

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
FEBRUARY 02, 2023**

**SPENCER CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**FEBRUARY 02, 2023, AT 2:00 P.M.**  
**THE OFFICES OF INFRAMARK, IMS**  
**LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

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

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of different sections:**

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

## Spencer Creek Community Development District

Dear Supervisors,

The Regular Meetings of the Board of Supervisors of the Spencer Creek Community Development District will be held on **February 02, 2023, at 2:00 p.m. at the offices of Inframark, IMS 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#**

### **REGULAR MEETING OF BOARD OF SUPERVISORS**

#### **1. CALL TO ORDER/ROLL CALL**

#### **2. PUBLIC COMMENT ON AGENDA ITEMS**

#### **3. BUSINESS ITEMS**

- A. Acceptance of Board Resignation – Supervisor Hills ..... Tab 01
- B. Appointment of Supervisor to Open Board Seat – Seat 1
  - i. ADMINISTRATION OF OATH OF OFFICE
  - ii. Confirmation of Board Compensation
- C. Consideration of Resolution 2023-06; Redesignating Officers ..... Tab 02
- D. General Matters of the District

#### **4. CONSENT AGENDA ITEMS**

- A. Consideration of Minutes of the Landowner’s Election Meeting November 03, 2022.....Tab 03
- B. Consideration of Minutes of the Regular Meeting November 03, 2022,.....Tab 04
- C. Consideration of Minutes of the Public Hearing & Regular Meeting December 8, 2022.....Tab 05
- D. Consideration of Operations and Maintenance Expenditures October 2022.....Tab 06
- E. Consideration of Operations and Maintenance Expenditures November 2022.....Tab 07
- F. Consideration of Operations and Maintenance Expenditures December 2022...*Under Separate Cover*
- G. Review of Financial Statements for Month Ending December 31, 2022.....*Under Separate Cover*

#### **5. VENDOR/STAFF REPORTS**

- A. District Counsel
- B. District Manager ..... Tab 08
  - i. Community Inspection Reports
- C. District Engineer

#### **6. BOARD MEMBERS COMMENTS**

#### **7. PUBLIC COMMENTS**

#### **8. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,  
*Bryan Radcliff*  
District Manager

January 11, 2023  
Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following Community Development Districts, effective immediately:

**Balm Grove CDD**  
**Belmond Reserve CDD**  
**Berry Bay CDD**  
**Park East CDD**  
**Simmons Village North CDD**  
**South Creek CDD**  
**Creek Preserve CDD**  
**North Park Isle CDD**  
**Shell Point CDD**  
**Sherwood Manor CDD**  
**Spencer Creek CDD**  
**Timber Creek CDD**  
**Ventana CDD**  
**Two Rivers North CDD**  
**Two Rivers West CDD**  
**Two Rivers East CDD**  
**Buckhead Trails CDD**  
**Buckhead Trails II CDD**  
**Sawgrass Village CDD**  
**Coral Lakes CDD**

Sincerely,

DocuSigned by:

*Jeffery S. Hills*

00ED0F50AC82413...

*Jeffery Hills*

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 2<sup>ND</sup> DAY OF February 2023.**

**ATTEST:**

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair / Vice-Chair of the Board of Supervisors

# SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

November 3, 2022, Minutes of the Landowner's Election

## MINUTES OF THE LANDOWNER'S ELECTION

The Landowner's Election of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, November 3, 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/ROLL CALL

Brian Lamb called the Landowner's Election of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, November 3, 2022, at 2:00 p.m.**

#### Staff Members Present:

Brian Lamb	District Manager, Inframark
Brittany Crutchfield	Administrative Assistant
Kelly Evans	Landowner Representative, Lennar Homes

There were no audience members present.

### 2. APPOINTMENT OF MEETING CHAIRMAN

Brian Lamb from Inframark stated that he will be serving as the meeting chairman.

### 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Mr. Lamb stated that there was a landowner proxyholder present and announced the candidates: Kelly Evans, Lori Coffey, and Nicholas Dister.

### 4. ELECTION OF SUPERVISORS

Mr. Lamb announced the results: Kelly Evans received 95 votes and will serve a four-year term, Lori Coffey received 95 votes and will serve a four-year term, and Nicholas Dister received 156 votes and will have a two-year term.

### 5. OWNERS REQUESTS

There were no requests.

### 6. ADJOURNMENT

The landowner's election was closed and adjourned.

*\*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**

**November 03, 2022, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meeting of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, November 03, 2022, at 2:00 p.m.** at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, November 03, 2022, at 2:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Kelly Evans	Chair	<i>(re-elected at the Landowners Election)</i>
Lori Campagna	Supervisor	
Nicholas Dister	Supervisor	<i>(re-elected at the Landowners Election)</i>

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no other members of the general public present.

Mr. Lamb recited the Oath of Office to Kelly Evans and Nicholas Dister for records of proceedings. Laura Coffey will be recited with the Oath of Office before or on the next meeting.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of District's Engineer Report**

**B. Consideration of Supplemental Assessment Methodology Report – Expansion Area**

The Board reviewed and discussed the exhibits for the supplemental assessment methodology report regarding the expansion area and district engineer report.

MOTION TO: Approve the Supplemental Assessment Methodology  
Report for Expansion Area and the District  
Engineer's Report in substantial form.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2023-01; Declaring Special Assessments**

The Board reviewed and discussed the resolution.

MOTION TO: Approve Resolution 2023-01 with corrections.  
MADE BY: Supervisor Dister  
SECONDED BY: Supervisor Evans  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**D. Consideration of Resolution 2023-02; Setting Public Hearing  
for Special Assessments**

The Board reviewed and discussed the resolution setting the Public Hearing for December 8<sup>th</sup>, 2022,  
at 10:30 a.m.

MOTION TO: Approve Resolution 2023-02 as stated.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Dister  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**E. Consideration of f Resolution 2023-03; Canvassing & Certifying  
the Results of the Landowners Election**

The Board reviewed the resolution and discussed the votes for Kelly Evans received 95 votes and  
will serve a four-year term, Lori Coffey received 95 votes and will serve a four-year term, and  
Nicholas Dister received 156 votes and will have a two-year term.

MOTION TO: Approve Resolution 2023-03 as stated.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Dister  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**F. Consideration of Resolution 2023-04; Designating Officers**

The Board reviewed the resolution. Mr. Lamb discussed the designated officers as follows, Kelly Evans as Chairman, Laura Coffey as Vice-Chairman for the remaining balance of the Board.

MOTION TO: Approve Resolution 2023-04 as stated.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**G. Discussion on Surveillance Camara Proposals**

The Board decided to table the proposal.

MOTION TO: Table the Surveillance Cameras Proposal.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Dister  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**H. General Matters of the District**

There were no general matters of the district currently.

**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Public Hearing and Regular Meeting August 22, 2022**

**B. Consideration of Operation and Maintenance Expenditures August 2022**

**C. Consideration of Operation and Maintenance Expenditures September 2022**

**D. Review of Financial Statements Month Ending September 30, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A through D.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

## 5. SUPERVISOR REQUESTS

There was no supervisor request.

## 6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

## 7. ADJOURNMENT

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

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**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:**

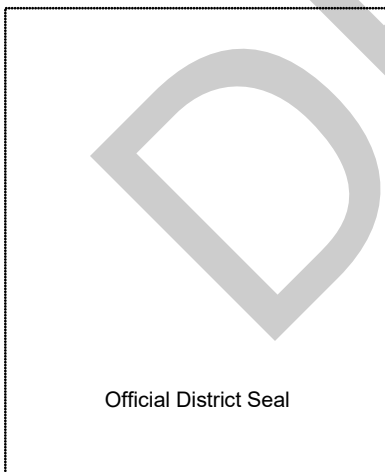
- ☐ **Secretary**  
☐ **Assistant Secretary**

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

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

**Title:**

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



*Recorded by Records Administrator*

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

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

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**December 08, 2022, Public Hearing and Regular Meetings of the Board of Supervisors**

**THE PUBLIC HEARING AND REGUALR MEETING MINUTES**

The Public Hearing and Regular Meetings of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, December 08, 2022, at 10:00 a.m.** at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Bryan Radcliff called the Public Hearing and Regular Meetings of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, December 08, 2022, at 10:31 a.m.**

**Board Members Present and Constituting a Quorum:**

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Lori Campagna	Supervisor

**Staff Members Present:**

Bryan Radcliff	District Manager, Inframark
Vivek Babber	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker
Carlos De la Ossa	Operations Manager, (EPG)

There were no audience members in attendance.

