

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 22, 2022**

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 22, 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 **August 22, 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 HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
 - A. Open Public Hearing on Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-07; Adopting Fiscal Year 2023 Budget.....Tab 01
 - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-08; Levying O&M Assessments.....Tab 02
 - i. Developer Budget Funding Agreement
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-09; Setting FY 2023 Meeting Schedule.....Tab 03
 - B. General Matters of the District
- 8. CONSENT AGENDA ITEMS**
 - A. Consideration of Minutes of the Regular Meeting August 04, 2022.....Tab 04
 - B. Consideration of Operations and Maintenance Expenditures July 2022.....Tab 05
 - C. Review of Financial Statements for Month Ending July 31, 2022.....Tab 06
- 9. BOARD MEMBERS COMMENTS**
- 10. PUBLIC COMMENTS**
- 11. 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 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Spencer Creek Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$848,602.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$315,464.00
Total Debt Service Funds	\$533,138.00
Total All Funds*	\$848,602.00

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

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

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

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

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

Passed and Adopted on August 22, 2022.

Attested By:

**Spencer Creek Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Adopted Budget

2023

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



August 4, 2022

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Spencer Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 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 9/30/22
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	0.00	(260,262.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$260,262.00	\$259,632.68	\$0.00	\$259,632.68	(\$629.32)
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	\$259,632.68	(\$629.32)
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)	63,114.68	63,114.68

*** 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 9/30/22	Fiscal Year 2023 Final 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	315,464.00	315,464.00
Operations & Maintenance Assessments - Off Roll	260,262.00	0.00	(260,262.00)	0.00	(260,262.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$260,262.00	\$259,632.68	(\$629.32)	\$315,464.00	\$55,202.00
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	(\$629.32)	\$315,464.00	\$55,202.00
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
Part-Time Staff	0.00	0.00	0.00	20,000.00	20,000.00
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)	\$75,244.00	\$11,256.00
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)	315,464.00	55,202.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	63,114.68	63,114.68	0.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	533,138
TOTAL REVENUES	\$	533,138

EXPENDITURES

Series 2019 May Bond Principal Payment	\$	145,000
Series 2019 May Bond Interest Payment	\$	195,428
Series 2019 November Bond Interest Payment	\$	192,709
TOTAL EXPENDITURES	\$	533,138
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	7,790,000
Principal Payment Applied Toward Series 2019 Bonds	\$	145,000
Bonds Outstanding - Period Ending 11/1/2023	\$	7,645,000

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2019 - PHASES 1 & 2									
Single Family 40'	1.00	70	\$1,276.60	\$619.76	\$1,896.36	\$1,276.60	\$751.20	\$2,027.80	\$131.44
Single Family 50'	1.25	239	\$1,595.75	\$774.70	\$2,370.45	\$1,595.75	\$939.00	\$2,534.75	\$164.30
Single Family 60'	1.50	52	\$1,914.90	\$929.63	\$2,844.53	\$1,914.90	\$1,126.81	\$3,041.71	\$197.18

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Notations:

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

RESOLUTION 2022-08

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

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

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

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

WHEREAS, **Spencer Farms, Inc.** (the "**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on October 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be

enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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

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

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

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

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

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

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

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

Passed and Adopted on August 22, 2022.

Attested By:

**Spencer Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

2023

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



August 4, 2022

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Spencer Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 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 9/30/22
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	0.00	(260,262.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$260,262.00	\$259,632.68	\$0.00	\$259,632.68	(\$629.32)
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	\$259,632.68	(\$629.32)
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)	63,114.68	63,114.68

*** 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 9/30/22	Fiscal Year 2023 Final 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	315,464.00	315,464.00
Operations & Maintenance Assessments - Off Roll	260,262.00	0.00	(260,262.00)	0.00	(260,262.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$260,262.00	\$259,632.68	(\$629.32)	\$315,464.00	\$55,202.00
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	(\$629.32)	\$315,464.00	\$55,202.00
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
Part-Time Staff	0.00	0.00	0.00	20,000.00	20,000.00
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)	\$75,244.00	\$11,256.00
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)	315,464.00	55,202.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	63,114.68	63,114.68	0.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	533,138
TOTAL REVENUES	\$	533,138

