

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 02, 2022**

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, JUNE 02, 2022 AT 2:00 P.M.
THE OFFICES OF MERITUS DISTRICTS
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

District Board of Supervisors	Chair	Kelly Evans
	Vice- Chair	Laura Coffey
	Supervisor	Lori Campagna
	Supervisor	Jeffery Hills
	Supervisor	Nicholas Dister
District Manager	Inframark	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 **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, June 02, 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. Consideration of Resolution 2022-01; Approving FY 2023 Proposed Budget
& Setting Public Hearing.....Tab 01
- B. Announcement of Qualified Electors.....Tab 02
- C. Consideration of Resolution 2022-02; Announcing Landowners Election.....Tab 03
- D. Ratification of Addendum to Landscape Maintenance Contract.....Tab 04
- E. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting March 03, 2022.....Tab 05
- B. Consideration of Operation and Maintenance Expenditures February 2022.....Tab 06
- C. Consideration of Operation and Maintenance Expenditures March 2022.....Tab 07
- D. Consideration of Operation and Maintenance Expenditures April 2022.....Tab 08
- E. Review of Financial Statements Month Ending April 30, 2022.....Tab 09

5. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager.....Tab 10

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

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Spencer Creek Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 4, 2022

HOUR: 2:00 p.m.

LOCATION: Offices of Meritus (Inframark)
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

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

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

PASSED AND ADOPTED ON JUNE 2, 2022.

Attest:

**Spencer Creek Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/21
Revenues					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assessments - Tax Roll	0.00	259,632.68	0.00	259,632.68	259,632.68
Operations & Maintenance Assessments - Off Roll	260,262.00	0.00	0.00	260,262.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$260,262.00	\$259,632.68	\$0.00	\$519,894.68	\$259,632.68
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$260,262.00	\$259,632.68	\$0.00	\$519,894.68	\$259,632.68
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1000.00	1600.00	1,600.00	3200.00	2,200.00
TOTAL LEGISLATIVE	\$1,000.00	\$1,600.00	\$1,600.00	\$3,200.00	\$2,200.00
FINANCIAL & ADMINISTRATIVE					
District Manager	30,000.00	34,200.00	800.00	35,000.00	5,000.00
District Engineer	3,000.00	2,568.25	431.75	3,000.00	0.00
Disclosure Report	4,200.00	5,400.00	(1,200.00)	4,200.00	0.00
Trustee Fees	4,100.00	1,683.55	2,416.45	4,100.00	0.00
Accounting Services	9,000.00	13,800.00	(13,050.00)	750.00	(8,250.00)
Auditing Services	4,000.00	29.00	3,971.00	4,000.00	0.00
Postage, Phone, Faxes, Copies	500.00	43.18	456.82	500.00	0.00
Public Officials Insurance	2,663.00	0.00	2,663.00	2,663.00	0.00
Legal Advertising	2,500.00	0.00	2,500.00	2,500.00	0.00
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00
Website Administration	1,500.00	1,000.00	500.00	1,500.00	0.00
Email Hosting Vendor	600.00	0.00	600.00	600.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$63,988.00	\$60,398.98	\$339.02	\$60,738.00	(\$3,250.00)
LEGAL COUNSEL					
District Counsel	5,000.00	1,117.50	1,882.50	3,000.00	(2,000.00)
TOTAL LEGAL COUNSEL	\$5,000.00	\$1,117.50	\$1,882.50	\$3,000.00	(\$2,000.00)
UTILITY SERVICES					
Electric Utility Services-All	55,000.00	6,943.73	8,056.27	15,000.00	(40,000.00)
TOTAL UTILITY SERVICES	\$55,000.00	\$6,943.73	\$8,056.27	\$15,000.00	(\$40,000.00)
Water - Sewer Combination Services					
Water Utility Services	6,000.00	0.00	0.00	0.00	(6,000.00)
TOTAL WATER - SEWER COMBINATION SERVICES	\$6,000.00	\$0.00	\$0.00	\$0.00	(\$6,000.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	9,180.00	5,370.00	3,810.00	9,180.00	0.00
General Liability & Property Casualty Insurance	7,500.00	0.00	7,500.00	7,500.00	0.00
Entrance, Monument & Wall Maintenance & Repair	1,500.00	375.00	625.00	1,000.00	(500.00)
Field manager	0.00	0.00	6,000.00	6,000.00	6,000.00
Landscape - Other	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	86,600.00	37,748.76	42,251.24	80,000.00	(6,600.00)
Plant Replacement Program	2,000.00	145.00	355.00	500.00	(1,500.00)
Mulch & Tree Trimming	10,000.00	0.00	0.00	0.00	(10,000.00)
Irrigation Maintenance	1,500.00	816.00	684.00	1,500.00	0.00
Pool Maintenance - Contract	6,000.00	0.00	5,000.00	5,000.00	(1,000.00)
Pool Maintenance - Other	694.00	0.00	500.00	500.00	(194.00)
Gate Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	300.00	0.00	0.00	0.00	(300.00)
Amenity Center Cleaning & Supplies	3,000.00	0.00	2,400.00	2,400.00	(600.00)
Amenity Center Maintenance & Repair	1,000.00	0.00	1,000.00	1,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$129,274.00	\$44,454.76	\$70,125.24	\$114,580.00	(\$14,694.00)
TOTAL EXPENDITURES	260,262.00	114,514.97	82,003.03	196,518.00	(63,744.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	145,117.71	(82,003.03)	323,376.68	323,376.68

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/21	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
Revenues					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assessments - Tax Roll	0.00	259,632.68	259,632.68	295,464.00	295,464.00
Operations & Maintenance Assessments - Off Roll	260,262.00	260,262.00	0.00	0.00	(260,262.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$260,262.00	\$519,894.68	\$259,632.68	\$295,464.00	\$35,202.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00		0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$260,262.00	\$519,894.68	\$259,632.68	\$295,464.00	\$35,202.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1000.00	3200.00	2,200.00	3200.00	2,200.00
TOTAL LEGISLATIVE	\$1,000.00	\$3,200.00	\$2,200.00	\$3,200.00	\$2,200.00
FINANCIAL & ADMINISTRATIVE					
District Manager	30,000.00	35,000.00	5,000.00	30,000.00	0.00
District Engineer	3,000.00	3,000.00	0.00	3,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustee Fees	4,100.00	4,100.00	0.00	4,100.00	0.00
Accounting Services	9,000.00	750.00	(8,250.00)	0.00	(9,000.00)
Auditing Services	4,000.00	4,000.00	0.00	4,100.00	100.00
Postage, Phone, Faxes, Copies	500.00	500.00	0.00	500.00	0.00
Public Officials Insurance	2,663.00	2,663.00	0.00	2,819.00	156.00
Legal Advertising	2,500.00	2,500.00	0.00	2,500.00	0.00
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
Email Hosting Vendor	600.00	600.00	0.00	600.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$63,988.00	\$60,738.00	(\$3,250.00)	\$55,244.00	(\$8,744.00)
LEGAL COUNSEL					
District Counsel	5,000.00	3,000.00	(2,000.00)	5,000.00	0.00
TOTAL LEGAL COUNSEL	\$5,000.00	\$3,000.00	(\$2,000.00)	\$5,000.00	\$0.00
UTILITY SERVICES					
Electric Utility Services-All	55,000.00	15,000.00	(40,000.00)	55,000.00	0.00
TOTAL UTILITY SERVICES	\$55,000.00	\$15,000.00	(\$40,000.00)	\$55,000.00	\$0.00
Water - Sewer Combination Services					
Water Utility Services	6,000.00	0.00	(6,000.00)	6,000.00	0.00
TOTAL WATER - SEWER COMBINATION SERVICES	\$6,000.00	\$0.00	(\$6,000.00)	\$6,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	9,180.00	9,180.00	0.00	9,180.00	0.00
General Liability & Property Casualty Insurance	7,500.00	7,500.00	0.00	15,000.00	7,500.00
Entrance, Monument & Wall Maintenance & Repair	1,500.00	1,000.00	(500.00)	1,500.00	0.00
Field manager	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Landscape - Other	0.00	0.00	0.00	2,000.00	2,000.00
Landscape Maintenance - Contract	86,600.00	80,000.00	(6,600.00)	90,500.00	3,900.00
Plant Replacement Program	2,000.00	500.00	(1,500.00)	2,000.00	0.00
Mulch & Tree Trimming	10,000.00	0.00	(10,000.00)	10,000.00	0.00
Irrigation Maintenance	1,500.00	1,500.00	0.00	1,500.00	0.00
Pool Maintenance - Contract	6,000.00	5,000.00	(1,000.00)	11,640.00	5,640.00
Pool Maintenance - Other	694.00	500.00	(194.00)	1,000.00	306.00
Gate Maintenance & Repair	0.00	0.00	0.00	1,500.00	1,500.00
Amenity Center Pest Control	300.00	0.00	(300.00)	1,000.00	700.00
Amenity Center Cleaning & Supplies	3,000.00	2,400.00	(600.00)	7,200.00	4,200.00
Amenity Center Maintenance & Repair	1,000.00	1,000.00	0.00	5,000.00	4,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$129,274.00	\$114,580.00	(\$14,694.00)	\$171,020.00	\$41,746.00
TOTAL EXPENDITURES	260,262.00	196,518.00	(63,744.00)	295,464.00	35,202.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	323,376.68	323,376.68	0.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT



April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

Community Development District	Number of Registered Electors
Spencer Creek	243

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

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

Respectfully,

Enjoli White
Candidate Services Manager



RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING A DATE, TIME AND LOCATION FOR A
LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION;
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the effective date of Ordinance No. 18-29 creating the District was the October 16, 2018; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 3, 2022, at 2:00 p.m. at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its June 2, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2nd DAY OF JUNE, 2022.

ATTEST:

**SPENCER CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Spencer Creek Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 167 acres more or less, generally located between 21st Avenue SE and 14th Avenue SE and south of 674 and north of Interstate 75 in Ruskin, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2022
TIME: 2:00 p.m.
PLACE: The offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager

EXHIBIT A

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2022**

TIME: **2:00 p.m.**

LOCATION: **The offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607**

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners, two (2) seats for a four year period and one (1) seat for a two year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

LANDOWNER PROXY

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Spencer Creek Community Development District to be held at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, on November 3, 2022, at 2:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

OFFICIAL BALLOT
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2022

For Election (Three (3) Supervisors): The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Spencer Creek Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	_____
2. _____	_____
3. _____	_____

Date: _____

Signed: _____

Printed Name: _____



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

Landscape Maintenance Addendum

Spencer Creek CDD

Addendum # 1

April 11, 2022

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

Attn: Bryan Radcliff

This First Addendum to the Agreement Between Spencer Creek CDD and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast for Landscape and Irrigation Maintenance Services (this "First Addendum"), is made and entered into as of August 5, 2021.

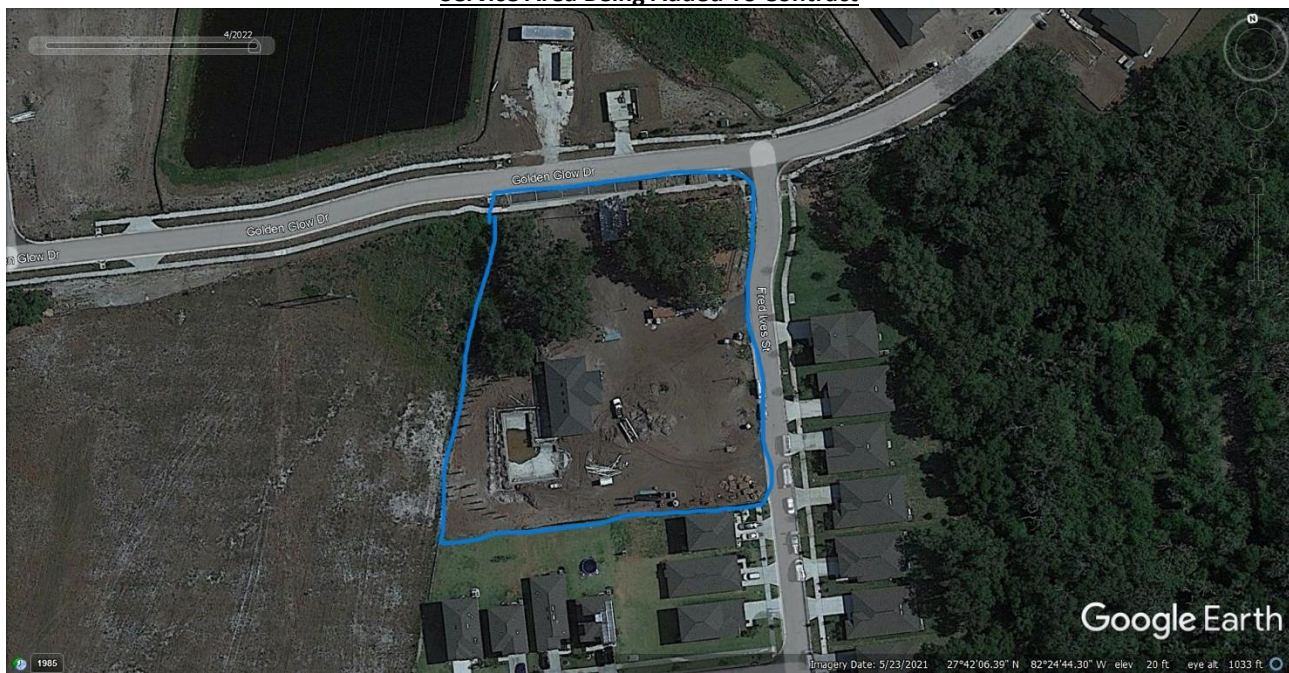
Additional Service areas being added:

Amenity, Roundabout and New Hedge along 15th Street

Service	Price per Month	Price Per Year
General Maintenance Services	\$821.94	\$9,863.33
Water Management	\$168.00	\$2,016.00
Fertilization Plan	\$117.50	\$1,410.00
Total	\$1,107.44	\$13,289.33

*** Amenity Center that was included on original contract was verbally removed at signing of contract but not written out of the contract. It has not been billed. This addendum is adding the Amenity Center and surrounding areas to the contract.**

Service Area Being Added To Contract





Steadfast Maintenance Division

30435 Commerce Drive, Suite 102

San Antonio, FL 33576

844-347-0702 | office@steadfastalliance.com

New Monthly Contract Rates

Service	Price per Month	Price Per Year
General Maintenance Services	\$6,849.40	\$82,192.80
Water Management	\$368.00	\$4,416.00
Fertilization Plan	\$317.50	\$3,810.00
Total	\$7,534.90	\$90,418.80

Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, here after referred to as Landscaper, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Landscape Maintenance Program

- Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance at least 41 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
- Turf Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
- Edging:** All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing. A power edger will be used for this purpose. A weed-eater may be used only in areas not accessible to power edger.
- Pruning:** All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of 12 times per calendar year to ensure the following:



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

- a. Maintain all sidewalks to eliminate any overhanging branches of or foliage, which obstructs and hinders pedestrian or motor traffic.
 - b. Retain the individual plant's natural form and to prune to eliminate branches, which are rubbing against walls and roofs.
 - c. The removal of dead, diseased, or injured branches and palms will be performed as needed.
 - d. Ground covers and vines maintain a neat, uniform appearance.
5. **Pest Control and Fertilization: Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year.** Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
6. **Irrigation:**
- a. Water Management / Irrigation System Initial Inspection: At the commencement of the contract, the contractor will perform a complete evaluation of the system. Contractor will provide the Owner with a summary of each clock and zone operation. Contractor will submit recommendations for all the necessary repairs and improvements to the system with an itemized cost for completing the proposed work.
 - b. Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to insure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.
7. **Weeding:** Weeds will be removed from all plant, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (12 times per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
8. **Clean-Up:** All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.