**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 APPROVING AND LEVYING DEBT ASSESSMENTS ON EXPANSION AREA**

**A. Open the Public Hearing on Approving and Levying Debt Assessments on Expansion Area**

MOTION TO: Open the Public Hearing.  
MADE BY: Supervisor Coffey  
SECONDED BY: Supervisor Campagna  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
3/0 - 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 Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**E. Consideration of Resolution 2023-05; Approving and Levying Debt Assessments on Expansion Area**

The Board reviewed and discussed the resolution.

MOTION TO: Approve Resolution 2023-05 as stated.  
MADE BY: Supervisor Coffey  
SECONDED BY: Supervisor Evans  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**5. RETURN AND PROCEED TO THE REGULAR MEETING**

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

**6. BUSINESS ITEMS**

**A. General Matters of the District**

There were no general matters at this time.

**7. SUPERVISOR REQUESTS**

Supervisor Evans requested follow up on the proposed camera installation, issues with Sitex Aquatics and a current copy of Gary Schwartz's field services report.

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

There were no audience comments.

**9. ADJOURNMENT**

MOTION TO:	Adjourned at 10:45 A.M.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

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

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

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

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

**Title:**

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

**Title:**

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

*Recorded by Records Administrator*

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

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

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Sitex Aquatics	6773B	\$765.00		Waterway Services thru 10/2022
Spearem Enterprises	5451	\$675.00		Cleaning Service thru 09/2022
Steadfast Contractors Alliance	SM 7553	\$7,534.90		Monthly Landscape Maintenance 10/2022
<b>Monthly Contract Sub-Total</b>		<b>\$8,974.90</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	22233	\$2,433.05		Professional Services thru 10/15/2022
<b>Variable Contract Sub-Total</b>		<b>\$2,433.05</b>		
<b>Utilities</b>				
TECO	211025808083 100322	\$187.75		Electric Service thru 9/27/2022
TECO	221008452437 100322	\$4,294.16		Electric Service thru 9/27/2022
TECO	221008474837 100322	\$674.57	<b>\$5,156.48</b>	Electric Service thru 9/27/2022
<b>Utilities Sub-Total</b>		<b>\$5,156.48</b>		
<b>Regular Services</b>				
EGIS Insurance	16922	\$18,864.00		Policy Renewal 10/01/2022
Department of Economic Opportunity	87335	\$175.00		District Fee FY2022/2023
Phoenix National Security LLC	2769	\$882.00		Security thru 07/2022
Spearem Enterprises	5495	\$675.00		Labor 10/2022
Stantec Consulting Service	1989387	\$2,232.00		Professional Services thru 09/23/2022
Steadfast Contractors Alliance	SM 7459	\$280.67		Irrigation Check and Repairs 09/15/2022
Straley Robin Vericker	22095	\$2,150.30		District Counsel Legal 09/15/2022
Times Publishing Com	189465 101922	\$1,209.00		Landowners Election 10/19/2022
Times Publishing Com	247837 092122	503.50	\$1,712.50	Meeting Schedule AD 09/21/2022
<b>Regular Services Sub-Total</b>		<b>\$0.00</b>		
<b>Additional Services</b>				
Corlin Services LLC	0000015	\$591.15		Installation of bulletin Boards

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Speareem Enterprises LLC	5475	\$250.00		Hurricane Ian Prep and layout
Steadfast Contractors Alliance	SM 7599	\$4,000.00		Maintenance for damage and Debris
Steadfast Contractors Alliance	SM 7678	\$325.00	\$4,325.00	Tree Removal 10/25/2022
<b>Additional Services Sub-Total</b>		<b>\$5.166.15</b>		
<b>TOTAL:</b>		<b>\$48,702.05</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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

Date	Invoice #
10/1/2022	6773B

**Bill To**

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Waterway Maintenance- 13 Ponds-October	765.00	765.00
		<b>Balance Due</b>	<b>\$765.00</b>

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



INVOICE

BILL TO  
Spencer Creek  
Meritus  
2005 Pan Am Circle, Suite 300  
Tampa , FL 33607

INVOICE 5451  
DATE 09/30/2022  
TERMS Net 15  
DUE DATE 10/15/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor	4	131.25	525.00
Cleaning provided for clubhouse bathrooms back porch dumping trash at the basketball court and both mail pavilions along with 1 dog waste 9/10 to 9/30 --2022 4 weeks			
Machine Time	1	75.00	75.00
paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits			
Fuel Surcharge	1	75.00	75.00
Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.			

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.  
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".  
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$675.00**



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

## Invoice

Date	Invoice #
10/1/2022	SM-7553

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

### Bill To

Spencer Creek CDD  
 c/o Inframark  
 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 the date of this invoice.					
	**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	

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

<b>Total</b>	\$7,534.90
Payments/Credits	\$0.00
<b>Balance Due</b>	\$7,534.90

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Spencer Creek Community Development District

c/o Meritus

2005 Pan Am Ste. 300

Tampa, FL 33607

October 27, 2022

Client: 001511

Matter: 000001

Invoice #: 22233

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/5/2022	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2019 BONDS.	0.2	\$33.00
10/13/2022	VTs	REVIEW QUARTERLY REPORT FOR SERIES 2019 BONDS.	0.2	\$61.00
10/13/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2022; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	\$33.00
10/14/2022	JMV	PREPARE DISTRICT COUNSEL QUARTERLY REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$106.50
Total Professional Services			0.9	\$233.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
9/16/2022	Simplefile E-Recording- Filing Fee- Filing fees	\$49.25
Total Disbursements		\$49.25

October 27, 2022  
Client: 001511  
Matter: 000001  
Invoice #: 22233

Page: 2

---

Total Services	\$233.50	
Total Disbursements	\$49.25	
Total Current Charges		\$282.75
Previous Balance		\$2,150.30
<b>PAY THIS AMOUNT</b>		<b>\$2,433.05</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22095	October 05, 2022	\$2,132.00	\$18.30	\$0.00	\$0.00	\$2,433.05
Total Remaining Balance Due						\$2,433.05

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,433.05	\$0.00	\$0.00	\$0.00

Statement Date: 10/03/2022

Account: 211025808083

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

Current month's charges:	\$187.75
Total amount due:	\$187.75
Payment Due By:	10/24/2022

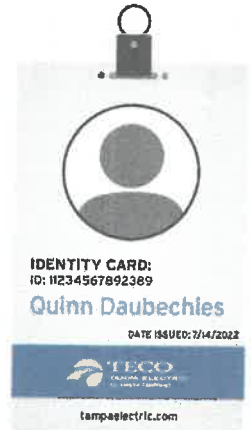
## Your Account Summary

Previous Amount Due	\$190.24
Payment(s) Received Since Last Statement	-\$190.24
<b>Current Month's Charges</b>	<b>\$187.75</b>
<b>Total Amount Due</b>	<b>\$187.75</b>

## SAFETY TIP:

### Ask for identification

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



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

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025808083

Current month's charges:	\$187.75
Total amount due:	\$187.75
Payment Due By:	10/24/2022

**Amount Enclosed** \$

634099899255



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

6340998992552110258080830000000187759

Account: 211025808083  
 Statement Date: 10/03/2022  
 Current month's charges due 10/24/2022

## Details of Charges – Service from 08/27/2022 to 09/27/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	09/27/2022	10,649		9,316		1,333 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,333 kWh @ \$0.07089/kWh	\$94.50
Fuel Charge	1,333 kWh @ \$0.04126/kWh	\$55.00
Storm Protection Charge	1,333 kWh @ \$0.00315/kWh	\$4.20
Clean Energy Transition Mechanism	1,333 kWh @ \$0.00402/kWh	\$5.36
Florida Gross Receipt Tax		\$4.69
<b>Electric Service Cost</b>		<b>\$187.75</b>

**Total Current Month's Charges**

**\$187.75**

### Tampa Electric Usage History



## Important Messages

### Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit [tampaelectric.com](http://tampaelectric.com) and click on the Cybersecurity Awareness Month tile to learn more.