EXPENDITURES

Series 2019 May Bond Principal Payment	\$	145,000
Series 2019 May Bond Interest Payment	\$	195,428
Series 2019 November Bond Interest Payment	\$	192,709
TOTAL EXPENDITURES	\$	533,138
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	7,790,000
Principal Payment Applied Toward Series 2019 Bonds	\$	145,000
Bonds Outstanding - Period Ending 11/1/2023	\$	7,645,000

SPENCER CREEK

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2019 - PHASES 1 & 2									
Single Family 40'	1.00	70	\$1,276.60	\$619.76	\$1,896.36	\$1,276.60	\$751.20	\$2,027.80	\$131.44
Single Family 50'	1.25	239	\$1,595.75	\$774.70	\$2,370.45	\$1,595.75	\$939.00	\$2,534.75	\$164.30
Single Family 60'	1.50	52	\$1,914.90	\$929.63	\$2,844.53	\$1,914.90	\$1,126.81	\$3,041.71	\$197.18

361

Notations:

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

FY 2022-2023 Budget Funding Agreement
(Spencer Creek Community Development District)

This FY 2022-2023 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 22, 2022, between the **Spencer Creek Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Spencer Farms, Inc.**, a Florida corporation, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (the “**Developer**”).

Recitals

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

WHEREAS, the District is adopting its budget for fiscal year 2022-2023 as attached hereto as **Exhibit A** (the “**FY 2022-2023 Budget**”), which commences on October 1, 2022, and concludes on September 30, 2023;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2022-2023 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2022-2023 Budget so long as payment is timely provided;

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

WHEREAS, the Developer agrees that the activities of the District described in the FY 2022-2023 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2022-2023 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2022-2023 Budget.

Operative Provisions

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

- 1. Funding Obligations.** From time to time during the 2022-2023 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ [REDACTED] in accordance with the FY 2022-2023 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2022-2023 Budget Revisions.** The District and Developer agree that the FY 2022-2023 Budget shall be revised at the end of the 2022-2023 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2022 and ending on September 30, 2023. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2022-2023 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2022-2023 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2022-2023 Budget" in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2022-2023 fiscal year on September 30, 2023.

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

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

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

**Spencer Creek Community
Development District**

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

Spencer Farms, Inc.,
a Florida corporation

Name: _____
Title: _____

Exhibit A: FY 2022-2023 Budget

RESOLUTION 2022-09

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2022

ATTEST:

**SPENCER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023**

FISCAL YEAR 2022/2023

October 06, 2022	2:00 p.m.
November 03, 2022	2:00 p.m.
December 01, 2022	2:00 p.m.
January 05, 2023	2:00 p.m.
February 02, 2023	2:00 p.m.
March 02, 2023	2:00 p.m.
April 06, 2023	2:00 p.m.
May 04, 2023	2:00 p.m.
June 01, 2023	2:00 p.m.
July 06, 2023	2:00 p.m.
August 03, 2023	2:00 p.m.
September 07, 2023	2:00 p.m.

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

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 04, 2022, Public Hearing and Regular Meetings of the Board of Supervisors

REGULAR MEETING OF THE BOARD OF SUPERVISORS

The Public Hearing and Regular Meetings of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, August 04, 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 Public Hearing and Regular Meetings of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, August 04, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Lamb	District Manager, Inframark
Bryan Radcliff	District 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. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON ADOPTING TOWING POLICY

A. Open the Public Hearing on Adopting Towing Policy

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED

4/0 - Motion Passed Unanimously

B. Staff Presentation

There were no staff presentation.

C. Public Comment

There were no public comments.

D. Close the Public Hearing on Adopting Towing Policy

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Consideration of Resolution 2022-04; Adopting Towing Policy

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

5. PUBLIC HEARING ON ADOPTING RECREATION CENTER POLICIES & RATES

A. Open the Public Hearing on Adopting Recreation Center Policies & Rates

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Staff Presentation

There were no staff presentation.

C. Public Comment

There were no public comments.

D. Close the Public Hearing on Adopting Recreation Center Policies & Rates

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

E. Consideration of Resolution 2022-05; Adopting Recreation Center Policies & Rates

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-05.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

6. RETURN AND PROCEED TO THE REGULAR MEETING

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

7. BUSINESS ITEMS

**A. Consideration of Resolution 2022-06; Amending Resolution Approving Proposed
FY 2023 Budget & Setting Public Hearing**

The Board reviewed and discussed the resolution.

