fixed Assets -Account Group	General Long Term Debt
<b>Assets</b>					
10101 Cash - Operating Account	206,737.95	0.00	0.00	0.00	0.00
10110 Revenue Series 2019 7000	0.00	534,800.46	0.00	0.00	0.00
10111 Interest Series 2019 7001	0.00	0.00	0.00	0.00	0.00
10112 Sinking Fund Series 2019 7002	0.00	0.00	0.00	0.00	0.00
10113 Reserve Series 2019 7003	0.00	268,006.25	0.00	0.00	0.00
10115 Acquisition & Construction S2019 7005	0.00	0.00	17.78	0.00	0.00
10116 Cost of Issuance S2019 7006	0.00	0.00	0.00	0.00	0.00
10117 General Account Series 2019 7007	0.00	0.00	0.00	0.00	0.00
11501 Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00
12101 Due From Developer	0.00	0.00	0.00	0.00	0.00
15500 Prepaid Expenses	0.00	0.00	0.00	0.00	0.00
15501 Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00
15502 Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00	0.00
15505 Prepaid Trustee Fees	673.53	0.00	0.00	0.00	0.00
16990 Construction Work In Progress	0.00	0.00	0.00	7,513,666.86	0.00
18000 Amount Available - Debt Service	0.00	0.00	0.00	0.00	738,545.43
18100 Amount To Be Provided - Debt Service	0.00	0.00	0.00	0.00	7,321,454.57
<b>Total Assets</b>	<b>207,411.48</b>	<b>802,806.71</b>	<b>17.78</b>	<b>7,513,666.86</b>	<b>8,060,000.00</b>
<b>Liabilities</b>					
20200 Accounts Payable	4,925.00	0.00	0.00	0.00	0.00
20702 Due To Debt Service Fund	1,516.93	0.00	0.00	0.00	0.00
21800 Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00
22005 Due To Developer	5,170.33	0.00	0.00	0.00	0.00
23290 Revenue Bond Payable Series 2019	0.00	0.00	0.00	0.00	8,060,000.00
<b>Total Liabilities</b>	<b>11,612.26</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,060,000.00</b>
<b>Fund Equity &amp; Other Credits</b>					
24700 Fund Balance - All Other Reserves	0.00	268,007.72	12.20	0.00	0.00
24800 Retained Earnings - Reserved	0.00	0.00	0.00	0.00	0.00
27100 Fund Balance - Unreserved	16,202.43	0.00	0.00	0.00	0.00
28000 Investments In General Fixed Assets	0.00	0.00	0.00	7,513,666.86	0.00
Other	179,596.79	534,798.99	5.58	0.00	0.00
<b>Total Fund Equity &amp; Other Credits</b>	<b>195,799.22</b>	<b>802,806.71</b>	<b>17.78</b>	<b>7,513,666.86</b>	<b>0.00</b>

Spencer Creek CDD

Balance Sheet

As of 1/31/2022

Total

206,737.95

534,800.46

0.00

0.00

268,006.25

17.78

0.00

0.00

0.00

0.00

0.00

0.00

0.00

673.53

7,513,666.86

738,545.43

7,321,454.57

16,583,902.83

4,925.00

1,516.93

0.00

5,170.33

8,060,000.00

8,071,612.26

268,019.92

0.00

16,202.43

7,513,666.86

714,401.36

8,512,290.57

Spencer Creek CDD  
Balance Sheet  
As of 1/31/2022

	General Fund	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	General Fixed Assets -Account Group	General Long Term Debt
Total Liabilities & Fund Equity	<u><u>207,411.48</u></u>	<u><u>802,806.71</u></u>	<u><u>17.78</u></u>	<u><u>7,513,666.86</u></u>	<u><u>8,060,000.00</u></u>

Spencer Creek CDD  
Balance Sheet  
As of 1/31/2022

Total

16,583,902.83

**Spencer Creek CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2021 Through 1/31/2022  
(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	259,633	259,633	0 %
Operations & Maintenance Assessments - Off Roll	260,262	0	(260,262)	(100)%
Total Revenues	260,262	259,633	(629)	(0)%
Expenditures				
Legislative				
Supervisor Fees	1,000	0	1,000	100 %
Financial & Administrative				
District Manager	30,000	26,800	3,200	11 %
District Engineer	3,000	2,228	772	26 %
Disclosure Report	4,200	4,700	(500)	(12)%
Trustee Fees	4,100	1,347	2,753	67 %
Accounting Services	9,000	12,300	(3,300)	(37)%
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	750	750	50 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Council				
District Counsel	5,000	590	4,411	88 %
Utility Services				
Electric Services - All Others	55,000	2,329	52,671	96 %
Water - Sewer Combination Services				
Water Utility Services	6,000	0	6,000	100 %
Other Physical Environment				
Waterway Management System	9,180	3,060	6,120	67 %
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	25,710	60,890	70 %
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	80,036	180,226	69 %



**Spencer Creek CDD**  
 Statement of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2021 Through 1/31/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues Over (Under) Expenses	0	179,597	179,597	0 %
Fund Balance, Beginning of Period	0	16,202	16,202	0 %
Fund Balance, End of Period	0	195,799	195,799	0 %

**Spencer Creek CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund Series 2019  
From 10/1/2021 Through 1/31/2022  
(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	534,800	534,800	0 %
Debt Service Assessmetns - Off Roll	533,481	198,052	(335,429)	(63)%
Interest Earnings				
Interest Earnings	0	6	6	0 %
Total Revenues	533,481	732,858	199,377	37 %
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	(6)	(6)	0 %
Total Other Financing Sources	0	(6)	(6)	0 %
Excess Revenues Over (Under) Expenses	0	534,799	534,799	0 %
Fund Balance, Beginning of Period	0	268,008	268,008	0 %
Fund Balance, End of Period	0	802,807	802,807	0 %