Statement Date: 10/03/2022  
Account: 221008452437

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

Current month's charges:	\$4,294.16
Total amount due:	\$4,294.16
Payment Due By:	10/24/2022

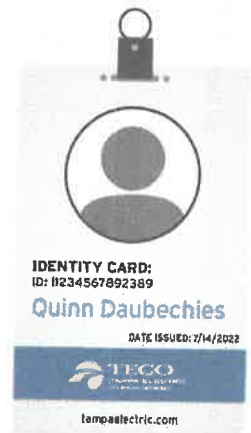
## Your Account Summary

Previous Amount Due	\$4,358.56
Payment(s) Received Since Last Statement	-\$4,358.56
<b>Current Month's Charges</b>	<b>\$4,294.16</b>
<b>Total Amount Due</b>	<b>\$4,294.16</b>

## SAFETY TIP:

### Ask for identification

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



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## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008452437

Current month's charges:	\$4,294.16
Total amount due:	\$4,294.16
Payment Due By:	10/24/2022

**Amount Enclosed** \$ 645210982756



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

6452109827562210084524370000004294169

**Account:** 221008452437  
**Statement Date:** 10/03/2022  
**Current month's charges due** 10/24/2022

## Details of Charges – Service from 08/27/2022 to 09/27/2022

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 @ \$0.03102/kWh	\$55.40
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		\$3.77
Franchise Fee		\$263.37
Municipal Public Service Tax		\$9.84

#### Lighting Charges

**\$4,294.16**

#### Total Current Month's Charges

**\$4,294.16**

## Important Messages

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Statement Date: 10/03/2022

Account: 221008474837

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

Current month's charges:	\$674.57
Total amount due:	\$674.57
Payment Due By:	10/24/2022

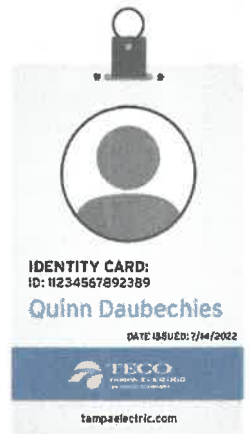
## Your Account Summary

Previous Amount Due	\$643.21
Payment(s) Received Since Last Statement	-\$643.21
<b>Current Month's Charges</b>	<b>\$674.57</b>
<b>Total Amount Due</b>	<b>\$674.57</b>

## SAFETY TIP:

### Ask for identification

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

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It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008474837

Current month's charges:	\$674.57
Total amount due:	\$674.57
Payment Due By:	10/24/2022

**Amount Enclosed** \$ 645210982757

00005105 02 AB 0.49 33607 FTECO110032223473510 00000 03 01000000 005 04 19698 006

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

Received

OCT 14 2022

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

**Account:** 221008474837  
**Statement Date:** 10/03/2022  
**Current month's charges due** 10/24/2022

## Details of Charges – Service from 08/27/2022 to 09/27/2022

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	09/27/2022	32,479		27,168		5,311 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	5,311 kWh @ \$0.07089/kWh	\$376.50
Fuel Charge	5,311 kWh @ \$0.04126/kWh	\$219.13
Storm Protection Charge	5,311 kWh @ \$0.00315/kWh	\$16.73
Clean Energy Transition Mechanism	5,311 kWh @ \$0.00402/kWh	\$21.35
Florida Gross Receipt Tax		\$16.86

**Electric Service Cost**

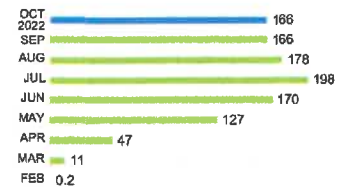
**\$674.57**

**Total Current Month's Charges**

**\$674.57**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Don't get "tricked" by scammers.

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

# INVOICE

<b>Customer</b>	Spencer Creek Community Development District
<b>Acct #</b>	907
<b>Date</b>	09/14/2022
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 18,864.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#16922
100122399	

Thank You

Please detach and return with payment



Customer: Spencer Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
16922	10/01/2022	Renew policy	Policy #100122399 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Renew policy Due Date: 9/14/2022  <i>prop: \$12,876.00</i> <i>gen: \$3,294.00</i> <i>pub: \$2,694.00</i>	18,864.00

<b>Total</b>
\$ 18,864.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555	sclimer@egisadvisors.com	09/14/2022
Atlanta, GA 30374-8555		

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2022/2023 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

<b>Invoice No.: 87335</b>			<b>Date Invoiced: 10/03/2022</b>
<b>Annual Fee: \$175.00</b>	<b>Late Fee: \$0.00</b>	<b>Received: \$0.00</b>	<b>Total Due, Postmarked by 12/02/2022: \$175.00</b>

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

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

**Spencer Creek Community Development District**  
 Mr. Brian K. Lamb  
 Meritus  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607



**2. Telephone:** (813) 397-5120  
**3. Fax:** (813) 837-7070  
**4. Email:** brian.lamb@merituscorp.com *inframark.com*  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** spencercreekcdd.com  
**8. County(ies):** Hillsborough  
**9. Function(s):** Community Development  
**10. Boundary Map on File:** 09/15/2022  
**11. Creation Document on File:** 10/18/2018  
**12. Date Established:** 10/16/2018  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** Hillsborough County  
**15. Creation Document(s):** County Ordinances 18-29 and 22-26  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments  
**19. Most Recent Update:** 09/15/2022

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

Registered Agent's Signature:  Date 10/6/22

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

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
  3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

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

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



# INVOICE

**Phoenix National Security LLC**  
5535 Grand Blvd suit B  
New Port Richey, FL 34652  
United States

Phone: 1-866-883-8866  
Fax: 727-569-9012  
[www.phoenixnationalsecurity.com](http://www.phoenixnationalsecurity.com)

**BILL TO**  
**Spencer Creek CDD**  
Bryan Radcliff  
1548 15th St SE,  
Ruskin, 33570

813-223-9400  
[districtinvoices@inframark.com](mailto:districtinvoices@inframark.com)

**Invoice Number:** 2769  
**Invoice Date:** August 1, 2022  
**Payment Due:** August 15, 2022  
**Amount Due (USD):** \$882.00

Services	Hours	Rate	Amount
<b>7/22/22</b> 1 guard from 11 am to 6 pm	7	\$21.00	\$147.00
<b>7/23/22</b> 1 guard from 11 am to 6 pm	7	\$21.00	\$147.00
<b>7/24/22</b> 1 guard from 11 am to 6 pm	7	\$21.00	\$147.00
<b>7/29/22</b> 1 guard from 11 am to 6 pm	7	\$21.00	\$147.00
<b>7/30/22</b> 1 guard from 11 am to 6 pm	7	\$21.00	\$147.00
<b>7/31/22</b> 1 guard from 11 am to 6 pm	7	\$21.00	\$147.00

**Total:** \$882.00

**Amount Due (USD) :** \$882.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



INVOICE

BILL TO  
Spencer Creek  
Meritus  
2005 Pan Am Circle, Suite 300  
Tampa , FL 33607

INVOICE 5495  
DATE 10/25/2022  
TERMS Net 15  
DUE DATE 11/09/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 10/7-10/28/2022 Cleaning provided for clubhouse bathrooms back porch dumping trash at the basketball court and both mail pavilions along with 1 dog waste	4	131.25	525.00
Machine Time paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits	1	75.00	75.00
Fuel Surcharge Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.	1	75.00	75.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.  
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".  
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$675.00**

<b>Invoice Number</b>	1989387
<b>Invoice Date</b>	October 6, 2022
<b>Purchase Order</b>	215614809
<b>Customer Number</b>	150692
<b>Project Number</b>	215614809

**Bill To**

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

**Please Remit To**

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

---

**Project Spencer Creek CDD - District Engineering Services**

Project Manager	Stewart, Tonja L	For Period Ending	<b>September 23, 2022</b>
Current Invoice Total (USD)	2,232.00		

---

 Prepare community maps

<b>Top Task</b>	<b>2022</b>	<b>2022 FY General Consulting</b>
-----------------	-------------	-----------------------------------

**Professional Services**

Category/Employee		<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
	Clark, Caitlin Lee Ann	0.25	144.00	36.00
	Nurse, Vanessa M	15.25	144.00	2,196.00
	<b>Subtotal Professional Services</b>	<u>15.50</u>		<u>2,232.00</u>

Top Task Subtotal	2022 FY General Consulting	2,232.00
-------------------	----------------------------	----------

<b>Total Fees &amp; Disbursements</b>	<u>2,232.00</u>
<b>INVOICE TOTAL (USD)</b>	<b>2,232.00</b>

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**Due upon receipt or in accordance with terms of the contract**


---

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

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.



