

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 04, 2022**

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, AUGUST 04, 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 Vice- Chair Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey Lori Campagna Jeffery Hills 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 Public Hearing & Regular Meeting of the Board of Supervisors of the Spencer Creek Community Development District will be held on **Thursday, August 04, 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. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING TOWING POLICY**
 - A. Open the Public Hearing on Adopting Towing Policy
 - B. Staff Presentations
 - C. Public Comment
 - D. Close the Public Hearing on Adopting Towing Policy
 - E. Consideration of Resolution 2022-04; Adopting Towing PolicyTab 01
- 5. PUBLIC HEARING ON ADOPTING RECREATION CENTER POLICIES & RATES**
 - A. Open Public Hearing on Adopting Recreation Center Policies & Rates
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-05; Adopting Recreation Center Policies & RatesTab 02
 - E. Close Public Hearing on Adopting Recreation Center Policies & Rates
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-06; Amending Resolution Approving Proposed FY 2023 Budget & Setting Public Hearing.....Tab 03
 - B. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting July 07, 2022..... Tab 04
 - B. Consideration of Operation and Maintenance Expenditures June 2022..... Tab 05
 - C. Review of Financial Statements Month Ending June 30, 2022.....Tab 06
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager.....Tab 07
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
- 12. 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 NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING AND TOWING FROM DISTRICT OWNED PROPERTY; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains District-owned parking areas, located within the District (the “**District-Owned Property**”);

WHEREAS the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District-Owned Property if the notice and procedures requirements of section 715.07, Florida Statutes, are followed.

WHEREAS unauthorized vehicles or vessels on the District-Owned Property may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS the District desires to contract with a towing operator that is included on an approved list of towing operators in Hillsborough County, Florida, to tow unauthorized vehicles from District-Owned Property;

WHEREAS the Board held a public meeting to receive public comment on its proposed parking and towing policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Parking and Towing Policy.** The Board hereby adopts the Parking and Towing Policy attached hereto as **Exhibit “A”**.
3. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Hillsborough County regulations, and the Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District-Owned Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on August 4, 2022

Attest:

**Spencer Creek
Community Development District**

Assistant Secretary

Name: _____
Chair of the Board of Supervisors

Spencer Creek CDD Parking and Towing Policy

The Spencer Creek Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on the District-owned areas located within the District, including, but not limited to the clubhouse located at 1502 Tiger Tooth Place, Ruskin, FL. 33570 ("District Property"). This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

1. There shall be no parking of vehicles on District Property except during permitted hours only and within a properly posted parking area or within properly marked parking spaces in accordance with this Policy.
2. No automobiles, motorcycles, or vehicles of any kind or nature may be parked overnight on District Property. For the purposes of this Policy, “Overnight Parking” shall be interpreted as the hours between 10:00 p.m. and 6:00 a.m.
3. All vehicles parked on District Property must have current license tags.
4. No commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), may be parked on the District Property except during the period of delivery or the provision of services to the District, and surrounding business fronts.
5. No recreational vehicles, trailers of any kind, watercraft, vessels or campers may be parked on the District Property.
6. Any vehicle parked with 1/2 a tire width or more of a tire on the grass of the District Property is in violation of this Policy or applicable regulatory requirements and shall be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
7. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Property in accordance with said agreement. The towing operator shall provide a report of all tow activity conducted overnight to the District Manager by 9:00 a.m. the following morning.
8. The following representatives of the District are designated to authorize towing of unauthorized vehicles or vessels on District Property pursuant to this Policy:
 - a. Any member of the Board of Supervisors of the District;
 - b. District Manager; and
 - c. President of the Spencer Creek Community Association, Inc.
9. The towing operator may patrol the District Property for violations of this Policy (roam towing).