**Spencer Creek CDD**  
 Statement of Revenues and Expenditures  
 300 - Capital Projects Fund Series 2019  
 From 10/1/2021 Through 1/31/2022  
 (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	6	6	0 %
Total Other Financing Sources	0	6	6	0 %
Excess Revenues Over (Under) Expenses	0	6	6	0 %
Fund Balance, Beginning of Period	0	12	12	0 %
Fund Balance, End of Period	0	18	18	0 %

**Spencer Creek CDD**  
 Statement of Revenues and Expenditures  
 900 - General Fixed Assets -Account Group  
 From 10/1/2021 Through 1/31/2022  
 (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: 01/31/2022  
Reconciliation Date: 1/31/2022  
Status: Locked

Bank Balance	206,737.95
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	206,737.95
Balance Per Books	<u>206,737.95</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: 01/31/2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1148	12/16/2021	System Generated Check/Voucher	6,427.46	Steadfast Contractors Aliance, LLC
1155	1/13/2022	System Generated Check/Voucher	765.00	Sitex Aquatics
1156	1/13/2022	System Generated Check/Voucher	6,427.46	Steadfast Contractors Aliance, LLC
1157	1/13/2022	System Generated Check/Voucher	169.00	Straley Robin Vericker
1158	1/13/2022	System Generated Check/Voucher	858.89	Tampa Electric
Cleared Checks/Vouchers			<hr/> 14,647.81 <hr/> <hr/>	

Spencer Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 01/31/2022  
Reconciliation Date: 1/31/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR123	1/4/2022	Tax Distribution 1.4.2022	2,253.36	
Cleared Deposits			2,253.36	





District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Spencer Creek

Date: Tuesday February 22, 2022

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	4	-1	<u>Minimal weeds</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	10	0	<u>Good</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	7	0	<u>NA</u>
INSECT/DISEASE CONTROL	7	7	0	<u>NA</u>
DEADHEADING/PRUNING	3	3	0	<u>NA</u>

**SCORE**

100	98	-2	98%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_



District Management Services, LLC

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Tuesday February 22, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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### LANDSCAPE MAINTENANCE

TURF	5	3	-2	<u>Zotsia turf does not look its best</u> <u>this time of year. It will get better</u> <u>in the spring</u>
TURF FERTILITY	10	7	-3	<u>Same as above</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>Good</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	5	0	<u>Good</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Weed problem in bed is getting better</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	8	-2	<u>Getting better</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<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: \_\_\_\_\_



## Spencer Creek February.



New Oak trees installed surrounding the pond on 15<sup>th</sup> ST, SE



New Walter Viburnum & Crape Myrtle trees installed along fence line on 15<sup>th</sup> ST, SE.





New landscaping on the 15<sup>th</sup> St, SE entrances.



Liriope & Society Garlic was installed.





Booted Sable tree and Philodendron Selloum plants installed in the roundabout at the end of Tiger Tooth. This area has a very proficient weed problem and should be treated with herbicide that is stronger than Glyphosate "Roundup" to ensure that this will be a weed free area when the turf gets installed.





New Liriope plants installed on the West entrance of Golden Glow & 14TH, ST, SE.



New Walter Viburnum & Crape Myrtle trees planted on 14TH ST, SE.





New Liriope plants installed on the East side of the Golden Glow & 14 ST, SE entrance.



New Ligustrum trees installed on the East side of Golden Glow.





New Oak trees installed on the East side of Golden Glow.



New Oak trees installed on the West side of Golden Glow





Construction progress on Fan Aloe Way.



Lights are now fully functional on Silver Star Place.





Area was just bushhogged. Needs additional clean-up. Vendor will quote.



Hardwood trees need to be trimmed on the South side Golden Glow just East of the 6<sup>th</sup> ST, SE entrance. Vendor will quote.





Traveler trees within the hardwood tree bed need to be removed.  
Vendor will quote.



Fence line needs to be sprayed with herbicide and all dead plant material and weeds need to be removed, Vendor will quote.





Entrance on Colding and 6<sup>th</sup> ST, SE.





Most ponds look good.







Ponds are looking better. I had an on-site meeting with SiteX. All ponds except pond # 13 have been treated. Pond # 13 had access problems due to overgrown plant material which has since been bush hogged. SiteX will come back and treat pond # 13



Notice willows are dead. Vendor will quote to remove.





Dead willows will be quoted to remove by vendor.



This area was treated, and dead willows be quoted to be removed by the vendor. The other dead plant material should take about two months to biodegrade.





This area was just bushhogged and the dead Willows & Cattails will be quoted to be removed by vendor. Pond #8.





This area was just bushhogged and is located next to pond # 13. The vendor now has access to treat the pond.



Pond # 13 has been recently treated with herbicide.





This area next to pond # 13 is a clear sign of hog root. There are many areas around the pond with signs of hog root. The D.M. was notified and a trapper was hired to mitigate the problem.



Hedge was trimmed and trash picked up along 14<sup>th</sup> ST, SE just West of Golden Globe entrance.





Construction progress on Flower Dust & Blue Rose Drive.



Site development on Tiger Tooth.





Lights being installed on Blue Rose Drive.



Concrete slabs going in on Fan Allow Way close to ponds 12 & 13 at the furthest SE section of Spencer Creek.





Leaning maple tree on pond #10 needs to be up righted and staked. The Vendor was contacted, and the tree was restaked.