

# Spencer Creek Community Development District

## Board of Supervisors

Kelly Evans, Chairman  
Carlos De La Ossa, Vice Chairperson  
Lori Campagna, Assistant Secretary  
Laura Coffey, Assistant Secretary  
Nicholas Dister, Assistant Secretary

Bryan Radcliff, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Jahyra Rivera, Field Manager

## Regular Meeting Agenda

Thursday, April 06, 2023, at 2:00 p.m.

The Regular Meeting of the **Spencer Creek Community Development District** will be held on **April 06, 2023, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

*All cellular phones and pagers must be turned off during the meeting.*

**Call In Number: 1 305 224 1968**

**Meeting ID: 870 6131 3619**

**Passcode: 315865**

**Zoom: <https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0V1ZjhodE4rZz09>**

### REGULAR MEETING OF BOARD OF SUPERVISORS

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

#### 2. PUBLIC COMMENT Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

#### 3. BUSINESS ITEMS

- A. Discussion on Fiscal Year 2024 Budget
- B. General Matters of the District

#### 4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting  
February 02, 2023, ..... Tab 01 Page 02
- B. Consideration of Operation and Maintenance Expenditures January 2023 ..... Tab 02 Page 06
- C. Consideration of Operation and Maintenance Expenditures February 2023 ..... Tab 03 Page 34
- D. Review of Financial Statements Month Ending February 28, 2023, ..... Tab 04 Page 61

#### 5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager ..... Tab 05 Page 69
  - i. Community Inspection Report

#### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 7. 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

#### District Office

Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

#### Meeting Location:

Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873-7300

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**February 02, 2023, 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, February 02, 2023, 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**

Bryan Radcliff called the Regular Meeting of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, February 02, 2023, at 2:07 p.m.**

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

Kelly Evans	Chair
Laura Coffey	Supervisor
Lori Campagna	Supervisor
Nicholas Dister	Supervisor

**Staff Members Present:**

Bryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker

There were no other members of the general public present.

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no audience questions or comments on agenda items.

**3. BUSINESS ITEMS**

**A. Acceptance of Board Resignation – Supervisor Hills**

The Board Approved the resignation of Jeff Hills from the Board of Supervisors at Spencer Creek CDD.

MOTION TO:	Accept Jeff Hills resignation at Spencer Creek CDD.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**B. Appointment of Supervisor to Open Board Seat – Seat 1**  
**ii. Confirmation of Board Compensation**

The Board Appointed Carlos De La Ossa to seat 1 of the Board of Supervisors at Spencer Creek CDD. Mr. De La Ossa elected to receive compensation.

MOTION TO:	Appoint Carlos de la Ossa to Seat 1 of the Board of Supervisors for Spencer Creek CDD.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2023-04; Redesignating Officers**

The Board Adopted Resolution 2023-04; Redesignating Officers with the Chair being Kelly Evans and the Vice Chair being Carlos De La Ossa. All other supervisors as Assistant Secretaries and Inframark staff will remain the same.

MOTION TO:	Approve the Resolution 2023-04; Re-Designating Officers as stated.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**D. General Matters of the District**

There were no general matters of the District.

**4. CONSENT AGENDA ITEMS**

**A. Consideration of Minutes of the Landowner's Election Meeting November 03, 2023**

**B. Consideration of Minutes of the Regular Meeting November 03, 2022**

**C. Consideration of Minutes of the Public Hearing & Regular Meeting December 8, 2022**

**D. Consideration of Operations and Maintenance Expenditures October 2022**

**E. Consideration of Operations and Maintenance Expenditures November 2022**

**F. Consideration of Operations and Maintenance Expenditures December 2022**

**G. Review of Financial Statements for Month Ending December 31, 2022**

The Board Approved Consent Agenda Items A through G (Minutes of the Landowner Election held on 11/03/22, Minutes of the Regular Meeting held on 11/03/22, Minutes of the Public Hearing and Regular Meeting held on 12/08/22 and O&M Expenditures for October, November, and December of 2022).

MOTION TO:	Approve the Consent Agenda Items A through G.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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

**A. District Counsel**

**B. District Manager**

**i. Community Inspection Reports**

**C. District Engineer**

There were no vendor or staff reports currently.

## **6. SUPERVISOR REQUESTS**

There was no supervisor request.

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

There were no audience questions or comments.