This policy was adopted by Resolution No. 2022-05 on August 04, 2022

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING RULES, POLICIES, RATES AND FEES FOR ALL USERS OF THE AMENITY FACILITIES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

WHEREAS, the District owns and operates certain recreational amenity facilities within the District, including but not limited to a clubhouse, swimming pool, playground area, and dog park, with their appurtenant facilities and areas (the "**Amenity Facilities**"); and

WHEREAS, pursuant to Sections 120.54, 120.81, 190.011(5), and 190.011(15), Florida Statutes, the District is authorized to adopt and modify rules prescribing the conduct of the business of the District and to establish rules and policies for the use, operation and maintenance of the Amenity Facilities; and

WHEREAS, Section 190.035, Florida Statutes, authorizes the District to prescribe, fix, establish, and collect rates, fees and other charges for facilities and services furnished by the District; and

WHEREAS, at the recommendation of the District Manager and the manager of the Amenity Facilities, the District's Board of Supervisors (the "**Board**") desires to adopt rules, policies, rates and fees pertaining to the Amenity Facilities for all users of the Amenity Facilities; and

WHEREAS, the District has complied with the applicable provisions of Chapter 120 and Chapter 190, Florida Statutes, and has held a public hearing on August 4, 2022 to consider public comment upon the proposed rules, rates, policies and fees; and for the adoption and enactment of the Spencer Creek Community Development District Amenity Facility Policy attached hereto and incorporated herein as **Exhibit "A"** (the "**Amenity Facility Policy**"); and

WHEREAS, the Board finds that the Amenity Facility Policy are necessary in order to provide for the orderly operation and maintenance of the Amenity Facilities; and that the adoption of such Amenity Facility Policy is in the best interest of the residents of the District; and

WHEREAS, after hearing and considering public comment, the Board has concluded that the Amenity Facility Policy shall be adopted.

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

Section 1. Adoption of Rules, Rates, Policies and Fees. The Amenity Facility Policy as set forth in **Exhibit "A"** and incorporated herein are hereby ratified, approved and adopted by the District.

Section 2. Conflicts. All motions, resolutions or parts of motions or resolutions in conflict herewith are hereby repealed to the extent of such conflict; the intent of this Resolution being to adopt the Amenity Facility Policy, thereby replacing, as of the Effective Date of this Resolution, any prior policies, rules, or rates applicable to the Amenity Facilities.

Section 3. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 4. Effective Date. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT EFFECTIVE THIS 4th DAY OF JULY, 2022.**

Attest:

**Spencer Creek Community
Development District**

Secretary/Assistant Secretary

Chairman/Vice Chairman

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the clubhouse and related facilities (hereinafter, the “Facilities”), located within the Spencer Creek community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate of \$2,370.44 will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the “Clubhouse Rules” (**see and initial**) attached. Please make checks (two, separate) payable to SPENCER CREEK CDD.
4. The undersigned, _____, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: _____
Purpose: _____
Date of Event: _____ Phone: _____
Time of Event (ALL Events shall end by 11:00 p.m.): _____
Extra Hours Required (\$25.00 per every (1) hour: _____
Number of Attendees (NOT TO EXCEED 40): _____
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District’s permission to the Applicant, its agents, employees and

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District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

As: _____

Date: _____

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

*This form must be completed by **each person** issuing a check to Spencer Creek CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence**.*

DATE: ____/____/____

NAME OF ISSUER: _____

ADDRESS: _____

HOME PHONE: (____)____-_____

CELL PHONE: (____)____-_____

DRIVER LICENSE NUMBER: _____
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____)____-_____

AMOUNT OF CHECK: \$_____

REASON FOR CHECK: _____

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over four will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Spencer Creek Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. _____

1. All persons using the Recreation Center do so at their own risk. _____
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. _____
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS) _____
4. Glass beverage containers are NOT permitted at the Recreation Center. _____
5. Furniture shall NOT be removed from the Recreation Center at any time. _____
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. _____
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. _____
8. Non-perishable items left in the Recreation Center after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded. _____
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. _____
10. Glitter and Confetti are not allowed in Recreation Center _____
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. _____
12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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13. Please respect all walls and surface areas of the Recreation Center as you would your own home: DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC. _____
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. _____
15. ALL CLEANING MUST BE COMPLETED and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center AFTER 11 pm will be considered as TRESPASSING and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). _____
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. _____
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. _____
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. _____
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. _____
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. _____
21. There is NO SMOKING allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
22. Call 911 in the event of an emergency. _____
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. _____