Compensation

Contractor agrees to provide all the above services for the fees stated above in the summary. An invoice will be delivered by the third week of the current month's service. It is agreed that the invoice will be paid within 30 days of submittal.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a sixty (60) day written notice by certified mail.



Steadfast Maintenance Division

30435 Commerce Drive, Suite 102

San Antonio, FL 33576

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No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of 4/12/2022 2022.

Spencer Creek Community Development District

DocuSigned by:

Kelly Evans

F0CDE1C9D0C24C7...

Signature of Representative

VP

Title

Steadfast

Chris W. Webb

Signature of Owner or Agent

Division Manager

Title

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

March 03, 2022, Special Meeting of the Board of Supervisors

SPECIAL MEETING OF THE BOARD OF SUPERVISORS

The Special Meeting of the Board of Supervisors for the Spencer Creek Community Development District was held on **Wednesday, March 03, 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 Special Meeting of the Board of Supervisors of the Spencer Creek Community Development District to order on **Wednesday, March 03, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Lori Campagna	Supervisor

Staff Members Present:

Brian Lamb	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 Wild Hog Removal Proposal.

Mr. Schwartz stated that the proposal for the Wild Hog removal is a bit pricey; therefore, the Board members are wanting to see an alternative vendor with a reasonable price.

B. General Matters of the District

There were no District general matters at this time.

4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting January 06, 2022**
- B. Consideration of Minutes of the Continued Meeting January 20, 2022**
- C. Consideration of Operation and Maintenance Expenditures December 2021**
- D. Consideration of Operation and Maintenance Expenditures January 2022**
- E. Review of Financial Statements Month Ending January 31, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-E.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - 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**

There were no reports on behalf of the District Manager.

6. SUPERVISOR REQUESTS

Supervisor Kelly noted on the water meter needed before opening the pool for springtime.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

8. ADJOURNMENT

I, District Manager Brian Lamb, declare the meeting adjourned at 2:42 P.M.

**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	72376	\$ 4,925.00		District Management Services - January 2022
Meritus Districts	74027	4,942.73	\$ 9,867.73	District Management Services - February 2022
Sitex Aquatics	5789B	765.00		Waterway Maintenance - 02/01/2022
SteadFast	6055	6,427.46		Landscape Maintenance - February 2022
Monthly Contract Sub-Total		\$ 17,060.19		
Variable Contract				
Supervisor: Jeff Hills	JH 012022	\$ 200.00		Supervisor Fee - 01/20/2022
Supervisor: Kelly Evans	KE 012022	200.00		Supervisor Fee - 01/20/2022
Supervisor: Laura Coffey	LC 012022	200.00		Supervisor Fee - 01/20/2022
Supervisor: Lori Campagna	LC 012022	200.00		Supervisor Fee - 01/20/2022
Supervisor: Nick Dister	ND 012022	200.00		Supervisor Fee - 01/20/2022
Variable Contract Sub-Total		\$ 1,000.00		
Utilities				
Tampa Electric	221008452437 020322	\$ 1,117.21		Electric Service thru 01/27/2022
Tampa Electric	221008474837 020222	533.29	\$ 1,650.50	Electric Service thru 01/27/2022
Utilities Sub-Total		\$ 1,650.50		
Regular Services				
Straley Robin Vericker	20953	\$ 137.00		Professional Services thru 01/15/2022
Regular Services Sub-Total		\$ 137.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 19,847.69		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#72376

DATE

1/25/2022

BILL TO

Spencer Creek CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2312

PO#**NET TERMS**

Net 30

DUE DATE

2/24/2022

Services provided for the Month of: January 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
District Management Services - District Management	1	Ea	2,500.00	2,500.00
Accounting Services - Accounting Services	1	Ea	750.00	750.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	350.00	350.00
Subtotal				4,925.00

Subtotal

\$4,925.00

Tax

\$0.00

Total Due

\$4,925.00

Voice: 813-397-5122 | Fax: 813-873-7070

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#74027

DATE

2/18/2022

BILL TO

Spencer Creek CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2312

PO#**NET TERMS**

Net 30

DUE DATE

3/20/2022

Services provided for the Month of: February 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - 3 Copies Color-November 2021 & 1 Copies Color-December 2021	4	Ea	0.50	2.00
Postage - \$2.65 Postage-November 2021 & \$3.18 Postage-December 2021	1	Ea	5.83	5.83
Copies - 44 Copies B/W-November 2021 & 22 Copies B/W-December 2021	66	Ea	0.15	9.90
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	350.00	350.00
Accounting Services - Accounting Services	1	Ea	750.00	750.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	2,500.00	2,500.00
Subtotal				4,942.73

Subtotal \$4,942.73

Tax \$0.00

Total Due \$4,942.73

Remit To :

Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment. Phone: 813-397-5122 | Fax: 813-873-7070



Invoice

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

Date	Invoice #
2/1/2022	5789B

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-February	765.00	765.00
		Balance Due	\$765.00

539001 4307
25



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
2/1/2022	SM-6055

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 February 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.






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

26
53900 / 9604
alpe

Spencer Creek CDD

MEETING DATE: January 20, 2022

DMS: 






SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$ 200
Laura Coffey		Salary Accepted	\$ 200
Nick Dister		Salary Accepted	\$ 200
Kelly Evans		Salary Accepted	\$ 200
Lori Campagna		Salary Accepted	\$ 200

JH 012022

Spencer Creek CDD

MEETING DATE: January 20, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$ 200
Laura Coffey		Salary Accepted	\$ 200
Nick Dister		Salary Accepted	\$ 200
Kelly Evans		Salary Accepted	\$ 200
Lori Campagna		Salary Accepted	\$ 200

KE 012022

Spencer Creek CDD

MEETING DATE: January 20, 2022


DMS: Be






SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	<i>α</i>	Salary Accepted	\$ 200
Laura Coffey	<i>α</i>	Salary Accepted	\$ 200
Nick Dister	<i>α</i>	Salary Accepted	\$ 200
Kelly Evans	<i>α</i>	Salary Accepted	\$ 200
Lori Campagna	<i>α</i>	Salary Accepted	\$ 200

LC 012022

Spencer Creek CDD

MEETING DATE: January 20, 2022

DMS: 






SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$ 200
Laura Coffey		Salary Accepted	\$ 200
Nick Dister		Salary Accepted	\$ 200
Kelly Evans		Salary Accepted	\$ 200
Lori Campagna		Salary Accepted	\$ 200

LC 012022

Spencer Creek CDD

MEETING DATE: January 20, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$ 200
Laura Coffey		Salary Accepted	\$ 200
Nick Dister		Salary Accepted	\$ 200
Kelly Evans		Salary Accepted	\$ 200
Lori Campagna		Salary Accepted	\$ 200

ND 012022

Statement Date: 02/03/2022

Account: 221008452437

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

Current month's charges:	\$1,170.20
Total amount due:	\$1,117.21
Payment Due By:	02/24/2022

Your Account Summary

Previous Amount Due	\$858.89
Payment(s) Received Since Last Statement	-\$858.89
Miscellaneous Credits	-\$52.99
Credit balance after payments and credits	-\$52.99
Current Month's Charges	\$1,170.20
Total Amount Due	\$1,117.21



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.