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

## Invoice

Date	Invoice #
9/22/2022	SM-7459

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

### Bill To

Spencer Creek CDD  
 c/o Inframark  
 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	
Quantity	Description	Rate	Serviced Date	Amount	
	Irrigation Wet Check 09/06/22	0.00	9/6/2022	0.00	
	During the monthly inspection these repairs were made: zone 7- broken drip zone 9- bad decoder (not under warranty)	153.17		153.17	
1.5	Labor to repair broken drip and replace the new decoder and program it.	85.00		127.50	

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

<b>Total</b>	\$280.67
Payments/Credits	\$0.00
<b>Balance Due</b>	\$280.67

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Spencer Creek Community Development District

c/o Meritus

2005 Pan Am Ste. 300

Tampa, FL 33607

October 05, 2022

Client: 001511

Matter: 000001

Invoice #: 22095

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/22/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$213.00
8/22/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.6	\$183.00
8/25/2022	VTs	SEND CORRESPONDENCE TO B. RADCLIFFE RE: SECURITY SERVICES.	0.1	\$30.50
8/29/2022	JMV	CONFERENCE CALL; REVIEW LEGAL NOTICE.	0.6	\$213.00
8/29/2022	VTs	CONFERENCE WITH DISTRICT MANAGER RE: EXPANSION PETITION.	0.2	\$61.00
8/30/2022	JMV	CONFERENCE CALL WITH N. TAKEMORI; DRAFT EMAIL TO S. LUCE.	0.5	\$177.50
8/30/2022	VTs	TELEPHONE CONFERENCE WITH ATTY. N. TAKEMORI AND REVIEW CORRESPONDENCE FROM S. LUCE RE: PETITION TO EXPAND DISTRICT.	0.3	\$91.50
9/6/2022	VKB	REVIEW AND REPLY TO EMAIL FROM AUDITOR RE: UPDATES TO AUDIT RESPONSE LETTER AND FINALIZATION OF AUDIT.	0.2	\$71.00
9/6/2022	VTs	EXCHANGE CORRESPONDENCE WITH B. RADCLIFF RE: POOL ATTENDANT.	0.4	\$122.00
9/8/2022	LB	REVIEW COUNTY WEBSITE RE STATUS OF AGENDA FOR PUBLIC HEARING ON PETITION TO EXPAND; PREPARE CORRESPONDENCE TO B. GRADY REQUESTING STATUS REPORT FOR SAME.	0.2	\$33.00
9/13/2022	MKS	PREPARE FOR AND ATTENDED BOARD OF COUNTY COMMISSIONERS MEETING RE: EXPANSION.	1.5	\$532.50

October 05, 2022  
 Client: 001511  
 Matter: 000001  
 Invoice #: 22095

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/15/2022	VTS	PREPARATION OF AMENDED NOTICE OF ESTABLISHMENT, SUBMITTAL FOR RECORDING IN OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, AND RECEIPT OF CONFIRMATION OF RECORDING FROM COUNTY.	1.0	\$305.00
9/15/2022	LB	PREPARE CORRESPONDENCE TO BOARD CLERK RE OBTAINING ORDINANCE EXPANDING THE DISTRICT; RECEIPT OF ORDINANCE; PREPARE CORRESPONDENCE TO J. GASKINS FILING ORDINANCE AND CURRENT LOCATION MAP WITH THE DEPARTMENT OF ECONOMIC OPPORTUNITY; E-RECORD AMENDED NOTICE OF ESTABLISHMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING RECORDED COPY OF THE AMENDED NOTICE OF ESTABLISHMENT FOR THE DISTRICT RECORDS.	0.6	\$99.00
Total Professional Services			6.8	\$2,132.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
9/15/2022	Photocopies	\$18.30
Total Disbursements		\$18.30
Total Services		\$2,132.00
Total Disbursements		\$18.30
Total Current Charges		\$2,150.30
Previous Balance		\$1,654.45
Less Payments		(\$1,654.45)
<b>PAY THIS AMOUNT</b>		<b>\$2,150.30</b>

*Please Include Invoice Number on all Correspondence*

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/12/22 - 10/19/22		SPENCER CREEK CDD	
Billing Date	Sales Rep	Customer Account	
10/19/2022	Deirdre Bonett	189465	
Total Amount Due		Ad Number	
\$1,209.00		0000251305	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/12/22	10/19/22	0000251305	Times	Legals CLS	Landowners Election	2	2x72 L	\$1,207.00
10/12/22	10/19/22	0000251305	Tampabay.com	Legals CLS	Landowners Election	2	2x72 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

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Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/12/22 - 10/19/22		SPENCER CREEK CDD	
Billing Date	Sales Rep	Customer Account	
10/19/2022	Deirdre Bonett	189465	
Total Amount Due		Ad Number	
\$1,209.00		0000251305	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

SPENCER CREEK CDD

C/O MERITUS

2005 PAN AM CIRCLE, #300

TAMPA, FL 33607

Received  
OCT 26 2022

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landowners Election** was published in said newspaper by print in the issues of: **10/12/22, 10/19/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*DB*

Signature Affiant

Sworn to and subscribed before me this **10/19/2022**

*[Signature]*

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_

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

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

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

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

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

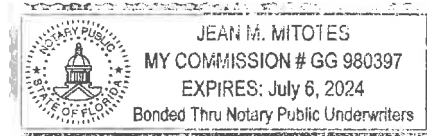
Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service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

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

Brian Lamb, District Manager

Publication Date(s): October 12th & October 19, 2022

0000251305





Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/21/22		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/21/2022		Brian Baracani	189465
Total Amount Due		Ad Number	
\$503.50		0000247837	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/21/22	09/21/22	0000247837	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$501.50
09/21/22	09/21/22	0000247837	Tampabay.com	Legals CLS	Meeting Schedule	1	2x60 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/21/22		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/21/2022		Brian Baracani	189465
Total Amount Due		Ad Number	
\$503.50		0000247837	

Received  
SEP 30 2022

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

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

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

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Before the undersigned authority personally appeared **Brian Baracani** who on oath says that he is a **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of **9/21/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**NOTICE OF REGULAR BOARD MEETING SCHEDULE**  
**FISCAL YEAR 2023**  
**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spencer Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 03, 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.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

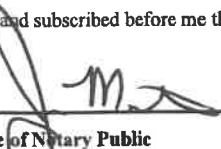
Brian Lamb  
District Manager

Run Date: 09/21/2022

0000247837

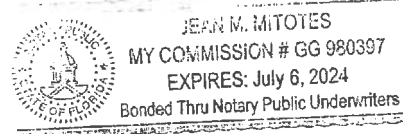
  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **09/21/2022**

  
\_\_\_\_\_  
Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_





CorlinServices LLC  
7818126511

11237 Spring Point Circle  
Riverview, Florida  
33579  
United States

Billed To  
Spencer Creek CDD

Date of Issue  
10/05/2022

Invoice Number  
0000015

Amount Due (USD)  
**\$591.15**

United States

Due Date  
11/04/2022

Description	Rate	Qty	Line Total
installation of all-weather bulletin board at entrance to pool	\$40.00	2	\$80.00
re-installation of "no outlet" street sign	\$50.00	1	\$50.00
purchase of weather resistant bulletin board with two locking doors (Amazon)	\$461.15	1	\$461.15
Subtotal			591.15
Tax			0.00
Total			591.15
Amount Paid			0.00
Amount Due (USD)			\$591.15

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com



## INVOICE

**BILL TO**

Spencer Creek

Meritus

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

**INVOICE #** 5475**DATE** 10/06/2022**DUE DATE** 10/21/2022**TERMS** Net 15

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> HURRICANE IAN PREP FURNITURE PUT AWAY, SET BACK UP AFTER STORM.	1	250.00	250.00

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

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

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

**BALANCE DUE****\$250.00**



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
10/6/2022	SM-7599

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

Bill To
Spencer Creek CDD c/o Inframark 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		
Quantity	Description		Rate	Serviced Date	Amount	
	Maintenance at Spencer Creek CDD for the damage / debris that occurred due to hurricane-storm winds.			10/5/2022		
7	Pond on 15th St. - (7) Trees reset / restaked		275.00	10/5/2022	1,925.00	
3	Golden Glow - (3) Trees reset / restaked		275.00	10/5/2022	825.00	
2	Amenity Center - (2) Trees reset / restaked		275.00	10/5/2022	550.00	
1	(1) Palm down - Skid Steer used to reinstall		400.00	10/5/2022	400.00	
	Parking lot & pool area - blown and debris removed		300.00	10/5/2022	300.00	

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

<b>Total</b>	\$4,000.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$4,000.00



## Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
10/25/2022	SM-7678

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

Bill To
Spencer Creek CDD c/o Inframark 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		
Quantity	Description			Rate	Serviced Date	Amount	
1	Tree Removal @ Spencer Creek CDD  Cut down dead tree at edge of conservation area to prevent it from falling in road way.  Service Approved by: Gary Schwartz Service Completed: 10/25/2022			325.00	10/25/2022	325.00	