Applicant Signature

Applicant Printed Name

Date

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Center. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Center will be required to pay a fair and reasonable user fee that covers a proportional share of the District's infrastructure expenses and operation and maintenance expenses of the Recreational Center and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Center.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Center on a year-to-year basis. The Non-Resident Annual User Fee is \$2,370.44 per household (a family of up to four), payable in advance. The rate for an individual is the same as for a family. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. Additional family members can be added at a cost of \$250.00 per individual.

RESOLUTION 2022-06

A RESOLUTION OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-01 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2022/2023 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Spencer Creek Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year; and,

WHEREAS, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2022/2023 was prepared and considered by the Board and was approved by the Board on June 2, 2022; and,

WHEREAS, the Board has postponed the public hearing date as set forth in Resolution 2022-01; and

WHEREAS, the original public hearing date scheduled for August 4, 2022 is now required to be amended and notice of the rescheduled public hearing shall be advertised and/or mailed, as legally required.

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

Section 1. Resolution 2022-01 is hereby amended; and the rescheduled public hearing date has been advertised and/or mailed, as legally required.

Section 2. A public hearing is hereby scheduled for **August 22, 2022, at 2:00 p.m. at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607**, for the purpose of receiving public comments on the proposed Fiscal Year 2022/2023 Final Budget.

PASSED, ADOPTED and EFFECTIVE on August 4, 2022.

ATTEST:

**SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

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

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

July 07, 2022, Regular Meeting of the Board of Supervisors

REGULAR MEETING OF THE BOARD OF SUPERVISORS

The Regular Meeting of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, July 07, 2022, at 2:00 p.m.** at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, July 07, 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. Consideration of Resolution 2022-03; Setting Public Hearing for Rules for Towing Policy and Non-Resident Fees

The Board reviewed and Adopted Resolution 2022-03, Setting the Public Hearing for Amenity Rules, Towing Policy and Non-Resident Fees.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Discussion on Amended & Restated Landscape Maintenance Agreement

The Board Ratified the Amended & Restated Landscape Maintenance Agreement with Fieldstone.

MOTION TO:	Ratified the Amended & Restated Landscape Maintenance Agreement with Fieldstone.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. General Matters of the District

The Board reviewed and discussed the agreement. The Board Ratified the Security Contract with Phoenix National Security.

MOTION TO:	Ratified the Security Contract with Phoenix National Security.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting June 02, 2022

B. Consideration of Operation and Maintenance Expenditures May 2022

C. Review of Financial Statements Month Ending May 31, 2022

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-C.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
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**
- C. District Manager**

There were no staff reports at this time.

6. SUPERVISOR REQUESTS

Supervisor Evans requested follow up on Field Management Services being charged \$1,200 per month when the overall budgeted amount is only \$12k per year.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

8. ADJOURNMENT

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

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

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

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	77955	\$ 4,928.09		District Management Services - May 2022
Sitex Aquatics	6254B	765.00		Monthly Waterway Maintenance - 6/1/22
SteadFast	6696	7,760.95		Landscape Maintenance - June 2022
Monthly Contract Sub-Total		\$ 13,454.04		

Variable Contract				
Florida Department of Health	29602045869 060122	\$ 425.00		Permit for Swimming Pools - Public Pool - 25000gal - 6/30/22
Supervisor: Kelly Evans	KE 060222	200.00		Supervisor Fee - 06/02/2022
Supervisor: Laura Coffey	LC 060222	200.00		Supervisor Fee - 06/02/2022
Supervisor: Lori Campagna	LC060222	200.00		Supervisor Fee - 06/02/2022
Supervisor: Nick Dister	ND 060222	200.00		Supervisor Fee - 06/02/2022
Variable Contract Sub-Total		\$ 1,225.00		