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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:	\$1,170.20
Total amount due:	\$1,117.21
Payment Due By:	02/24/2022

Amount Enclosed \$

600000427572

00004090 01 AB 0.45 33607 FTECO102042200515710 00000 04 01000000 001 05 23133 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
FEB 07 2022

6000004275722210084524370000001117217

Account: 221008452437
Statement Date: 02/03/2022
Current month's charges due 02/24/2022

Details of Charges – Service from 12/29/2021 to 01/27/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	506 kWh @ \$0.03076/kWh	\$15.56
Fixture & Maintenance Charge	63 Fixtures	\$401.13
Lighting Pole / Wire	64 Poles	\$657.48
Lighting Fuel Charge	506 kWh @ \$0.03008/kWh	\$15.22
Storm Protection Charge	506 kWh @ \$0.01028/kWh	\$5.20
Clean Energy Transition Mechanism	506 kWh @ \$0.00033/kWh	\$0.17
Florida Gross Receipt Tax		\$0.93
Franchise Fee		\$71.77
Municipal Public Service Tax		\$2.74
Lighting Charges		\$1,170.20

Total Current Month's Charges

\$1,170.20

Miscellaneous Credits

Sales Tax Credit - \$52.99

Total Current Month's Credits

-\$52.99

Important Messages

More clean energy to you...

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.



Statement Date: 02/02/2022

Account: 221008474837

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
1643 FRED IVES ST, CLBHSE
RUSKIN, FL 33570-5745

Current month's charges:	\$533.29
Total amount due:	\$533.29
Payment Due By:	02/23/2022

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$533.29
Total Amount Due	\$533.29



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.



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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: 221008474837

Current month's charges:	\$533.29
Total amount due:	\$533.29
Payment Due By:	02/23/2022
Amount Enclosed	\$

615581275021

00000747 01 AB 0.45 33607 FTECO10202223154710 00000 04 01000000 005 04 19424 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
FEB 07 2022

Account: 221008474837
Statement Date: 02/02/2022
Current month's charges due 02/23/2022

Details of Charges – Service from 01/03/2022 to 01/27/2022

Service for: 1643 FRED IVES ST, CLBHSE, RUSKIN, FL 33570-5745

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	01/27/2022	6		0		6 kWh	1	25 Days
Daily Basic Service Charge		25 days @ \$0.74000		\$18.50		<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div>FEB 2022</div><div></div><div>0.2</div></div>		
Energy Charge		6 kWh @ \$0.07014/kWh		\$0.42				
Fuel Charge		6 kWh @ \$0.03057/kWh		\$0.18				
Storm Protection Charge		6 kWh @ \$0.00315/kWh		\$0.02				
Clean Energy Transition Mechanism		6 kWh @ \$0.00402/kWh		\$0.02				
Florida Gross Receipt Tax				\$0.49				
Electric Service Cost				\$19.63				
State Tax				\$1.66				
Total Electric Cost, Local Fees and Taxes						\$21.29		
Other Fees and Charges								
Electric Security Deposit				\$400.00				
Elec Connection Chrg Initial				\$112.00				
Total Other Fees and Charges						\$512.00		
Total Current Month's Charges						\$533.29		

Important Messages

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.



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

January 21, 2022

Client: 001511

Matter: 000001

Invoice #: 20953

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2022

SERVICES

Date	Person	Description of Services	Hours	
1/13/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2021.	0.2	
1/15/2022	JMV	PREPARE QUARTERLY CDD DISCLOSURE REPORT.	0.3	
Total Professional Services			0.5	\$137.00

PERSON RECAP

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

January 21, 2022

Client: 001511

Matter: 000001

Invoice #: 20953

Page: 2

Total Services	\$137.00
Total Disbursements	\$0.00
Total Current Charges	\$137.00

PAY THIS AMOUNT

\$137.00

514001 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	75292	\$ 4,931.62		District Management Services – march 2022
ADA Site Compliance	2167	1,500.00		Professional Technological Auditing and Compliance Services - 03/03/2022
Sitex Aquatics	5899B	765.00		Waterway Maintenance - March 2022
SteadFast	6205	6,427.46		Landscape Maintenance - March 2022
Monthly Contract Sub-Total		\$ 13,624.08		
Variable Contract				
Supervisor: Kelly Evans	KE 030322	\$ 200.00		Supervisor Fee - 03/03/2022
Supervisor: Laura Coffey	LC 030322	200.00		Supervisor Fee - 03/03/2022
Supervisor: Lori Campagna	LOC 030321	200.00		Supervisor Fee - 03/03/2022
Variable Contract Sub-Total		\$ 600.00		
Utilities				
Tampa Electric	221008452437 030322	\$ 2,854.53		Electric Services thru 02/25/2022
Tampa Electric	221008474837 030322	55.42	\$ 2,909.95	Electric Service thru 02/25/2022
Utilities Sub-Total		\$ 2,909.95		
Regular Services				
Sitex Aquatics	5930B	\$ 780.00		Landscape maintenance (Vegetation on Pond) - 02/25/2022
Speare Enterprises	5232	125.00		Fence Repair - 03/17/2022
Straley Robin Vericker	21082	391.00		Professional Services thru 02/15/2022
Python Fence	PF 030122	250.00		Fence Repairs -3/1/2022
Regular Services Sub-Total		\$ 1,546.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 18,680.03		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Statement Date: 03/03/2022
Account: 221008452437

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

Current month's charges:	\$2,854.53
Total amount due:	\$2,854.53
Payment Due By:	03/24/2022

Your Account Summary

Previous Amount Due	\$1,117.21
Payment(s) Received Since Last Statement	-\$1,117.21
Current Month's Charges	\$2,854.53
Total Amount Due	\$2,854.53

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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



SCAM AWARE TIP:

Remember, we will never call to ask for
your credit or debit card info.

tampaelectricblog.com/scamalert

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:	\$2,854.53
Total amount due:	\$2,854.53
Payment Due By:	03/24/2022

Amount Enclosed \$ 646445425290



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

6464454252902210084524370000002854531

Account: 221008452437
Statement Date: 03/03/2022
Current month's charges due 03/24/2022

Details of Charges – Service from 01/28/2022 to 02/25/2022

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	1197 kWh @ \$0.03076/kWh	\$36.82
Fixture & Maintenance Charge	63 Fixtures	\$950.04
Lighting Pole / Wire	64 Poles	\$1635.20
Lighting Fuel Charge	1197 kWh @ \$0.03008/kWh	\$36.01
Storm Protection Charge	1197 kWh @ \$0.01028/kWh	\$12.31
Clean Energy Transition Mechanism	1197 kWh @ \$0.00033/kWh	\$0.40
Florida Gross Receipt Tax		\$2.19
Franchise Fee		\$175.08
Municipal Public Service Tax		\$6.48
Lighting Charges		\$2,854.53

Total Current Month's Charges

\$2,854.53

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.