MOTION TO: Approve Resolution 2022-06.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

B. General Matters of the District

There were no general matters at this time.

8. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting July 07, 2022

B. Consideration of Operation and Maintenance Expenditures June 2022

C. Review of Financial Statements Month Ending June 30, 2022

The Board reviewed the Consent Agenda items.

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

9. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

There were no staff reports at this time.

10. SUPERVISOR REQUESTS

11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

12. ADJOURNMENT

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

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	79418	\$ 5,679.08		District Management Services - June 2022
Sitex Aquatics	6381B	765.00		Monthly Waterway Maintenance - July 2022
SteadFast	SM-6924	7,760.95		Landscape Maintenance - July 2022
Monthly Contract Sub-Total		\$ 14,205.03		

Variable Contract				
Supervisor: Kelly Evans	KE 070722	\$ 200.00		Supervisor Fee - 07/07/2022
Supervisor: Laura Coffey	LAC 070722	200.00		Supervisor Fee - 07/07/2022
Supervisor: Lori Campagna	LC 070722	200.00		Supervisor Fee - 07/07/2022
Variable Contract Sub-Total		\$ 600.00		

Utilities				
Tampa Electric	211025808083 070122	\$ 233.75		Electric Service thru 06/27/2022
Tampa Electric	221008452437 070122	4,293.66		Electric Service thru 06/27/2022
Tampa Electric	221008474837 070122	795.32	\$ 5,322.73	Electric Service thru 06/27/2022
Utilities Sub-Total		\$ 5,322.73		

Regular Services				
SteadFast	SM-6824	\$ 750.00		Installation - (1/2" CU301/CU331 Transducer 120 ISI) -6/21/2022
Straley Robin Vericker	21687	710.50		Professional Services thru 06/15/2022
Tampa Bay Times	189465 070322	376.00		Advertising Services thru 07/03/2022
Tampa Bay Times	189465 070622	707.50	\$ 1,083.50	Advertising Services thru 07/06/2022
Regular Services Sub-Total		\$ 2,544.00		

Additional Services				
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Spencer Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 22,671.76		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#79418

DATE

6/30/2022

CUSTOMER ID

C2312

NET TERMS

Net 30

PO#**DUE DATE**

7/30/2022

BILL TO

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

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- May	6	Ea	0.15		0.90
Postage- May	6	Ea	0.53		3.18
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	350.00		350.00
Accounting Services	1	Ea	750.00		750.00
Key Fob Distribution	1	Ea	750.00		750.00
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	2,500.00		2,500.00
Subtotal					5,679.08

Subtotal

\$5,679.08

Tax

\$0.00

Total Due

\$5,679.08

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Invoice

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

Date	Invoice #
7/1/2022	6381B

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-July	765.00	765.00
		Balance Due	\$765.00

5390045/4307



Steadfast Contractors Alliance, LLC

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

Invoice

Date	Invoice #
7/1/2022	SM-6924

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 July 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

53900 / 4604

Spencer Creek CDD

MEETING DATE: July 7, 2022

DMS: Bryan RAREL77



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 070722

Spencer Creek CDD

MEETING DATE: July 7, 2022

DMS: Bryan KATZ 77



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

LaC 070722

Spencer Creek CDD

MEETING DATE: July 7, 2022

DMS: Bryan KATZ 77



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 070722

Statement Date: 07/01/2022

Account: 211025808083

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
SPENCER CREEK COMMUNITY DEVELOPMENT
1629 FRED IVES ST, IRRG
RUSKIN, FL 33570

Current month's charges:	\$233.75
Total amount due:	\$233.75
Payment Due By:	07/22/2022

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$233.75
Total Amount Due	\$233.75



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

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025808083

Current month's charges:	\$233.75
Total amount due:	\$233.75
Payment Due By:	07/22/2022
Amount Enclosed	\$

676074999847

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

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

Account: 211025808083
Statement Date: 07/01/2022
Current month's charges due 07/22/2022



Details of Charges – Service from 06/09/2022 to 06/27/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	06/27/2022	6,527		5,860		667 kWh	1	19 Days