Utilities				
Tampa Electric	211021571008 060222	\$ 45.67		Electric Service thru 05/26/2022
Tampa Electric	221008452437 060222	4,293.66		Electric Service thru 05/26/2022
Tampa Electric	221008474837 060222	623.70	\$ 4,963.03	Electric Service thru 05/26/2022
Utilities Sub-Total		\$ 4,963.03		

Regular Services				
Kaesar & Blair Authorized Dealer	20516160	\$ 107.46		Printing Services - Checks - 5/26/2022
Straley Robin Vericker	21519	372.00		Professional Services thru 05/15/2022
Regular Services Sub-Total		\$ 479.46		

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:		\$ 20,121.53		

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#
#77955

DATE
5/26/2022

BILL TO

Spencer Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-2380
United States

CUSTOMER ID
C2312

PO#

NET TERMS
Net 30

DUE DATE
6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	10	Ea	0.15	1.50
Postage - Postage- May	3	Ea	0.53	1.59
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				4,928.09

Subtotal	\$4,928.09
Tax	\$0.00
Total Due	\$4,928.09

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 #
6/1/2022	6254B

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-June	765.00	765.00
		Balance Due	\$765.00

5390014307
23



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
6/1/2022	SM-6696

Bill To

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

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SCA00536 Spencer Creek CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance for the month of June 2022				
	**Pricing includes the addition of Addendum # 1.				
1	Core Landscape Maintenance		6,849.40		6,849.40
1	Water Management		368.00		368.00
1	Fertilization Plan		317.50		317.50
	Subtotal				7,534.90
	Fuel Surcharge of 3% due to cost of fuel being over \$4.00 per gallon currently.		3.00%		226.05

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	\$7,760.95
Payments/Credits	\$0.00
Balance Due	\$7,760.95

53988 / 4604



Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-5899259

Permit Number

29-60-2045869

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$275.00

Previous Balance: \$150.00

Total Amount Due: \$425.00

Payment Due Date: 06/30/2022 or Upon Receipt

If not paid by 06/30/2022 then the fee will be: \$475.00

Mail To: Lennar Homes
4600 W Cypress Street, Suite 200
Tampa, FL 33607

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Spencer Creek Pool
Location: 15th NE Street
Ruskin, FL 33570

Pool Volume: 64,000 gallons
Bathing Load: 60
Flow Rate: 300

Owner Information:

Name: Lennar Homes
Address: 4600 W Cypress Street, Suite 200
(Mailing) Tampa, FL 33607
Home Phone: (813) 555-5555 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 29-60-2045869 Bill ID: 29-BID-5899259

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

Unpaid Bills



Audit Control Numb	Bill Date	Amount
29-BID-5879597	05/05/2022	\$150.00

Post payments as Cashier Type ONE TIME

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in
Hillsborough County to charge my credit card
account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:55012

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



53900/4702

Spencer Creek CDD

MEETING DATE: June 2, 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 060222

Spencer Creek CDD

MEETING DATE: June 2, 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 060222

Spencer Creek CDD

MEETING DATE: June 2, 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 060222

Spencer Creek CDD

MEETING DATE: June 2, 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 060222



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/02/2022

Account: 211021571008

LENNAR HOMES LLC - TAMPA

1629 FRED IVES ST, IRRG

RUSKIN, FL 33570



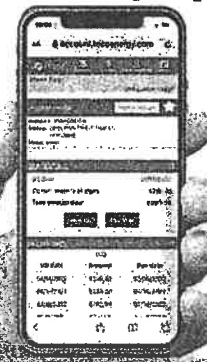
Spencer Creek

Current month's charges:	\$45.67
Total amount due:	\$45.67
Payment Due By:	06/23/2022

Your Account Summary

Previous Amount Due	\$115.05
Payment(s) Received Since Last Statement	\$115.05
Current Month's Charges	\$45.67
Total Amount Due	\$45.67

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at tecoaccount.com today!