Statement Date: 03/03/2022
Account: 221008474837

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
1643 FRED IVES ST, CLBHSE
RUSKIN, FL 33570-5745

Current month's charges: \$57.08
Total amount due: \$55.42
Payment Due By: 03/24/2022

Your Account Summary

Previous Amount Due	\$533.29
Payment(s) Received Since Last Statement	-\$533.29
Miscellaneous Credits	-\$1.66
Credit balance after payments and credits	-\$1.66
Current Month's Charges	\$57.08
Total Amount Due	\$55.42

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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



SCAM AWARE TIP:

Remember, we will never call to ask for
your credit or debit card info.

tampaelectricblog.com/scamalert

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: 221008474837

Current month's charges: \$57.08
Total amount due: \$55.42
Payment Due By: 03/24/2022

Amount Enclosed \$

646445425291

00003354 02 AB 0.46 33607 FTECO103032222482210 00000 04 01000000 003 04 17865 006

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

6464454252912210084748370000000055423



Received
MAR 07 2022

Account: 221008474837
Statement Date: 03/03/2022
Current month's charges due 03/24/2022

Details of Charges – Service from 01/28/2022 to 02/25/2022

Service for: 1643 FRED IVES ST, CLBHSE, RUSKIN, FL 33570-5745

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	02/25/2022	323		6		317 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	317 kWh @ \$0.07014/kWh	\$22.23
Fuel Charge	317 kWh @ \$0.03057/kWh	\$9.69
Storm Protection Charge	317 kWh @ \$0.00315/kWh	\$1.00
Clean Energy Transition Mechanism	317 kWh @ \$0.00402/kWh	\$1.27
Florida Gross Receipt Tax		\$1.43

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Electric Service Cost

\$57.08

Total Current Month's Charges

\$57.08

Miscellaneous Credits

Sales Tax Credit

-\$1.66

Total Current Month's Credits

-\$1.66



Spencer Creek CDD

MEETING DATE: March 03, 2022

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$ 200
Laura Coffey	✓	Salary Accepted	\$ 200
Nick Dister		Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200

LC 030322

Spencer Creek CDD

MEETING DATE: March 03, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$ 200
Laura Coffey	✓	Salary Accepted	\$ 200
Nick Dister		Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200

KE 030322

Spencer Creek CDD

MEETING DATE: March 03, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$ 200
Laura Coffey	✓	Salary Accepted	\$ 200
Nick Dister		Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200

LOC 030321



Invoice

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

Date	Invoice #
3/1/2022	5899B

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-March	765.00	765.00
		Balance Due	\$765.00

539001 4307



Steadfast Contractors Alliance, LLC

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

844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
3/1/2022	SM-6205

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 March 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	

53900/4604

53900/4611

53900/4604

53900/4604

53900/4611

53900/4604

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

ADA Site Compliance

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Spencer Creek CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2167	03/03/2022	\$1,500.00	03/17/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00*as per**51300/5105*



Invoice

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

Date	Invoice #
2/25/2022	5930B

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
	Physical Cut out of Vegetation on Ponds #1,8,12,13	780.00	780.00
		Balance Due	\$780.00

5390014307

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

February 24, 2022

Client: 001511

Matter: 000001

Invoice #: 21082

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2022

SERVICES

Date	Person	Description of Services	Hours	
1/19/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
1/20/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	
1/20/2022	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.4	
1/20/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2021; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
Total Professional Services			1.3	\$391.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.7	\$245.00
VTS	Vanessa T. Steinerts	0.4	\$114.00
LB	Lynn Butler	0.2	\$32.00

February 24, 2022
Client: 001511
Matter: 000001
Invoice #: 21082

Page: 2

Total Services	\$391.00	
Total Disbursements	\$0.00	
Total Current Charges		\$391.00

PAY THIS AMOUNT

\$391.00

5/400/3107

Please Include Invoice Number on all Correspondence

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Spencer Creek

Meritus

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

INVOICE # 5232**DATE 03/17/2022****DUE DATE 04/01/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor Fence Repair located at: Located on 15th Street and behind a resident on Tiger Tooth Place.	1	125.00	125.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$125.00**

539001 4603

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

BILL TO
Spencer Creek CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

INVOICE#
#75292

CUSTOMER ID
C2312

PO#

DATE
3/23/2022

NET TERMS
Net 30

DUE DATE
4/22/2022

Services provided for the Month of: March 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Accounting Services - Accounting Services	1	Ea	750.00	750.00
Copies - B/W Copies- January	10	Ea	0.15	1.50
Copies - Copies Color	6	Ea	0.50	3.00
Dissemination Services - Dissemination Services	1	Ea	350.00	350.00
District Management Services - District Management	1	Ea	2,500.00	2,500.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
Postage - Postage- January	1	Ea	2.12	2.12
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Subtotal				4,931.62

Subtotal	\$4,931.62
Tax	\$0.00
Total Due	\$4,931.62

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070

INVOICE

Name: **Gary Schwartz** Phone: _____
 Address: **14th St - Spencer Creek**
 City, State, Zip: _____ Email: **Gary.Schwartz@merituscorp.com**

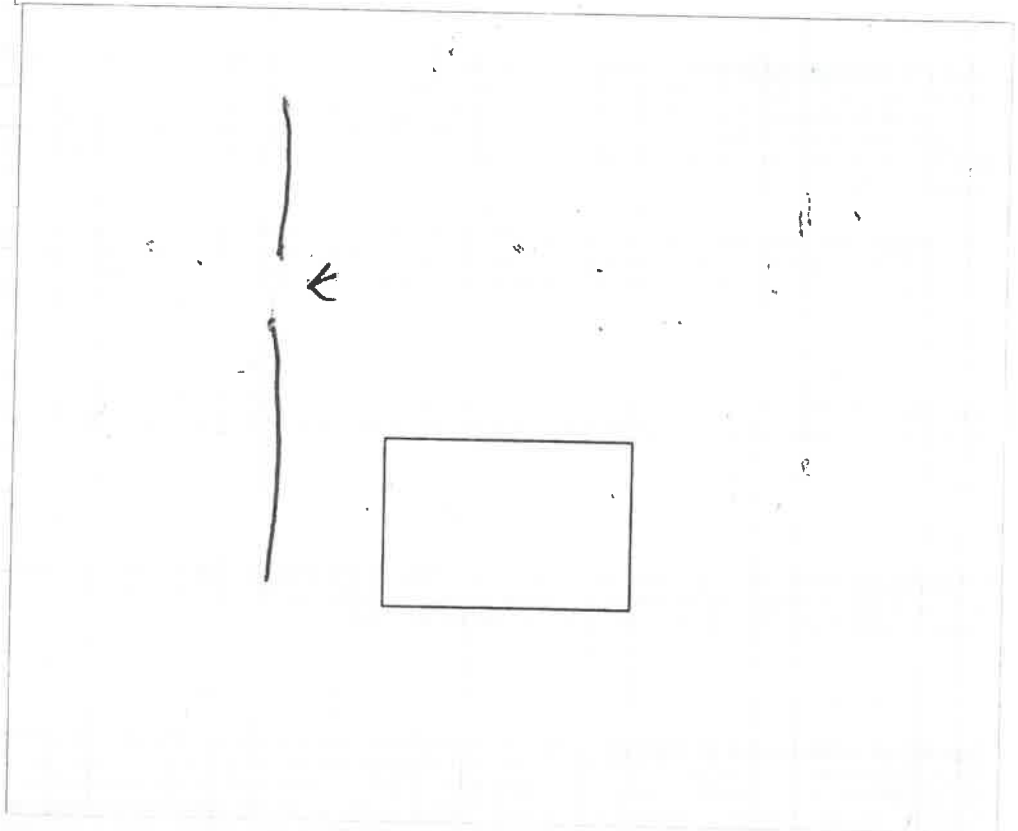
 **PYTHON FENCE**
813.613.4942

TYPE	HEIGHT	STYLE	SIZE	TOP	SWING									
<input type="checkbox"/> CHAIN LINK	6' High	TAN Vinyl	<table border="1"> <tr><td>42"</td></tr> <tr><td>48"</td></tr> <tr><td>60"</td></tr> <tr><td>72"</td></tr> </table>	42"	48"	60"	72"	<table border="1"> <tr><td>ARCHED</td></tr> <tr><td>FLAT</td></tr> <tr><td>SCALLOPED</td></tr> </table>	ARCHED	FLAT	SCALLOPED	<table border="1"> <tr><td>IN</td><td>OUT</td></tr> </table>	IN	OUT
42"														
48"														
60"														
72"														
ARCHED														
FLAT														
SCALLOPED														
IN	OUT													
<input type="checkbox"/> WOOD														
<input type="checkbox"/> STEEL														
<input type="checkbox"/> ALUMINUM														
<input checked="" type="checkbox"/> VINYL	<input type="checkbox"/> TEAR DOWN	<input type="checkbox"/> CONCRETE												