Daily Basic Service Charge	19 days @ \$0.74000	\$14.06
Energy Charge	667 kWh @ \$0.07035/kWh	\$46.92
Fuel Charge	667 kWh @ \$0.04126/kWh	\$27.52
Storm Protection Charge	667 kWh @ \$0.00315/kWh	\$2.10
Clean Energy Transition Mechanism	667 kWh @ \$0.00402/kWh	\$2.68
Florida Gross Receipt Tax		\$2.39
Electric Service Cost		\$95.67
State Tax		\$8.08

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUL 2022  35

Total Electric Cost, Local Fees and Taxes **\$103.75**

Other Fees and Charges

Electric Security Deposit	\$120.00
Elec Connection Chrg Subsq	\$10.00

Total Other Fees and Charges **\$130.00**

Total Current Month's Charges **\$233.75**

Important Messages

Welcome to Tampa Electric!

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

Prorated Bill

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

Statement Date: 07/01/2022

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:	07/22/2022

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



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

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008452437

Current month's charges:	\$4,293.66
Total amount due:	\$4,293.66
Payment Due By:	07/22/2022
Amount Enclosed	\$

614346799861

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: 07/01/2022
Current month's charges due 07/22/2022



Details of Charges – Service from 05/27/2022 to 06/27/2022

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

Rate Schedule: Lighting Service

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

00000068-0000754-Page 11 of 20

Statement Date: 07/01/2022

Account: 221008474837

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

Current month's charges:	\$795.32
Total amount due:	\$795.32
Payment Due By:	07/22/2022

Your Account Summary

Previous Amount Due	\$623.70
Payment(s) Received Since Last Statement	-\$623.70
Current Month's Charges	\$795.32
Total Amount Due	\$795.32



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

tampaelectric.com/share

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- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008474837

Current month's charges:	\$795.32
Total amount due:	\$795.32
Payment Due By:	07/22/2022

Amount Enclosed \$

614346799862

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: 221008474837
Statement Date: 07/01/2022
Current month's charges due 07/22/2022



Details of Charges – Service from 05/27/2022 to 06/27/2022

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	06/27/2022	16,858		10,529		6,329 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	6,329 kWh @ \$0.07035/kWh	\$445.25
Fuel Charge	6,329 kWh @ \$0.04126/kWh	\$261.13
Storm Protection Charge	6,329 kWh @ \$0.00315/kWh	\$19.94
Clean Energy Transition Mechanism	6,329 kWh @ \$0.00402/kWh	\$25.44
Florida Gross Receipt Tax		\$19.88

Electric Service Cost

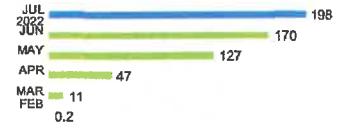
\$795.32

Total Current Month's Charges

\$795.32

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





539058 / 9611

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Spencer Creek Community Development District

c/o Meritus Districts

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

June 27, 2022

Client: 001511

Matter: 000001

Invoice #: 21687

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/27/2022	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	\$71.00
6/1/2022	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND BUDGET MEETING.	0.6	\$213.00
6/2/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.6	\$213.00
6/2/2022	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.7	\$213.50
Total Professional Services			2.1	\$710.50

June 27, 2022

Client: 001511

Matter: 000001

Invoice #: 21687

Page: 2

Total Services \$710.50

Total Disbursements \$0.00

Total Current Charges

Previous Balance

Less Payments

PAY THIS AMOUNT

\$710.50

\$372.00

(\$372.00)

\$710.50

51400 / 3107

Please Include Invoice Number on all Correspondence



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/ 3/22		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
07/03/2022		Deirdre Bonett	189465
Total Amount Due			Ad Number
\$376.00			0000234670

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/03/22	07/03/22	0000234670	Times	Legals CLS	NOTICE OF RULE DEVELOPMENT BY SPE	1	2x35 L	\$374.00
07/03/22	07/03/22	0000234670	Tampabay.com	Legals CLS	NOTICE OF RULE DEVELOPMENT BY SPE AffidavitMaterial	1	2x35 L	\$0.00 \$2.00

376.00
51300!
489

Received
JUL 11 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/ 3/22		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
07/03/2022		Deirdre Bonett	189465
Total Amount Due			Ad Number
\$376.00			0000234670

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/ 6/22		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
07/06/2022		Deirdre Bonett	189465
Total Amount Due			Ad Number
\$707.50			0000234672