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



Ready for storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit tampaelectric.com/reliability

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



WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 211021571008

Current month's charges:	\$45.67
Total amount due:	\$45.67
Payment Due By:	06/23/2022

Amount Enclosed

\$

690889750487

LENNAR HOMES LLC - TAMPA
4301 W BOY SCOUT BLVD, STE 600
TAMPA, FL 33607-5732

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

6908897504872110215710080000000045679



ACCOUNT INVOICE

tampaelectric.com



Account: 211021571008
Statement Date: 06/02/2022
Current month's charges due 06/23/2022



Details of Charges – Service from 04/28/2022 to 05/26/2022

Service for: 1629 FRED IVES ST, IRRG, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000621201	05/26/2022	5,529	5,364	165 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	165 kWh @ \$0.07035/kWh	\$11.61
Fuel Charge	165 kWh @ \$0.04126/kWh	\$6.81
Storm Protection Charge	165 kWh @ \$0.00315/kWh	\$0.52
Clean Energy Transition Mechanism	165 kWh @ \$0.00402/kWh	\$0.66
Florida Gross Receipt Tax		\$1.05
Electric Service Cost		\$42.11
State Tax		\$3.56

Total Electric Cost, Local Fees and Taxes

\$45.67

Total Current Month's Charges

\$45.67

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 2022	6
MAY	23
APR	48
MAR	24
FEB	21
JAN	7
DEC	5
NOV	0.2
OCT	0.1
SEP	0.2
AUG	0.1
JUL	19
JUN 2021	22

00000007-0000315-Page 17 of 170

Statement Date: 06/02/2022
Account: 221008452437

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

Current month's charges: \$4,293.66
Total amount due: \$4,293.66
Payment Due By: 06/23/2022

Your Account Summary

Previous Amount Due	\$4,293.66
Payment(s) Received Since Last Statement	-\$4,293.66
Current Month's Charges	\$4,293.66
Total Amount Due	\$4,293.66

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at tecoaccount.com today!

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

Ready for storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit tampaelectric.com/reliability

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: \$4,293.66
Total amount due: \$4,293.66
Payment Due By: 06/23/2022

Amount Enclosed \$

658791103884



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

Account: 221008452437
Statement Date: 06/02/2022
Current month's charges due 06/23/2022

Details of Charges – Service from 04/28/2022 to 05/26/2022

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	1786 kWh @ \$0.03079/kWh	\$54.99
Fixture & Maintenance Charge	94 Fixtures	\$1417.52
Lighting Pole / Wire	96 Poles	\$2452.80
Lighting Fuel Charge	1786 kWh @ \$0.04060/kWh	\$72.51
Storm Protection Charge	1786 kWh @ \$0.01028/kWh	\$18.36
Clean Energy Transition Mechanism	1786 kWh @ \$0.00033/kWh	\$0.59
Florida Gross Receipt Tax		\$3.76
Franchise Fee		\$263.34
Municipal Public Service Tax		\$9.79

Lighting Charges **\$4,293.66**

Total Current Month's Charges **\$4,293.66**

00003803-0011650-Page 9 of 12





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/02/2022

Account: 221008474837

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

Current month's charges:	\$623.70
Total amount due:	\$623.70
Payment Due By:	06/23/2022

Your Account Summary

Previous Amount Due	\$487.04
Payment(s) Received Since Last Statement	-\$487.04
Current Month's Charges	\$623.70
Total Amount Due	\$623.70

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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Visit tampaelectric.com/reliability

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:	\$623.70
Total amount due:	\$623.70
Payment Due By:	06/23/2022

Amount Enclosed \$

658791103885

00003803 02 AB 0.46 33607 FTECO106032200065010 00000 04 01000000 003 04 18526 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

Received
JUN 06 2022

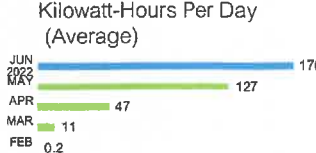
6587911038852210084748370000000623709

Account: 221008474837
Statement Date: 06/02/2022
Current month's charges due 06/23/2022

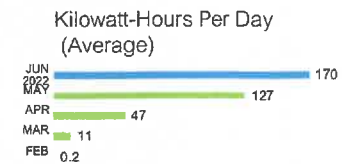
Details of Charges – Service from 04/28/2022 to 05/26/2022