☐ TOP OF FENCE LEVEL
☐ AVERAGE GRADE
☐ FOLLOW GROUND GRADE

SPECIAL INSTRUCTIONS:

**Replace Pickets
 that Have been
 knocked out by
 High Winds**



Customer Responsibilities

- ☒ Permits
- ☒ Association Approval
- ☒ Clear Fence Line
- ☒ Underground Cables
- ☒ Sprinkler System
- ☒ Electric hook-up
- ☒ Copy of Survey
- ☒ Customer Initials

Life time warranty for labor and workmanship. The warranty is only valid for original customer signature on this contract.

Terms & Conditions. Balance due at completion. Proposal is valid for 30 days.

The undersigned Customer signing this contract below authorizes Python Fence LLC to order materials and initiate work in accordance with this Contract, including without limitation Python Fence LLC's Standard Terms and Conditions set forth on the back of this Contract, which are incorporated into this Contract for all purposes

Customer

Date

Respectfully Submitted:

Jeff Beckert

TOTAL PRICE: **\$250.00**

LESS DEPOSIT: **\$0.00**

BALANCE DUE: **\$250.00**

Standard Terms and Conditions

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON OUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Application of Terms and Conditions: The terms and conditions set forth in these Standard Terms and Conditions (these "Terms and Conditions") shall govern and apply to all purchases of materials and services provided by Python Fence LLC to its Customers. By signing the Acceptance of Proposal on the front of this Contract Customer expressly agrees to these Terms and Conditions.

Fence Line Designation and Hold Harmless: Customer hereby assumes full responsibility for locating and staking the line upon which the fence materials are to be installed and Customer agrees to defend and hold harmless and indemnify Python Fence LLC from and against all claims, liabilities, and expenses for injury, death, or damage to persons or property, trespass, and all other damage or loss arising out of the installation or location of the fence materials. Further, Python Fence LLC shall not be responsible for damage to sod or landscaping that is not reasonably avoidable in the access or fence installation processes. Displaced dirt caused by installation will be evenly raked out. All excess materials will remain the property of and be returned to Python Fence LLC.

Underground Conditions: Customer is solely responsible for all underground obstructions, including without limitation sprinkler lines and utility lines. Python Fence LLC reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this contract.

Warranties: All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard industry practices. Warranties as to material shall be limited to the manufacturer's warranties. Python Fence LLC hereby disclaims all other warranties, express or implied.

Force Majeure: Python Fence LLC shall not be responsible or liable for any delay, damage, or default under this Contract occasioned by war, strikes, shortage of labor, material, or transportation, acts of civil or military authorities, weather or other Acts of God, or other causes beyond the reasonable control of Python Fence LLC, the Customer hereby waiving any such claim.

Cancellation or Delay of Job by Customer: If the work contemplated under this Contract ("the work") is canceled by Customer with at least 48 hours notice, Python Fence LLC shall return within 10 days any deposit monies less the cost of any custom materials. If the work is canceled by Customer with less than 48 hours notice, Python Fence LLC shall return within 10 days any deposit monies less the cost of any customer materials and less a \$150 cancellation charge. If the work is delayed or canceled by Customer once the crew has delivered the fencing material, Python Fence LLC will charge Customer \$20.00 per man hour for the time actually worked by its employees or subcontractors. Plus a \$150 delay/cancellation charge.

Payment, Remedies, and Collection Costs: Python Fence LLC reserves the right to require advance payment for all materials to be provided under the Contract at the time the Contract is signed or otherwise before initiating work. All remaining sums owed by Customer must be paid within 7 days after job completion. Failure to make timely payment pursuant to this paragraph shall entitle Python Fence LLC to (1) charge interest on the unpaid amount at the lower of (a) 1.5% per month or (b) the maximum rate of interest allowed by law, (2) file a Claim of Lien against the property on which the work was conducted, and (3) repossess all materials used on the job-site without recourse. All material shall remain the property of Python Fence LLC until all amounts due from Customer are fully paid. If Python Fence LLC is required to initiate legal action of any kind upon a default by Customer, Customer agrees to pay all attorney's fees and costs incurred by Python Fence LLC.

Entire Agreement: This Contract constitutes the entire agreement between Customer and Python Fence LLC relating to the services contemplated herein and the Contract may only be amended by a written agreement signed by Customer and Python Fence LLC.

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Sitex Aquatics	6021B	\$ 765.00		Monthly Waterway Maintenance - April 2022
SteadFast	6371	6,427.46		Landscape Maintenance - April 2022
Monthly Contract Sub-Total		\$ 7,192.46		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221008452437 040122	\$ 3,727.28		Electric Service thru 03/28/2022
Tampa Electric	221008474837 040122	200.90	\$ 3,928.18	Electric Service thru 03/28/2022
Utilities Sub-Total		\$ 3,928.18		
Regular Services				
Straley Robin Vericker	21227	\$ 432.00		Professional Services thru 03/15/2022
Regular Services Sub-Total		\$ 432.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 11,552.64		

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



Invoice

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

Date	Invoice #
4/1/2022	6021B

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-April	765.00	765.00
		Balance Due	\$765.00

53900 / 4307
59



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
4/1/2022	SM-6371

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 April 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.

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

539001 4604 60



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/01/2022

Account: 221008452437

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

Current month's charges:	\$3,727.28
Total amount due:	\$3,727.28
Payment Due By:	04/22/2022

Your Account Summary

Previous Amount Due	\$2,854.53
Payment(s) Received Since Last Statement	-\$2,854.53
Current Month's Charges	\$3,727.28
Total Amount Due	\$3,727.28

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

Yard project?