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/06/22	07/06/22	0000234672	Times	Legals CLS	Rulemaking	1	2x84 L	\$705.50
07/06/22	07/06/22	0000234672	Tampabay.com	Legals CLS	Rulemaking AffidavitMaterial	1	2x84 L	\$0.00 \$2.00

707.50
513001
4891

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/ 6/22		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
07/06/2022		Deirdre Bonett	189465
Total Amount Due			Ad Number
\$707.50			0000234672

DO NOT SEND CASH BY MAIL

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TIMES PUBLISHING COMPANY

REMIT TO:

SPENCER CREEK CDD

C/O MERITUS

2005 PAN AM CIRCLE, #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 7/31/2022

(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	82,131.00	0.00	0.00	0.00	0.00	82,131.00
Revenue Series 2019 7000	0.00	196,758.00	0.00	0.00	0.00	196,758.00
Interest Series 2019 7001	0.00	0.00	0.00	0.00	0.00	0.00
Sinking Fund Series 2019 7002	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Series 2019 7003	0.00	268,006.00	0.00	0.00	0.00	268,006.00
Acquisition & Construction S2019 7005	0.00	0.00	23.00	0.00	0.00	23.00
Cost of Issuance S2019 7006	0.00	0.00	0.00	0.00	0.00	0.00
General Account Series 2019 7007	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00
Construction Work In Progress	0.00	0.00	0.00	7,513,667.00	0.00	7,513,667.00
Amount Available - Debt Service	0.00	0.00	0.00	0.00	738,545.00	738,545.00
Amount To Be Provided - Debt Service	0.00	0.00	0.00	0.00	6,983,401.00	6,983,401.00
Total Assets	82,131.00	464,764.00	23.00	7,513,667.00	7,721,947.00	15,782,532.00
Liabilities						
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
Due To Developer	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bond Payable Series 2019	0.00	0.00	0.00	0.00	7,721,947.00	7,721,947.00
Total Liabilities	0.00	0.00	0.00	0.00	7,721,947.00	7,721,947.00
Fund Equity & Other Credits						
Fund Balance - All Other Reserves	0.00	268,008.00	12.00	0.00	0.00	268,020.00
Retained Earnings - Reserved	0.00	0.00	0.00	0.00	0.00	0.00
Fund Balance - Unreserved	26,943.00	0.00	0.00	0.00	0.00	26,943.00
Investments In General Fixed Assets	0.00	0.00	0.00	7,513,667.00	0.00	7,513,667.00
Other	55,188.00	196,756.00	11.00	0.00	0.00	251,955.00
Total Fund Equity & Other Credits	82,131.00	464,764.00	23.00	7,513,667.00	0.00	8,060,585.00

(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	82,131.00	464,764.00	23.00	7,513,667.00	7,721,947.00	15,782,532.00

Spencer Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service				
Operations & Maintenance	0.00	259,633.00	259,633.00	0 %
Assessments - Tax Roll				
Operations & Maintenance	260,262.00	0.00	(260,262.00)	(100)%
Assessments - Off Roll				
Total Revenues	260,262.00	259,633.00	(629.00)	(0)%
Expenditures				
Legislative				
Supervisor Fees	1,000.00	3,000.00	(2,000.00)	(200)%
Financial & Administrative				
District Manager	30,000.00	45,300.00	(15,300.00)	(51)%
District Engineer	3,000.00	2,568.00	432.00	14 %
Disclosure Report	4,200.00	6,450.00	(2,250.00)	(54)%
Trustee Fees	4,100.00	6,061.00	(1,961.00)	(48)%
Accounting Services	9,000.00	16,157.00	(7,157.00)	(80)%
Auditing Services	4,000.00	29.00	3,971.00	99 %
Postage, Phone, Faxes, Copies	500.00	53.00	447.00	89 %
Public Officials Insurance	2,663.00	2,506.00	157.00	6 %
Legal Advertising	2,500.00	2,320.00	180.00	7 %
Bank Fees	250.00	0.00	250.00	100 %
Dues, Licenses, & Fees	175.00	175.00	0.00	0 %
Website Administration	1,500.00	1,375.00	125.00	8 %
Email Hosting Vendor	600.00	0.00	600.00	100 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Council				
District Counsel	5,000.00	2,903.00	2,098.00	42 %
Utility Services				
Electric Services - All Others	55,000.00	25,884.00	29,116.00	53 %
Water - Sewer Combination Services				
Water Utility Services	6,000.00	0.00	6,000.00	100 %
Other Physical Environment				
Waterway Management System	9,180.00	8,430.00	750.00	8 %
General Liability & Property	7,500.00	8,132.00	(632.00)	(8)%
Casualty Insurance				
Monument, Entrance & Wall	1,500.00	375.00	1,125.00	75 %
Maintenance & Repair				
Landscape Maintenance - Contract	86,600.00	68,340.00	18,260.00	21 %
Plant Replacement Program	2,000.00	145.00	1,855.00	93 %
Mulch & Tree Trimming	10,000.00	0.00	10,000.00	100 %
Irrigation Maintenance	1,500.00	1,566.00	(66.00)	(4)%
Pool Maintenance - Contract	6,000.00	0.00	6,000.00	100 %
Pool Maintenance - Other	694.00	425.00	269.00	39 %
Amenity Center Pest Control	300.00	0.00	300.00	100 %
Amenity Center Cleaning &	3,000.00	750.00	2,250.00	75 %
Amenity Center Maintenance &	1,000.00	0.00	1,000.00	100 %
Repair				
Total Expenditures	260,262.00	204,445.00	55,817.00	21 %