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	05/26/2022	10,529		5,590		4,939 kWh	1	29 Days
Tampa Electric Usage History								
Daily Basic Service Charge						29 days @ \$0.74000	\$21.46	
Energy Charge						4,939 kWh @ \$0.07035/kWh	\$347.46	
Fuel Charge						4,939 kWh @ \$0.04126/kWh	\$203.78	
Storm Protection Charge						4,939 kWh @ \$0.00315/kWh	\$15.56	
Clean Energy Transition Mechanism						4,939 kWh @ \$0.00402/kWh	\$19.85	
Florida Gross Receipt Tax						\$15.59		
Electric Service Cost						\$623.70		
Total Current Month's Charges						\$623.70		

Tampa Electric Usage History





4236 Grissom Drive
Batavia, Ohio 45103
(800) 607-8824
FAX (800) 322-6000
credit@kaeser-blair.com

INVOICE

INVOICE NO. 20516160
DATE: 5/26/22

CUSTOMER NUMBER 003084089

DEALER NUMBER 88178

BILL TO:

SPENCER CREEK CDD
ATTN:TERESA X-340 FARLOW
2005 PAN AM CIRCLE
SUITE# 300
TAMPA, FL 33607

SHIP TO:

SPENCER CREEK CDD
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

YOUR PO NUMBER

SPENCER CREEK CHECKS

DATE SHIPPED

5/23/22

SHIP VIA

OTHER

TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	89.0000	89.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS
MG Promotional Products
TO REORDER CALL 813-949-9000
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at
paykaeser.com

SUBTOTAL 89.00
** SALES TAX .00
LESS: PAYMENT/DEPOSIT .00
SHIPPING & HANDLING 18.46
TOTAL DUE 107.46

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



003084089

88178

3771 Solutions Center
Chicago, IL 60677-3007

SPENCER CREEK CDD
ATTN:TERESA X-340 FARLOW
2005 PAN AM CIRCLE
SUITE# 300
TAMPA, FL 33607

REMITTANCE

INVOICE NO. 20516160
DATE: 5/26/22

TOTAL DUE: 107.46
Amount Paid

☐ IF PAYING BY CREDIT CARD,
CHECK THIS BOX AND SEE THE
BACK OF THIS FORM.

Please add the credit card CVV
if submitting with remittance

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

May 24, 2022

Client: 001511

Matter: 000001

Invoice #: 21519

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/25/2022	LB	PREPARE DRAFT PUBLICATION ADS FOR FY 2022/2023 O&M ASSESSMENTS AND BUDGET; PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE IN FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	1.2	\$198.00
5/5/2022	VTs	REVIEW PUBLICATION AND MAILED NOTICES OF PUBLIC HEARING FOR FISCAL YEAR 22-23 PROPOSED BUDGET.	0.3	\$91.50
5/9/2022	LB	REVISE RESOLUTION TO APPROVE TENTATIVE BUDGET AND SET PUBLIC HEARING; REVISE MAILED NOTICE LETTER AND PUBLICATION ADS FOR FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.4	\$66.00
5/10/2022	LB	CONFERENCE CALL WITH B. LAMB AND A. WOLFE RE STATUS OF FILING EXPANSION PETITION.	0.1	\$16.50
Total Professional Services			2.0	\$372.00

May 24, 2022

Client: 001511

Matter: 000001

Invoice #: 21519

Page: 2

Total Services	\$372.00
Total Disbursements	\$0.00
Total Current Charges	\$372.00
Previous Balance	\$270.50
Less Payments	(\$270.50)
PAY THIS AMOUNT	\$372.00