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

<b>Total</b>	\$325.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$325.00

<b>SPENCER CREEK</b>				
<b>Summary of Operations and Maintenance Invoices</b>				
<b>Vendor</b>	<b>Invoice/Account Number</b>	<b>Amount</b>	<b>Vendor Total</b>	<b>Comments/Description</b>
<b>Monthly Contract</b>				
INFRAMARK LLC	84917	\$22,500.00		DISTRICT INV OCT 2022
SITEX AQUATICS	6884B	\$ 765.00		LAKE MAINT. NOV 2022
<b>Monthly Contract Sub-Total</b>		<b>\$23,265.00</b>		
<b>Variable Contract</b>				
KELLY ANN EVANS	KE 110322	\$ 200.00		SUPERVISOR FEE 11/03/22
LAURA COFFEY	LC 110322	\$ 200.00		SUPERVISOR FEE 11/03/22
NICHOLAS J. DISTER	ND 110322	\$ 200.00		SUPERVISOR FEE 11/03/22
<b>Variable Contract Sub-Total</b>		<b>\$ 600.00</b>		
<b>Utilities</b>				
BOCC	2374746437 103122	\$ 487.99		SERVICE 09/15/22-10/24/22
TAMPA ELECTRIC	211025808083 110122	\$ 184.08		SERVICE 09/28/22-10/26/22
TAMPA ELECTRIC	221008452437 110122	\$ 4,358.57		SERVICE 09/28/22-10/26/22
TAMPA ELECTRIC	221008474837 110122	\$ 600.40		SERVICE 09/28/22-10/26/22
TAMPA ELECTRIC	221008759922 110122	\$ 324.52		SERVICE 10/12/22-10/26/22
TAMPA ELECTRIC	221008759930 110122	\$ 324.52	\$ 5,792.09	SERVICE 09/28/22-10/26/22
<b>Utilities Sub-Total</b>		<b>\$ 6,280.08</b>		
<b>Regular Services</b>				
SPEAREM ENTERPRISES	5518	\$ 650.00		LABOR 11/4-11/25/22
SPENCER CREEK CDD	11172022-7000	\$ 299.20		SERIES 2019 FY23 TAX DIST ID 595
SPENCER CREEK CDD	11172022-7000 1	\$ 3,903.34		SERIES 2019 FY23 TAX DIST ID 598
SPENCER CREEK CDD	11222022-7000	\$ 2,702.30	\$ 6,904.84	SERIES 2019 FY23 TAX DIST ID 599
TIMES PUBLISHING COM	189465 111622	\$ 2,587.00		NOTICE OF PH 2022 BONDS
<b>Regular Services Sub-Total</b>		<b>\$10,141.84</b>		
<b>Additional Services</b>				
PIPER FIRE PROTECTION	118819	\$ 149.00		SERVICE CALL
STEADFAST CONTRACTORS ALIANCE	SM 7734	\$ 3,283.00		TREE REMOVAL - 10/31/22
STEADFAST CONTRACTORS ALIANCE	SM-7789	\$ 390.00	\$ 3,673.00	LANDSCAPE MAINT. 110922
<b>Additional Services Sub-Total</b>		<b>\$ 3,822.00</b>		
<b>TOTAL:</b>		<b>\$ 44,108.92</b>		

Approved (with any necessary revisions noted):

Signature:

Print:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#84917

**DATE**

10/31/2022

**CUSTOMER ID**

C2312

**NET TERMS**

Net 30

**PO#****DUE DATE**

11/30/2022

**BILL TO**

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

Services provided for the Month of: October 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Expansion Services:					
Preparation of Statement of Estimated Regulatory Costs	1	Ea	3,500.00		3,500.00
Prepare and Coordinate Expansion Petition to County	1	Ea	9,000.00		9,000.00
Research, submittal, lobbying and presentation to BOCC	1	Ea	5,000.00		5,000.00
Prepare Financial Analysis Report and Review with County	1	Ea	5,000.00		5,000.00
<b>Subtotal</b>					22,500.00

<b>Subtotal</b>	\$22,500.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$22,500.00

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 #
11/1/2022	6884B

Bill To

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




P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Waterway Maintenance- 13 Ponds-November	765.00	765.00
		<b>Balance Due</b>	<b>\$765.00</b>

**Spencer Creek CDD**

**MEETING DATE: November 3, 2022**

**DMS:** 

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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 110322

**Spencer Creek CDD**

**MEETING DATE: November 3, 2022**

DMS:                     




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

LC 110322

**Spencer Creek CDD**

MEETING DATE: November 3, 2022

DMS: 

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

ND 110322



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	10/31/2022	11/21/2022

Service Address: 1643 FRED IVES ST

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11361547	09/15/2022	2344	10/24/2022	2356	1200 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$3.62
Water Base Charge	\$22.49
Water Usage Charge	\$1.02
Sewer Base Charge	\$54.41
Sewer Usage Charge	\$6.47

#### Miscellaneous Charges

Service Setup Fee	\$25.00
<b>Total Miscellaneous Charges</b>	<b>\$25.00</b>

#### Summary of Account Charges

Previous Balance	\$0.00
Net Payments	\$0.00
Bill Adjustments	\$25.00
<b>Total Account Charges</b>	<b>\$462.99</b>

<b>AMOUNT DUE</b>	<b>\$487.99</b>
-------------------	-----------------

#### Important Message

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142 to see if you qualify for a free irrigation evaluation.

BOCC Approved Rate Increases Are Effective Oct. 1, 2022. Residential Customers using 7,000 gallons of water monthly will have an average bill increase of 5.88%. Visit [HCFLGov.net/Water](http://HCFLGov.net/Water), Water Rates & Fees tab for details.



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2374746437



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE  
TAMPA FL 33607-2359

1,867 8

<b>DUE DATE</b>	11/21/2022
<b>AMOUNT DUE</b>	\$487.99
<b>AMOUNT PAID</b>	

0023747464370 00000487991

Statement Date: 11/01/2022

Account: 211025808083

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

Current month's charges:	\$184.08
Total amount due:	\$184.08
Payment Due By:	11/22/2022



## Your Account Summary

Previous Amount Due	\$187.75
Payment(s) Received Since Last Statement	-\$187.75
<b>Current Month's Charges</b>	<b>\$184.08</b>
<b>Total Amount Due</b>	<b>\$184.08</b>



## DOWNED IS DANGEROUS!

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

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

## SCAMMERS ARE CALLING

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025808083

Current month's charges:	\$184.08
Total amount due:	\$184.08
Payment Due By:	11/22/2022
<b>Amount Enclosed</b>	<b>\$</b>

621754259252

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:** 11/01/2022  
**Current month's charges due** 11/22/2022



## Details of Charges – Service from 09/28/2022 to 10/26/2022

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

**Rate Schedule: General Service - Non Demand**

Meter Location: IRRIGATION

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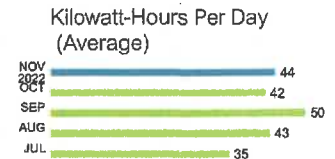
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	10/26/2022	11,930		10,649		1,281 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,281 kWh @ \$0.07089/kWh	\$90.81
Fuel Charge	1,281 kWh @ \$0.04126/kWh	\$52.85
Storm Protection Charge	1,281 kWh @ \$0.00315/kWh	\$4.04
Clean Energy Transition Mechanism	1,281 kWh @ \$0.00402/kWh	\$5.15
Florida Gross Receipt Tax		\$4.48
<b>Electric Service Cost</b>		<b>\$179.08</b>
<b>Other Fees and Charges</b>		
Electric Late Payment Fee		\$5.00
<b>Total Other Fees and Charges</b>		<b>\$5.00</b>

**Total Current Month's Charges**

**\$184.08**

### Tampa Electric Usage History



## Important Messages

### More clean energy to you

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Statement Date: 11/01/2022

Account: 221008452437

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



Current month's charges:	\$4,358.57
Total amount due:	\$4,358.57
Payment Due By:	11/22/2022

## Your Account Summary

Previous Amount Due	\$4,294.16
Payment(s) Received Since Last Statement	-\$4,294.16
<b>Current Month's Charges</b>	<b>\$4,358.57</b>
<b>Total Amount Due</b>	<b>\$4,358.57</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008452437

Current month's charges:	\$4,358.57
Total amount due:	\$4,358.57
Payment Due By:	11/22/2022

**Amount Enclosed** \$

629161649225

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:** 11/01/2022  
**Current month's charges due** 11/22/2022



## Details of Charges – Service from 09/28/2022 to 10/26/2022

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

### Rate Schedule: Lighting Service

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

Lighting Energy Charge	1786 kWh @ \$0.03102/kWh	\$55.40
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		\$3.77
Franchise Fee		\$263.37
Municipal Public Service Tax		\$9.84

**Lighting Charges** **\$4,294.16**

#### Other Fees and Charges

Lighting Late Payment Fee \$64.41

**Total Other Fees and Charges** **\$64.41**

**Total Current Month's Charges** **\$4,358.57**

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## Important Messages

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Statement Date: 11/01/2022

Account: 221008474837

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

Current month's charges:	\$600.40
Total amount due:	\$600.40
Payment Due By:	11/22/2022