Avoid damage and fines

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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:	\$3,727.28
Total amount due:	\$3,727.28
Payment Due By:	04/22/2022

Amount Enclosed \$
635334359221

00000435 02 AB 0.46 33607 FTECO104022200350310 00000 04 01000000 005 04 19096 004

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
APR 08 2022

6353343592212210084524370000003727284



ACCOUNT INVOICE

tampaelectric.com



Account: 221008452437
Statement Date: 04/01/2022
Current month's charges due 04/22/2022

Details of Charges – Service from 02/26/2022 to 03/28/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1557 kWh @ \$0.03079/kWh	\$47.94
Fixture & Maintenance Charge	94 Fixtures	\$1236.08
Lighting Pole / Wire	96 Poles	\$2123.12
Lighting Fuel Charge	1557 kWh @ \$0.04060/kWh	\$63.21
Storm Protection Charge	1557 kWh @ \$0.01028/kWh	\$16.01
Clean Energy Transition Mechanism	1557 kWh @ \$0.00033/kWh	\$0.51
Florida Gross Receipt Tax		\$3.27
Franchise Fee		\$228.60
Municipal Public Service Tax		\$8.54

Lighting Charges

\$3,727.28

Total Current Month's Charges

\$3,727.28

00000435-0001325-Page 3 of 8





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/01/2022

Account: 221008474837

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
1643 FRED IVES ST, CLBHSE
RUSKIN, FL 33570-5745

Current month's charges:	\$200.90
Total amount due:	\$200.90
Payment Due By:	04/22/2022

Your Account Summary

Previous Amount Due	\$55.42
Payment(s) Received Since Last Statement	-\$55.42
Current Month's Charges	\$200.90
Total Amount Due	\$200.90

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WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221008474837

Current month's charges:	\$200.90
Total amount due:	\$200.90
Payment Due By:	04/22/2022

Amount Enclosed \$

635334359222



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

6353343592222210084748370000000200908



ACCOUNT INVOICE

tampaelectric.com



Account: 221008474837
Statement Date: 04/01/2022
Current month's charges due 04/22/2022

Details of Charges – Service from 02/26/2022 to 03/28/2022

Service for: 1643 FRED IVES ST, CLBHSE, RUSKIN, FL 33570-5745

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	03/28/2022	1,779		323		1,456 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.74000	\$22.94
Energy Charge	1,456 kWh @ \$0.07035/kWh	\$102.43
Fuel Charge	1,456 kWh @ \$0.04126/kWh	\$60.07
Storm Protection Charge	1,456 kWh @ \$0.00315/kWh	\$4.59
Clean Energy Transition Mechanism	1,456 kWh @ \$0.00402/kWh	\$5.85
Florida Gross Receipt Tax		\$5.02

Electric Service Cost

\$200.90

Total Current Month's Charges

\$200.90

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000435-0001327-Page 7 of 8



Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Spencer Creek Community Development District

c/o Meritus Districts

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

March 23, 2022

Client: 001511

Matter: 000001

Invoice #: 21227

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
2/23/2022	LB	REVIEW STATUS OF SEATS DUE FOR LANDOWNER'S ELECTION IN 2022.	0.1	\$16.00
2/24/2022	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	\$70.00
3/2/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.1	\$35.00
3/3/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$140.00
3/3/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.6	\$171.00
Total Professional Services			1.4	\$432.00

March 23, 2022

Client: 001511

Matter: 000001

Invoice #: 21227

Page: 2

Total Services	\$432.00
Total Disbursements	\$0.00
Total Current Charges	\$432.00
Previous Balance	\$391.00
Less Payments	(\$391.00)
PAY THIS AMOUNT	\$432.00

5140013107

Please Include Invoice Number on all Correspondence

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022



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

Spencer Creek CDD

Balance Sheet

As of 4/30/2022

(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	154,656	0	0	0	0	154,656
Revenue Series 2019 7000	0	196,754	0	0	0	196,754
Interest Series 2019 7001	0	198,053	0	0	0	198,053
Sinking Fund Series 2019 7002	0	140,000	0	0	0	140,000
Reserve Series 2019 7003	0	268,006	0	0	0	268,006
Acquisition & Construction S2019 7005	0	0	20	0	0	20
Cost of Issuance S2019 7006	0	0	0	0	0	0
General Account Series 2019 7007	0	0	0	0	0	0
Accounts Receivable	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	0	0	0	0	0	0
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	154,656	802,813	20	7,513,667	8,060,000	16,531,156
Liabilities						
Accounts Payable	6,306	0	0	0	0	6,306
Due To Debt Service Fund	0	0	0	0	0	0
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	11,476	0	0	0	8,060,000	8,071,476
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	126,977	534,806	8	0	0	661,790
Total Fund Equity & Other Credits	143,179	802,813	20	7,513,667	0	8,459,679

Spencer Creek CDD
 Balance Sheet
 As of 4/30/2022
 (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
Total Liabilities & Fund Equity	<u><u>154,656</u></u>	<u><u>802,813</u></u>	<u><u>20</u></u>	<u><u>7,513,667</u></u>	<u><u>8,060,000</u></u>	<u><u>16,531,156</u></u>

Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 4/30/2022
(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	1,600	(600)	(60)%
Financial & Administrative				
District Manager	30,000	37,900	(7,900)	(26)%
District Engineer	3,000	2,568	432	14 %
Disclosure Report	4,200	5,750	(1,550)	(37)%
Trustee Fees	4,100	2,020	2,080	51 %
Accounting Services	9,000	14,550	(5,550)	(62)%
Auditing Services	4,000	29	3,971	99 %
Postage, Phone, Faxes, Copies	500	46	454	91 %
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	1,125	375	25 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Council				
District Counsel	5,000	1,820	3,180	64 %
Utility Services				
Electric Services - All Others	55,000	10,872	44,128	80 %
Water - Sewer Combination Services				
Water Utility Services	6,000	0	6,000	100 %
Other Physical Environment				
Waterway Management System	9,180	6,135	3,045	33 %
General Liability & Property Casualty Insurance	7,500	0	7,500	100 %
Monument, Entrance & Wall Maintenance & Repair	1,500	375	1,125	75 %
Landscape Maintenance - Contract	86,600	45,284	41,316	48 %
Plant Replacement Program	2,000	145	1,855	93 %
Mulch & Tree Trimming	10,000	0	10,000	100 %
Irrigation Maintenance	1,500	816	684	46 %
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	132,710	127,552	49 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 001 - General Fund
 From 10/1/2021 Through 4/30/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues Over (Under) Expenses	0	126,922	126,922	0 %
Fund Balance, Beginning of Period	0	16,202	16,202	0 %
Fund Balance, End of Period	0	143,125	143,125	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund Series 2019
From 10/1/2021 Through 4/30/2022
(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	15	15	0 %
Total Revenues	533,481	732,866	199,385	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	(8)	(8)	0 %
Total Other Financing Sources	0	(8)	(8)	0 %
Excess Revenues Over (Under) Expenses	0	534,806	534,806	0 %
Fund Balance, Beginning of Period	0	268,008	268,008	0 %
Fund Balance, End of Period	0	802,813	802,813	0 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 300 - Capital Projects Fund Series 2019
 From 10/1/2021 Through 4/30/2022
 (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	8	8	0 %
Total Other Financing Sources	0	8	8	0 %
Excess Revenues Over (Under) Expenses	0	8	8	0 %
Fund Balance, Beginning of Period	0	12	12	0 %
Fund Balance, End of Period	0	20	20	0 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 900 - General Fixed Assets -Account Group
 From 10/1/2021 Through 4/30/2022
 (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: 04/30/2022
Reconciliation Date: 4/30/2022
Status: Locked

Bank Balance	154,655.66
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	154,655.66
Balance Per Books	<u>154,655.66</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: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1173	3/10/2022	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1176	3/10/2022	System Generated Check/Voucher	200.00	Lori A Campagna
1182	3/31/2022	System Generated Check/Voucher	4,931.62	Meritus Districts
1183	3/31/2022	System Generated Check/Voucher	250.00	Python Fence
1184	4/7/2022	System Generated Check/Voucher	432.00	Straley Robin Vericker
1185	4/14/2022	System Generated Check/Voucher	3,928.18	Tampa Electric
1186	4/21/2022	System Generated Check/Voucher	765.00	Sitex Aquatics
1187	4/21/2022	System Generated Check/Voucher	6,427.46	Steadfast Contractors Alliance, LLC
Cleared Checks/Vouchers			18,434.26	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	15	-5	Filamentous outbursts on multiple ponds due to
				the weather conditions & excess nitrogen
INVASIVE MATERIAL (SUBMERSED)	20	19	-1	Marginal submersed material in 2 ponds
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	3	0	Good
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Nwomans restroom has paint issues
HARDSCAPE	10	10	0	Good
ACCESS & MONITORING SYSTEM	3	3	0	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	8	0	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: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
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	Good
AMENITY CENTER LIGHTING	15	15	0	Good
GATES				
ACCESS CONTROL PAD	25	25		NA
OPERATING SYSTEM	25	25		NA
GATE MOTORS	25	25		N/A
GATES	25	25		NA
SCORE	700	694	-6	99%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Wednesday May 25 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	8	-2	Good overall
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	Good
MULCHING	5	4	-1	Good
WATER/IRRIGATION MGMT	8	5	-3	Ther are warranty irigations that need to be resolved
CARRYOVERS	5	5	0	NA

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Good
INSECT/DISEASE CONTROL	7	7	0	Good
DEADHEADING/PRUNING	3	3	0	Good

SCORE

100	94	-6	94%
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Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



Spencer Creek May 2022



Entrance on 15th ST, SE & Golden Glow.