51400 / 3107

Please Include Invoice Number on all Correspondence

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 6/30/2022
(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	108,843	0	0	0	0	108,843
Revenue Series 2019 7000	0	196,757	0	0	0	196,757
Interest Series 2019 7001	0	0	0	0	0	0
Sinking Fund Series 2019 7002	0	0	0	0	0	0
Reserve Series 2019 7003	0	268,006	0	0	0	268,006
Acquisition & Construction S2019 7005	0	0	22	0	0	22
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	6,983,401	6,983,401
Total Assets	108,843	464,763	22	7,513,667	7,721,947	15,809,242
Liabilities						
Accounts Payable	5,679	0	0	0	0	5,679
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	7,721,947	7,721,947
Total Liabilities	10,849	0	0	0	7,721,947	7,732,796
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	81,791	196,756	10	0	0	278,557
Total Fund Equity & Other Credits	97,994	464,763	22	7,513,667	0	8,076,446

Spencer Creek CDD
 Balance Sheet
 As of 6/30/2022
 (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>108,843</u>	<u>464,763</u>	<u>22</u>	<u>7,513,667</u>	<u>7,721,947</u>	<u>15,809,242</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 6/30/2022
(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	2,400	(1,400)	(140)%
Financial & Administrative				
District Manager	30,000	45,300	(15,300)	(51)%
District Engineer	3,000	2,568	432	14 %
Disclosure Report	4,200	6,450	(2,250)	(54)%
Trustee Fees	4,100	2,020	2,080	51 %
Accounting Services	9,000	16,157	(7,157)	(80)%
Auditing Services	4,000	29	3,971	99 %
Postage, Phone, Faxes, Copies	500	53	447	89 %
Public Officials Insurance	2,663	0	2,663	100 %
Legal Advertising	2,500	1,237	1,264	51 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	1,500	1,375	125	8 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Council				
District Counsel	5,000	2,192	2,808	56 %
Utility Services				
Electric Services - All Others	55,000	20,561	34,439	63 %
Water - Sewer Combination Services				
Water Utility Services	6,000	0	6,000	100 %
Other Physical Environment				
Waterway Management System	9,180	7,665	1,515	17 %
General Liability & Property Casualty Insurance	7,500	5,068	2,432	32 %
Monument, Entrance & Wall Maintenance & Repair	1,500	375	1,125	75 %
Landscape Maintenance - Contract	86,600	60,580	26,020	30 %
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	425	269	39 %
Amenity Center Pest Control	300	0	300	100 %
Amenity Center Cleaning & Supplies	3,000	750	2,250	75 %
Amenity Center Maintenance & Repair	1,000	0	1,000	100 %
Total Expenditures	260,262	177,842	82,420	32 %

Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues Over (Under) Expenses	0	81,791	81,791	0 %
Fund Balance, Beginning of Period	0	16,202	16,202	0 %
Fund Balance, End of Period	0	97,994	97,994	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund Series 2019
From 10/1/2021 Through 6/30/2022
(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	20	20	0 %
Developer Contributions	0	0	0	0 %
Total Revenues	533,481	732,872	199,391	37 %
Expenditures				
Debt Service Payments				
Interest Payment	393,481	396,106	(2,625)	(1)%
Principal Payment	140,000	140,000	0	0 %
Total Expenditures	533,481	536,106	(2,625)	(0)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(10)	(10)	0 %
Total Other Financing Sources	0	(10)	(10)	0 %
Excess Revenues Over (Under) Expenses	0	196,756	196,756	0 %
Fund Balance, Beginning of Period	0	268,008	268,008	0 %
Fund Balance, End of Period	0	464,763	464,763	0 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 300 - Capital Projects Fund Series 2019
 From 10/1/2021 Through 6/30/2022
 (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	10	10	0 %
Total Other Financing Sources	0	10	10	0 %
Excess Revenues Over (Under) Expenses	0	10	10	0 %
Fund Balance, Beginning of Period	0	12	12	0 %
Fund Balance, End of Period	0	22	22	0 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 900 - General Fixed Assets -Account Group
 From 10/1/2021 Through 6/30/2022
 (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: 06/30/2022
Reconciliation Date: 6/30/2022
Status: Locked

Bank Balance	109,268.00
Less Outstanding Checks/Vouchers	425.00
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	108,843.00
Balance Per Books	<u>108,843.00</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2022
Reconciliation Date: 6/30/2022
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1206	6/23/2022	System Generated Check/Voucher	425.00	Florida Department of Health in Hillsborough County
Outstanding Checks/Vouchers			425.00	