## Your Account Summary

Previous Amount Due	\$674.57
Payment(s) Received Since Last Statement	-\$674.57
<b>Current Month's Charges</b>	<b>\$600.40</b>
<b>Total Amount Due</b>	<b>\$600.40</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008474837

Current month's charges:	\$600.40
Total amount due:	\$600.40
Payment Due By:	11/22/2022

**Amount Enclosed** \$

629161649226

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:** 11/01/2022  
**Current month's charges due** 11/22/2022



## Details of Charges – Service from 09/28/2022 to 10/26/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	10/26/2022	37,120		32,479		4,641 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	4,641 kWh @ \$0.07089/kWh	\$329.00
Fuel Charge	4,641 kWh @ \$0.04126/kWh	\$191.49
Storm Protection Charge	4,641 kWh @ \$0.00315/kWh	\$14.62
Clean Energy Transition Mechanism	4,641 kWh @ \$0.00402/kWh	\$18.66
Florida Gross Receipt Tax		\$14.76

### Electric Service Cost

**\$590.28**

### Other Fees and Charges

Electric Late Payment Fee	\$10.12
---------------------------	---------

### Total Other Fees and Charges

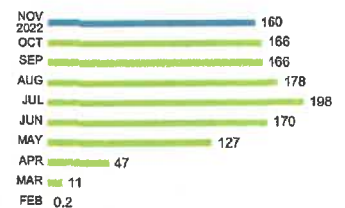
**\$10.12**

## Total Current Month's Charges

**\$600.40**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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## Important Messages

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Statement Date: 11/01/2022

Account: 221008759922

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
1598 15TH ST SE, PANEL A  
RUSKIN, FL 33570-6004



Current month's charges:	\$324.52
Total amount due:	\$324.52
Payment Due By:	11/22/2022

## Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$324.52</b>
<b>Total Amount Due</b>	<b>\$324.52</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008759922

Current month's charges:	\$324.52
Total amount due:	\$324.52
Payment Due By:	11/22/2022

**Amount Enclosed** \$

639038184810

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:** 221008759922  
**Statement Date:** 11/01/2022  
**Current month's charges due** 11/22/2022



## Details of Charges – Service from 10/12/2022 to 10/26/2022

Service for: 1598 15TH ST SE, PANEL A, RUSKIN, FL 33570-6004

Rate Schedule: General Service - Non Demand

Meter Location: ENTRANCE SIGN

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	10/26/2022	0		0		0 kWh	1	15 Days

Daily Basic Service Charge 15 days @ \$0.75000

\$11.25

Florida Gross Receipt Tax

\$0.29

**Electric Service Cost**

**\$11.54**

State Tax

\$0.98

**Total Electric Cost, Local Fees and Taxes**

**\$12.52**

**Other Fees and Charges**

Electric Security Deposit

\$200.00

Elec Connection Chrg Initial

\$112.00

**Total Other Fees and Charges**

**\$312.00**

**Total Current Month's Charges**

**\$324.52**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

NOV 2022 0

## Important Messages

### Welcome to Tampa Electric!

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

### Prorated Bill

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

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Statement Date: 11/01/2022

Account: 221008759930

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
1799 14TH AVE SE, PANEL A  
RUSKIN, FL 33570



Current month's charges:	\$324.52
Total amount due:	\$324.52
Payment Due By:	11/22/2022

## Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$324.52</b>
<b>Total Amount Due</b>	<b>\$324.52</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008759930

Current month's charges:	\$324.52
Total amount due:	\$324.52
Payment Due By:	11/22/2022

**Amount Enclosed** \$

639038184811

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:** 221008759930  
**Statement Date:** 11/01/2022  
**Current month's charges due** 11/22/2022



## Details of Charges – Service from 10/12/2022 to 10/26/2022

Service for: 1799 14TH AVE SE, PANEL A, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: ENTRANCE SIGN

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874874	10/26/2022	0		0		0 kWh	1	15 Days
Daily Basic Service Charge						15 days @ \$0.75000		
Florida Gross Receipt Tax								
<b>Electric Service Cost</b>						<b>\$11.54</b>		
State Tax						\$0.98		
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$12.52</b>	
<b>Other Fees and Charges</b>								
Electric Security Deposit						\$200.00		
Elec Connection Chrg Initial						\$112.00		
<b>Total Other Fees and Charges</b>							<b>\$312.00</b>	
<b>Total Current Month's Charges</b>							<b>\$324.52</b>	

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

NOV 0

00000032-0000764-Page 17 of 32

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Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



INVOICE

BILL TO  
Spencer Creek  
Meritus  
2005 Pan Am Circle, Suite 300  
Tampa , FL 33607

INVOICE 5518  
DATE 11/25/2022  
TERMS Net 15  
DUE DATE 12/10/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 11/4-11/25/2022 Cleaning provided for clubhouse bathrooms back porch dumping trash at the basketball court and both mail pavilions along with 1 dog waste	4	131.25	525.00
Machine Time paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits	1	75.00	75.00
Fuel Surcharge Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.	1	50.00	50.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.  
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".  
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$650.00**

**Spencer Creek Check Request**

**Date:** 11/17/22

**Inv#** 11172022-7000

**Vendor #:** V00019

**Vendor Name:** Spencer Creek CDD c/o US Bank

**Pay From:** Truist Acct# 9015

**Desc:** Series 2019 - FY 23 Tax Dist. ID 595

**Code to:** 200.131000.1000

**Amount:** \$299.20

**Manager Approval** William Rogers

**Date Submitted:** 11/17/2022

TC

# SPENCER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/3/2022  
**Check Amount** \$299.20  
**Payable To** Spencer Creek CDD  
**Check Description** Series 2019 - FY 22 Tax Dist. ID 595  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

## 67

## Spencer Creek Check Request

<b>Date:</b>	11/17/22
<b>Inv#</b>	11172022-7000
<b>Vendor #:</b>	V00019
<b>Vendor Name:</b>	Spencer Creek CDD c/o US Bank
<b>Pay From:</b>	Truist Acct# 9015
<b>Desc:</b>	Series 2019 - FY 23 Tax Dist. ID 598
<b>Code to:</b>	200.131000.1000
<b>Amount:</b>	\$3,903.34
<b>Manager Approval</b>	<u>William Rogers</u>
<b>Date Submitted:</b>	11/17/2022

# SPENCER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/16/2022  
**Check Amount** \$3,903.34  
**Payable To** Spencer Creek CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID 598  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	Date

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**  
**FISCAL YEAR 2023, TAX YEAR 2022**

Net O&M  
Net DS  
Net Total

70

## Spencer Creek Check Request

**Date:** 11/22/22

**Inv#** 11222022-7000

**Vendor #:** V00019

**Vendor Name:** Spencer Creek CDD c/o US Bank

**Pay From:** Truist Acct# 9015

**Desc:** Series 2019- FY 23 Tax Dist ID. 599

**Code to:** 200.131000.1000

**Amount:** \$2,702.30

**Manager Approval** William Rogers

**Date Submitted:** 11/22/2022

# SPENCER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/22/2022  
**Check Amount** \$2,702.30  
**Payable To** Spencer Creek CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID 599  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

## FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages
Net O&M	335,531.51	37.045%
Net DS	570,206.16	62.955%
Net Total	905,737.67	100.0000%

		37.05%	37.05%	62.95%	62.95%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
Date Received	Amount Received							
11/3/2022	475.26	176.06	176.06	299.20	299.20	-	595	
11/16/2022	6,200.21	2,296.87	2,296.87	3,903.34	3,903.34	-	598	
11/22/2022	4,292.44	1,590.14	1,590.14	2,702.30	2,702.30	-	599	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL.	10,967.91	4,063.07	4,063.07	6,904.84	6,904.84	-		
Net Total on Roll	905,737.67		335,531.51		570,206.16			
Collection Surplus / (Deficit)	(894,769.76)		(331,468.44)		(563,301.32)			

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/16/22		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
11/16/2022		Deirdre Bonett	189465
Total Amount Due			Ad Number
\$2,587.00			0000257114

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/16/22	11/16/22	0000257114	Times	Main A/B	Notice of PH for 2022 Bonds - Expansion Are	1	4x15.75 IN	\$2,583.00
11/16/22	11/16/22	0000257114	Tampabay.com	Marketplace	Notice of PH for 2022 Bonds - Expansion Are AffidavitMaterial	1	4x15.75 IN	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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	
11/16/22		SPENCER CREEK CDD	
Billing Date		Sales Rep	Customer Account
11/16/2022		Deirdre Bonett	189465
Total Amount Due			Ad Number
\$2,587.00			0000257114

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Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

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

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,  
 Hernando Citrus

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on  
 oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay  
 Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida;  
 that the attached copy of advertisement, being a Legal Notice in the matter **RE:  
 Notice of PH for 2022 Bonds - Expansion Area** was published in said  
 newspaper by print in the issues of: **11/16/22, 11/23/22** or by publication on the  
 newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in  
**Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the  
 said newspaper has heretofore been continuously published in said **Pinellas,  
 Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been  
 entered as a second class mail matter at the post office in said **Pinellas,  
 Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one  
 year next preceding the first publication of the attached copy of advertisement,  
 and affiant further says that he/she neither paid nor promised any person, firm  
 or corporation any discount, rebate, commission or refund for the purpose of  
 securing this advertisement for publication in the said newspaper.