Heading North from the 15th ST, SE entrance.



Recycle containers placed on the circle on Tiger Tooth. Turf will die in those areas.



Mailbox area looks good.



Lights in and around Amenity Center will be removed.



Dog park is clean & looks good.



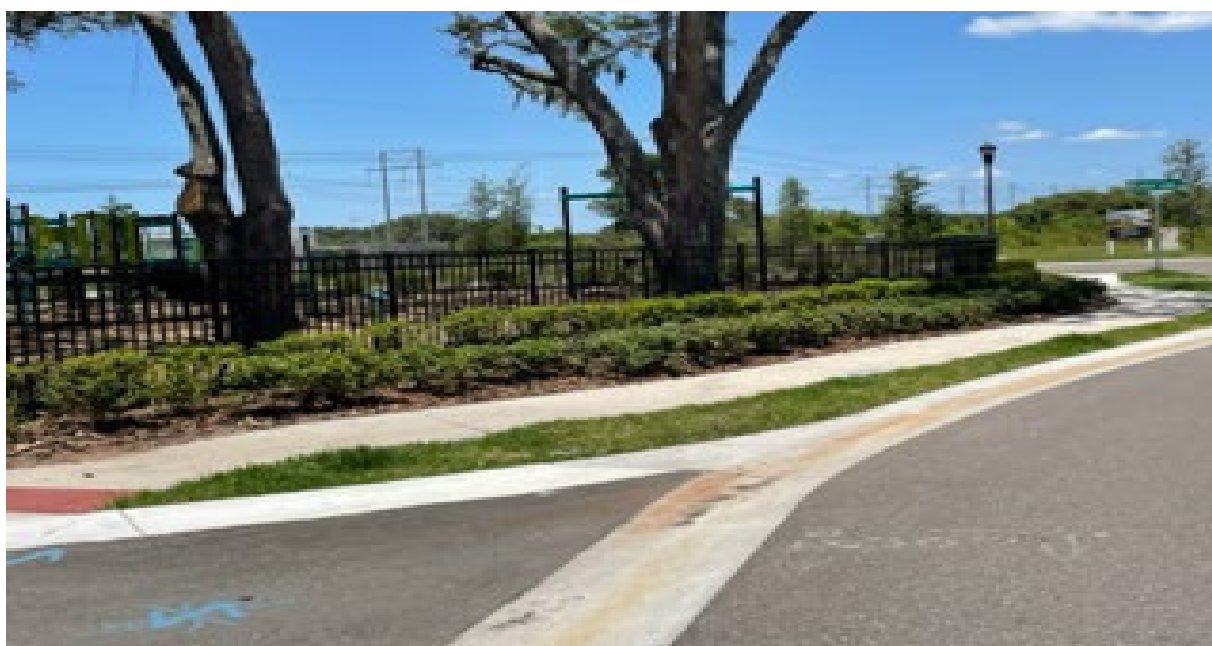
Dog park.



Amenity Center.



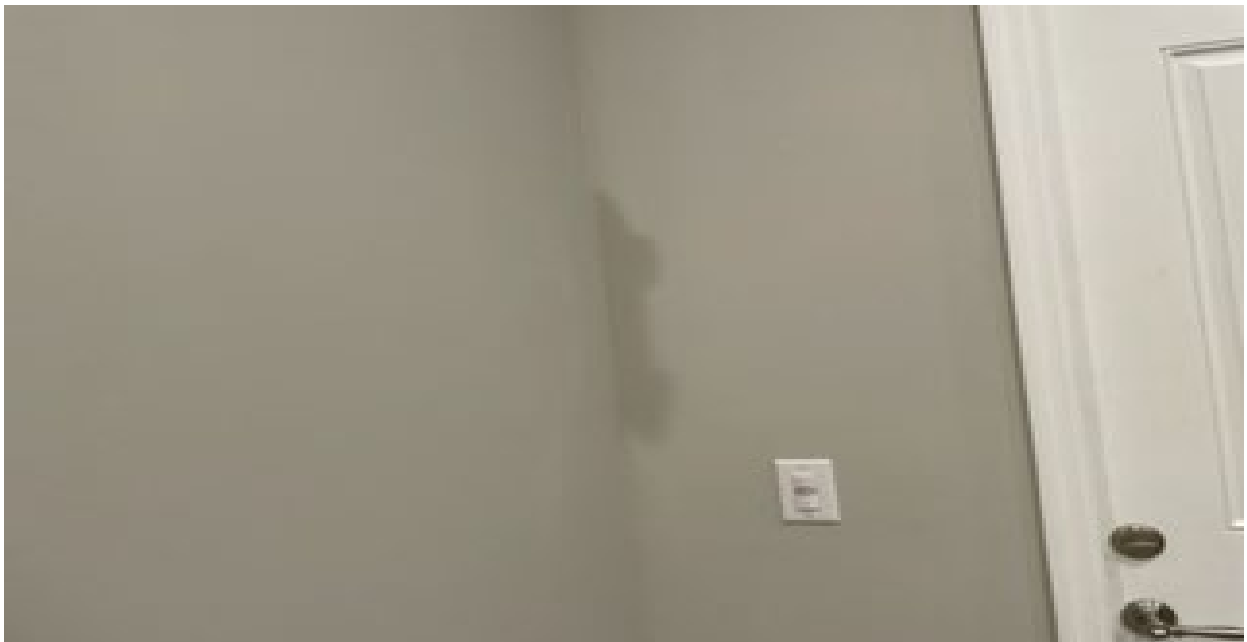
BB court is clean & looks good.



Street view of playground.



Sabal Palms at the entrance of the Amenity Center.



Women's bathroom has paint issues throughout.



Function room at the Amenity Center.



Pavers & Chaise lounges look good.



Pool is clean & blue.



Rear view of the Amenity Center.



Sod area under warranty needs to be replaced.







Circle on Flower Dust needs to be trimmed, and new sod will need to be installed.



New sidewalks around homes on Flower Dust.



Entrance on 15th ST, SE and Colding.



Entrance on 14th Ave and Golden Glow.



N.E entrance side on 14th Ave & Golden Glow.



Hedge & fence line East of the 14th Ave & Golden Glow entrance.



Frontage on 14th Ave.



Pond looks good.



Some trees on-site are top heavy.



Some pond have Filamentous algae blooms. Vendor was notified.



Heavy algae bloom



Pond has some Filamentous algae.



Pond looks good.



Pond looks good overall. I asked the vendor to give me an estimate to remove the dead willows, plant material & tree.