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1194	5/26/2022	System Generated Check/Voucher	1,236.50	Times Publishing Company
1195	6/2/2022	System Generated Check/Voucher	107.46	Kaeser & Blair Incorporated
1196	6/9/2022	System Generated Check/Voucher	4,928.09	Inframark LLC
1197	6/9/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1198	6/9/2022	System Generated Check/Voucher	200.00	Laura Coffey
1199	6/9/2022	System Generated Check/Voucher	200.00	Lori A Campagna
1200	6/9/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1201	6/9/2022	System Generated Check/Voucher	765.00	Sitex Aquatics
1202	6/9/2022	System Generated Check/Voucher	7,760.95	Steadfast Contractors Alliance, LLC
1203	6/9/2022	System Generated Check/Voucher	372.00	Straley Robin Vericker
1204	6/9/2022	System Generated Check/Voucher	4,917.36	Tampa Electric
1205	6/16/2022	System Generated Check/Voucher	45.67	Tampa Electric
Cleared Checks/Vouchers			20,933.03	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Wednesday July 27, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	15	-5	Filamentous algae, duck weed, in some ponds
INVASIVE MATERIAL (SUBMERSED)	20	19	-1	Minimal submersed invasive material
FOUNTAINS/AERATORS	20	20	0	NA
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	Good
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: Wednesday July 27, 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 overall execept for wash out next to sidewalk on 14TH Ave
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: Tuesday July 26, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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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	4	-1	Good overall
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	There are warranty irrigations 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	93	-7	93%
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Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



Spencer Creek July 2022



North entrance on 15th ST, SE & Golden Glow.



Heading North on 15th ST, SE from the entrance on Golden Glow.



South entrance on 15th ST, SE & Golden Glow.



Heading East on Golden Glow from the entrance on 15th ST, SE.



Heading South on 15th ST, SE from the Golden Glow entrance.



South entrance on 15th ST, SE and Colding.



Heading South on 15th ST, SE from the entrance on Colding.



North entrance on 15th ST, SE & Colding.



Heading North from the entrance of 15th ST, SE & Colding.



East entrance on 14th Ave SE & Golden Glow. Builder signage left on the fence.



West entrance on 14th Ave SE & Golden Glow.



West entrance on 14th Ave SE & Golden Glow. Pole is leaning & the Lennar sign was torn. I removed the torn signage & reported the pole to Lennar.





Heading West on 14th Ave SE from the Golden Glow entrance.



Heading South on Golden Glow from the 14th Ave SE entrance.



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



14th Ave SE fence line. Crape Myrtle trees are blooming. Wash out area on the South just before the bridge.



Wash out area was reported to Lennar. I cautioned off the area.





Fence line on 14th Ave SE could use more mulch.



Construction completed on Fan Aloe Way.



Hardwood tree on 15th Ave SE was knocked over in a storm.



Amenity Center looks good. All gates are accessible & bathrooms look good & fully functionable. Gate card readers were installed but not fully functionable.



Card access system was installed.



Umbrella was broken due to vandals. I reported this to the D.M.





Function room.



Fountains are not working. I reported this to the D.M



Pool is clear & blue.



Back of the Amenity Center looks good.



Plants within the Amenity Center are doing well.



Playground is clean & looks good.



BB court looks good.



Mailbox area is clean & looks good.



Dog park is clean & looks good.



Playground frontage on Golden Glow.



Playground frontage on Fred Ives.



Amenity Center entrance on Fred Ives.



No outlet sign down on Tiger Tooth. I reported this to Lennar.



Pond has a severe algae problem. The algae is starting to turn brown which means it was chemically treated recently.



Alligator weed & filamentous algae was recently treated.



Torpedo grass and weeds. I reported this to the pond vendor SiteX



Torpedo grass.



Pond looks good overall.



Filamentous Algae was treated recently.



Filamentous algae was treated recently.



Pond looks good overall only slight Alligator weeds.



Duck weed, Penny weed, and Torpedo grass. I contacted the pond vendor regarding all pond issues.