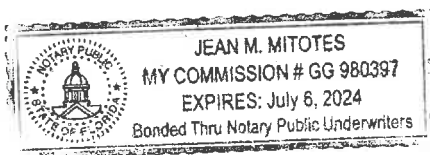
  
 \_\_\_\_\_  
 Signature Affiant

Sworn to and subscribed before me this **11/23/2022**

  
 \_\_\_\_\_  
 Signature of Notary Public

Personally known \_\_\_\_\_ X \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



# **Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Spencer Creek Community Development District**

The Board of Supervisors ("Board") of the Spencer Creek Community Development District ("District") will hold a regular meeting and public hearing on **December 8, 2022**, at 10:30 a.m., at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the

Expansion Area Master Assessment Methodology Report dated November 3, 2022. The proposed bonds will fund the public improvements described in the Report of the District Engineer dated November 3, 2022. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$7,635,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$7,635,000.00		
ANNUAL ASSESSMENT:	\$635,430.42	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES -/-	36.09		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$211,944.45		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$17,606.83	(30 Installments)	
PER PARCEL ASSESSMENTS			
Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual	
36.09	\$7,635,000.00	\$635,430.42	
Totals	36.09	\$7,635,000.00	\$635,430.42

Landowner Name, Hillsborough County Folio ID & Address  
 Spencer Creek Development, LLC  
 Folio: 055582-0000, 055583-0000, 055584-0000, 055585-0000  
 111 S. Armenia Avenue, Suite 301  
 Tampa, FL 33609  
 Legal Attached as Exhibit A-2

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7800 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Bryan Radcliff, District Manager Publish: November 16 and 23, 2022

## **RESOLUTION NO. 2023-01**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Spencer Creek Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District Engineer dated November 3, 2022 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Expansion Area Master Assessment Methodology Report dated November 3, 2022, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, water distribution, sanitary sewer system, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.

November 16, & November 23, 2022

5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$5,400,000 (hereinafter referred to as the "Estimated Cost").

6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$7,635,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment revenue bonds, to be issued in one or more series.

7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.

8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.

9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as an ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on November 3, 2022.

Attest:	Spencer Creek Community Development District
Brian Lamb	Kelly Evans
Printed Name: Brian Lamb	Printed Name: Kelly Evans
Secretary	Chair of the Board of Supervisors





13075 US Highway 19 N  
Clearwater, FL 33764  
Phone: 727-581-9339

# Invoice

**Date:** 10/19/2022  
**Invoice No.:** 118819

**Bill to:** Inframark  
2002 Pan Am Circle #300  
Tampa, FL 33607  
Recipient ABN:85-8017445595c7

**Service at:** Spencer Creek  
1502 Tiger Tooth Pl  
Ruskin, FL 33570

**Customer ID:** 26308

**Location ID:** I-16749 SPENCERCREEK

**Description:** Work Order 164456 CLW Extinguisher Inspe

**Reference:** Work Order 164456

**Terms:**

**PO Number:**

Item	Description	Quantity	Unit Price	Amount
<b>Labor</b>				
	Service performed per customer request	0.50	0.00	0.00
<b>Labor Subtotal</b>				<b>0.00</b>
<b>Parts</b>				
	3-442257 5# ABC Exting w/h	1.00	84.00	84.00
	3-SC2 Service Call Non 2	1.00	65.00	65.00
<b>Parts Subtotal</b>				<b>149.00</b>

**Pay online at [www.piperfire.com](http://www.piperfire.com)**

<b>Subtotal:</b>	149.00
<b>Sales Tax:</b>	0.00
<b>TOTAL DUE:</b>	<b>149.00</b>



Lic.# EF0001219 • Lic.# 451523 0001-1999 •  
Lic.# 336071-0001-2003 • Lic.# 85377000012007

Clearwater Office  
13075 US Highway 19 N.  
Clearwater, FL 33764  
Phone: 727-581-9339

Sarasota Office  
1595 Barber Rd.  
Sarasota, FL 34240  
Phone: 941-377-2100

Toll Free - 800-327-7604  
<http://www.piperfire.com>

## SERVICE REPORT

WORK ORDER:

**164456**

DATE: 10/25/2022

## THIS IS NOT AN INVOICE

CUSTOMER: Spencer Creek (AR#:26308)  
SITE ALIAS: I-16749 SPENCERCREEK  
STREET: 1502 Tiger Tooth Pl  
CITY: Ruskin, FL 33570  
CONTACT: Ken Hoefle

CALL TYPE: Extinguisher T&M  
TROUBLE REPORTED: CLW Extinguisher Inspection  
WORK PERFORMED: Installed new extinguisher in pool area due to extinguisher discharge

5lb ABC S# G99579095. Due 2028 (Collins; Chad on Oct 25, 2022)

PARTS			
QUANTITY	DESCRIPTION	UNIT	TOTAL
1	5# ABC Exting w/h	\$84.00	\$84.00
1	Service Call Non 2	\$65.00	\$65.00

LABOR				
DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL
Oct 19, 2022	0.5	Collins; Chad (Service performed per customer request)	\$0.00	\$0.00

**SALE AMOUNT** \$149.00  
**SALES TAX** \$0.00  
**BALANCE** \$149.00

IS JOB COMPLETE? **Yes**

### Customer

Name:  
Date: 10/25/2022 03:44 PM  
Comments:

### Email

ken.hoefle@inframark.com,  
disirre7invoices@inframark.com,

### Employee

Name: Chad Collins  
Date: 10/25/2022 03:44 PM  
Comments:



Lic.# EF0001219 • Lic.# 451523 0001-1999 •  
Lic.# 336071-0001-2003 • Lic.# 85377000012007

Clearwater Office  
13075 US Highway 19 N.  
Clearwater, FL 33764  
Phone: 727-581-9339

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Sarasota, FL 34240  
Phone: 941-377-2100

Toll Free - 800-327-7604  
<http://www.piperfire.com>

## SERVICE REPORT

WORK ORDER:

**164456**

DATE: 10/25/2022

# THIS IS NOT AN INVOICE

## TERMS AND CONDITIONS

**1. Scope of Work:** The Proposal, provided to the Customer by Piper Fire Protection, Inc. ("Piper"), along with these Standard Terms and Conditions is for the specific repairs as outlined in the attached Scope of Work and unless specifically included, does not include any additional labor, material, or work. Customer shall provide free and safe access to all locations as required by Piper.

**2. Existing System:** Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Scope of Work. Customer releases Piper from any and all claims regarding the existing system and any damage or injury caused by or to the existing system. Further, Piper makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire system.

**Warranty - Piper Fire warrants that its workmanship and materials shall be free from defects for a period of one year after completion of the Work or substantial completion of the Project,**

**3. . Reconditioned or Refurbished parts are warrantied for 90 days parts and labor. This Warranty does not apply to the following CONDITIONS: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Piper Fire, or from parts, accessories, attachments or other devices not furnished by Piper Fire; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to , fuse and circuit breakers; 6) System changes requested by Customer. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING PIPER FIRE'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. PIPER FIRE SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY PIPER FIRE OR NEGLIGENCE OF PIPER FIRE OR OTHERWISE. which ever shall first occur, and that it will at its expense, repair or replace any defective materials or workmanship supplied or performed by Piper Fire during the one-year warranty period**

**4. Proposal:** This Proposal is firm for 30 days. Proposals older than 30 days will require price verification. Faxed or emailed copies will be fully binding and enforceable without the need for delivery of the original manually executed Proposal. Upon acceptance of the Proposal, Piper reserves the right to adjust pricing and terms accordingly as Scope of Work changes due to unforeseen circumstances. Unless otherwise agreed, work hours shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday.

**5. Pricing:** The price excludes any applicable taxes, licenses or fees. Please provide tax exempt certificate when applicable. In the event an electric lift or any additional equipment is needed to properly access work area, there will be additional costs incurred. PAYMENT TERMS ARE NOTED ON PROPOSAL. An online payment option is available at [www.piperfire.com](http://www.piperfire.com). Visa / MasterCard / American Express accepted. Piper reserves the right to revoke or modify customer's credit at its sole discretion. Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses incurred by Piper for collection of any past due amounts owed by Customer, including attorney's fees. If Customer fails to make payments when they are due to Piper, Piper may stop work, and remain idle until payments are made. If Customer delays or interrupts progress of the Work, then Customer shall compensate Piper for any additional expense.