Spencer Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess Revenues Over (Under) Expenses	<u>0.00</u>	<u>55,188.00</u>	<u>55,188.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	26,943.00	26,943.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>82,131.00</u>	<u>82,131.00</u>	<u>0 %</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

200 - Debt Service Fund Series 2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Tax	0.00	534,800.00	534,800.00	0 %
Debt Service Assessments - Off	533,481.00	198,052.00	(335,429.00)	(63)%
Interest Earnings				
Interest Earnings	0.00	22.00	22.00	0 %
Developer Contributions	0.00	0.00	0.00	0 %
Total Revenues	<u>533,481.00</u>	<u>732,874.00</u>	<u>199,393.00</u>	<u>37 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	393,481.00	396,106.00	(2,625.00)	(1)%
Principal Payment	<u>140,000.00</u>	<u>140,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>533,481.00</u>	<u>536,106.00</u>	<u>(2,625.00)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(11.00)	(11.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>(11.00)</u>	<u>(11.00)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0.00</u>	<u>196,756.00</u>	<u>196,756.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	268,008.00	268,008.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>464,764.00</u>	<u>464,764.00</u>	<u>0 %</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

300 - Capital Projects Fund Series 2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>11.00</u>	<u>11.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>11.00</u>	<u>11.00</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0.00</u>	<u>11.00</u>	<u>11.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	12.00	12.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>23.00</u>	<u>23.00</u>	<u>0 %</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets -Account Group
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0.00	7,513,667.00	7,513,667.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>7,513,667.00</u>	<u>7,513,667.00</u>	<u>0 %</u>

Spencer Creek CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	87,809.69
Less Outstanding Checks/Vouchers	5,679.08
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	82,130.61
Balance Per Books	<u>82,130.61</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1207	7/7/2022	System Generated Check/Voucher	<u>5,679.08</u>	Inframark LLC
Outstanding Checks/Vouchers			<u>5,679.08</u>	

Spencer Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1206	6/23/2022	System Generated Check/Voucher	425.00	Florida Department of Health in Hillsborough County
1208	7/14/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1209	7/14/2022	System Generated Check/Voucher	200.00	Laura Coffey
1210	7/14/2022	System Generated Check/Voucher	200.00	Lori A Campagna
1211	7/14/2022	System Generated Check/Voucher	765.00	Sitex Aquatics
1212	7/14/2022	System Generated Check/Voucher	750.00	Steadfast Contractors Alliance, LLC
1213	7/14/2022	System Generated Check/Voucher	710.50	Straley Robin Vericker
1214	7/14/2022	System Generated Check/Voucher	5,322.73	Tampa Electric
1215	7/21/2022	System Generated Check/Voucher	7,760.95	Steadfast Contractors Alliance, LLC
1216	7/21/2022	System Generated Check/Voucher	1,083.50	Times Publishing Company
1217	7/21/2022	System Generated Check/Voucher	<u>4,040.63</u>	U. S. Bank
Cleared Checks/Vouchers			<u>21,458.31</u>	