**6. Hazardous Material(s):** In all cases except when the project involves new construction, Customer represents and warrants that to the best of Customer's knowledge the work site is free of any hazardous materials. The term "hazardous materials" shall include but not be limited to asbestos, asbestos-containing material, polychlorinated biphenyl ("PCB"), formaldehyde or other potentially toxic or otherwise hazardous material. If any such substance is discovered on the work site, Piper Fire will not be required to install or service the at such site unless and until Customer certifies the removal or safe containment of such hazardous materials. Customer shall indemnify, defend, and hold Piper Fire, its officers, directors and agents harmless from any damages, claims, injuries, liabilities resulting from the exposure of Piper Fire's employees, contractors, or subcontractors to hazardous materials at the work site; provided, however, that the foregoing provision will not apply when it has been determined that such hazardous materials were brought to the work site by Piper Fire.

7. **CUSTOMER ACKNOWLEDGMENTS & RESPONSIBILITIES:** CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT PIPER FIRE IS NOT AN INSURER. THE AMOUNTS PIPER FIRE CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT PIPER FIRE PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES. PIPER FIRE'S SERVICES, SYSTEMS AND EQUIPMENT DO NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. PIPER FIRE MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SERVICES, SYSTEM OR EQUIPMENT SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, PIPER FIRE DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT PIPER FIRE. INSURANCE, IF ANY, COVERING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. PIPER FIRE SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFROM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO PIPER FIRE TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM PIPER FIRE ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, PIPER FIRE IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF THE SERVICES, SYSTEM OR EQUIPMENT IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE ANNUAL SERVICE CHARGE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM PIPER FIRE'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, PIPER FIRE MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF PIPER FIRE'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR PIPER FIRE'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND PIPER FIRE IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER. THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO PIPER FIRE'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF PIPER FIRE, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST PIPER FIRE IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD PIPER FIRE HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT PIPER FIRE AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION. PIPER FIRE ASSUMES NO LIABILITY FOR DELAYS IN INSTALLATION OF THE EQUIPMENT OR FOR THE CONSEQUENCES THEREFROM, HOWEVER CAUSED, OR FOR INTERRUPTIONS OF SERVICE OR FOR THE CONSEQUENCES THEREFROM DUE TO STRIKES, RIOTS, FLOODS, ACTS OF GOD OR ANY CAUSES BEYOND THE CONTROL OF PIPER FIRE, AND WILL NOT BE REQUIRED TO SUPPLY SERVICE TO THE CUSTOMER WHILE INTERRUPTION OF SERVICE DUE TO ANY SUCH CAUSE SHALL CONTINUE.

8. **Dispute Resolution:** In any action arising from this agreement, the prevailing party shall be entitled to recover from the non-prevailing party, all of its attorney's fees and costs incurred in such action, including any appeal. This agreement shall be governed by and construed under the laws of the State of Florida. Venue shall lie in Pinellas County, Florida.



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
11/1/2022	SM-7734

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

Bill To
Spencer Creek CDD c/o Inframark 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
SM-E-1710			Floyd wyatt	Net 30	
Quantity	Description		Rate	Serviced Date	Amount
	Spencer Creek Tree Removal		0.00	10/31/2022	0.00
	Service Completed: 10/31/2022				
1	There is a very large oak tree that has fallen across the road at the intersection of Blue Rose & 21st. st. This was caused from the hurricane/storm winds.		3,283.00	10/31/2022	3,283.00
	Oak Tree - Removed / Disposed of from Spencer Creek CDD premises.				

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

<b>Total</b>	\$3,283.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$3,283.00



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

## Invoice

Date	Invoice #
11/9/2022	SM-7789

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

Bill To
Spencer Creek CDD c/o Inframark 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	
Quantity	Description		Rate	Serviced Date	Amount
2	Landscape Maintenance Service @ Spencer Creek CDD  - Reset / staking of fallen trees at Spencer Creek.  Service Approved by: B. Radcliff Service Completed: 11/09/2022		195.00	11/9/2022	390.00

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

<b>Total</b>	<b>\$390.00</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$390.00</b>

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Tuesday January 24, 2022

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

TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	8	-2	<u>Good overall</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Good overall</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	3	-2	<u>Some Walter Viburnum die back</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Needs improvement</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	5	0	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

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

### SCORE

100	93	-7	93%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

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

Spencer Creek January 2023.



The N.W. entrance Golden Glow & 15<sup>th</sup> ST SE looks good.



Heading North on the 15<sup>th</sup> ST SE sidewalk looks good.



The S.W. entrance on Golden Glow & 15<sup>th</sup> ST SE looks good.



Heading South on the 15<sup>th</sup> ST SE sidewalk looks good.



Heading East on the Golden Glow sidewalk from the 15<sup>th</sup> ST SE entrance looks good overall, except there is a small tree & mulch bed area that needs a full detail.



This trees & the mulch bed in this area next to the Golden Glow sidewalk needs to have a full detail to look better.



Pest control is needed in the turf to control the ant hills.



The turf fertility is lacking on the Tiger Tail roundabout, most likely from the cold weather.



There are tire ruts in the turf on the East side of 15<sup>th</sup> ST SE pond. I asked the landscaper to check the irrigation in this area.



There are multiple leaning trees that need to be replanted next to the 15<sup>th</sup> ST SE sidewalk.



15<sup>th</sup> ST SE leaning trees.



There are ant hills on the 15<sup>th</sup> ST SE turf that needs pest control.



The street sign on 14<sup>th</sup> Ave SE needs to be repaired. The D.M has contacted Hillsboro county to repair.



The West entrance on Golden Glow and 14<sup>th</sup> Ave SE looks good.



Heading West on the 14<sup>th</sup> Ave SE sidewalk looks good.



The East entrance on Golden Glow & 14<sup>th</sup> Ave SE looks good. The stop sign is leaning and has been submitted to Hillsboro county to be repaired.



Heading on the east sidewalk of Golden Glow & 14<sup>th</sup> Ave SE looks good.



The Walter Viburnum fertility is lacking next to the fence on 14<sup>th</sup> Ave SE due to a previous irrigation drainage issue & the cold weather. We will also need to replace the mulch in the bed. We can determine if any plant replacement is needed in the spring.



The turf next to the sidewalk on 14<sup>th</sup> Ave SE looks good.



The washout next to the 14<sup>th</sup> Ave SE sidewalk has not been repaired.



I reinstalled the caution tape next to the sidewalk wash-out area on 14<sup>th</sup> Ave SE.



The mailbox area next to the Amenity Center is clean & looks good.



Heading East on the Golden Glow sidewalk next to the playground looks good.



The playground is clean, free of weeds, & looks good.



The dog park looks good.



The playground frontage on Fred Ives looks good.



The Sabal palm trees on the Fred Ives Amenity Center entrance are healthy & look good.



The Amenity Center parking lot is clean & looks good.



The front of the Amenity Center looks good. All bathrooms are clean & look good.



The BB court is clean & looks good. The fence gate lock to the BB court needs repair.



Damage to the Amenity building due to vandalism needs to be repaired.



The table & chairs are clean & look good.



The pavers around the pool look good.



The pool is clean & blue except in one area of the pool.



The stains on the pavers & the pool were caused by a leaking battery from the handicap chair. The D.M. was notified & is in the process of getting estimates to repair.



Pool damage caused by a leaking handicap chair battery.



The back of the Amenity Center looks good.



The plants & trees surrounding the pool are healthy & look good.



The chaise lounges are clean & look good.



There is a stain on the windowsill that needs to be cleaned or repainted.



There is a leaning Lennar sign on Colding.



The turf on the Fan Allow roundabout is all weeds. This area has never been resodded. There is also an area on the turf that was damaged by a builder container that was left on the turf / weeds for many weeks.



The S.W. entrance on Colding & 15<sup>th</sup> ST SE looks good.



The N.W. entrance on Colding & 15<sup>th</sup> ST SE looks good.



Heading North on the 15<sup>th</sup> ST SE sidewalk from the Colding entrance looks good.



Heading South on the 15<sup>th</sup> ST SE sidewalk from the Colding entrance looks good.



The algae & the invasives are dead in this pond.



The pond looks good.



There is filamentous algae within the pond.



The pond has minimal algae & looks good.



The filamentous algae in this pond is dead.



The algae & invasives in this pond are dead.



Most of the filamentous algae in this pond is dead.



There is minimal algae & the pond looks good.