## **8. ADJOURNMENT**

MOTION TO:	Adjourn the meeting at 2:10 P.M.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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

*\*These minutes were done in summary format.*

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

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

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

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

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

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

**Title:**

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

**Title:**

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

*Recorded by Records Administrator*

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

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

Official District Seal

**SPENCER CREEK CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
SITEX AQUATICS	7121B	\$765.00		WATERWAY MAINT. - 13 PONDS JANUARY 2023
<b>Monthly Contract Subtotal</b>		<b>\$765.00</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
CHARTER COMMUNICATIONS	099057501011023	\$140.03		INTERNET SERVICES 01/09/23 - 02/08/23
CHARTER COMMUNICATIONS	099057501121022	\$137.96	\$277.99	INTERNET SERVICES 12/09/22 - 01/08/2023
TECO	211025808083 010423	\$168.95		ELECTRICITY SERVICES 11/29/22-12/28/22
TECO	221008452437 010423	\$4,677.60		ELECTRICITY SERVICES 11/29/22-12/28/22
TECO	221008474837 010423	\$777.13		ELECTRICITY SERVICES 11/29/22-12/28/22
TECO	221008759922 010223	\$23.08		ELECTRICITY SERVICES 11/29/22-12/28/22
TECO	221008759930 010423	\$23.08	\$5,669.84	ELECTRICITY SERVICES 11/29/22-12/28/22
<b>Utilities Subtotal</b>		<b>\$5,947.83</b>		
<b>Regular Services</b>				
CHRIS`S PLUMBING SERVICE	6936	\$349.88		SUPPLIES/PIPING/LABOR
CORLIN SERVICES LLC	0000037	\$130.00		BASKETBALL COURT MAINT.
SPEAREM ENTERPRISES	5595	\$650.00		LABOR - 12/30/22-01/20/23 - MACHINE TIME - PAPER GOODS
SPENCER CREEK CDD	01052023-1	\$4,973.10		SERIES 2019 FY23 TAX DIST ID 606
SPENCER CREEK CDD	12132022-29	\$155,551.47	\$160,524.57	SERIES 2019 FY23 TAX DIST ID 604
<b>Regular Services Subtotal</b>		<b>\$161,654.45</b>		
<b>Additional Services</b>				
CORLIN SERVICES LLC	0000035	\$150.00		REINSTALLATION OF GATE AT BBALL COURT
<b>Additional Services Subtotal</b>		<b>\$150.00</b>		
<b>TOTAL</b>		<b>\$168,517.28</b>		

<p style="text-align: center;"><b>SPENCER CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b></p>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

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

Date	Invoice #
1/1/2023	7121B

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

January 10, 2023  
Invoice Number: 099057501011023  
Account Number: 0050990575-01  
Security Code: 8435  
Service At: 1643 FRED IVES ST  
RUSKIN, FL 33570-0000

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

**Summary** *Services from 01/09/23 through 02/08/23  
details on following pages*

Previous Balance	137.96
Payments Received	0.00
<b>Past Due Balance - Due Now</b>	<b>\$137.96</b>
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
One-Time Charges	2.07
Current Charges Due by 01/26/23	\$140.03
<b>Total Due</b>	<b>\$277.99</b>

**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page.

**Important Billing Update:** In order to continue to provide you with the best customer service, we are upgrading our billing system on or after February 8, 2023. You will receive a new account number and your payments will need to be sent to a new remittance address after February 8, 2023. **Your new account number and new remittance address will be provided to you on your next statement. No changes are required until you receive the statement with the new account number and new remittance address.**

**Choose the best TV solution** for your business with Spectrum Business TV. Call 1-877-814-7783 today!

**Choose the mobile package** that fits your business needs with Spectrum Business. Call 1-855-251-3927 today!

**Received**  
**JAN 17 2023**

**ACTION REQUIRED: ACCOUNT STATUS DELINQUENT**

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. Falkenburg Rd Riverview, FL 33578-8652  
7635 1610 NO RP 10 01102023 NNNNNY 01 000227 0001

SPENCER CREEK CDD  
2005 PAN AM CIR  
STE 300  
TAMPA FL 33607-6008



January 10, 2023  
**SPENCER CREEK CDD**  
Invoice Number: 099057501011023  
Account Number: 0050990575-01  
Service At: 1643 FRED IVES ST  
RUSKIN, FL 33570-0000

<b>Total Due</b>	<b>\$277.99</b>
<b>Amount you are enclosing</b>	<b>\$</b>

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195



Invoice Number:  
Account Number:  
Security Code:

SPENCER CREEK CDD  
099057501011023  
0050990575-01  
8435

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 10 01102023 NNNNNY 01 000227 0001

**Charge Details**

Previous Balance	137.96
<b>Past Due Balance - Due Now</b>	<b>\$137.96</b>

Payments received after 01/10/23 will appear on your next bill.

Services from 01/09/23 through 02/08/23

**Spectrum Business™ Internet**

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-50.00
Bundle Discount	-60.00
	<b>\$117.97</b>

Spectrum Business™ Internet Total **\$117.97**

**Spectrum Business™ Voice**

Phone Number 813-331-3528	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	<b>\$19.99</b>

For additional call details, please visit [SpectrumBusiness.net](https://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$19.99**

**One-Time Charges**

Late Payment Charge	01/09	2.07
One-Time Charges Total		<b>\$2.07</b>

Current Charges Due by 01/26/23	<b>\$140.03</b>
<b>Total Due</b>	<b>\$277.99</b>

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**The following taxes, fees and surcharges are included in the price of the applicable service** - Federal USF \$1.23, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

**Complaint Procedures** - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support).

**Sign up for Paperless Billing.**  
**It's easy, convenient and secure.**

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

**It's easy** - enroll in paperless billing visit [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's convenient** - you can access your statement through [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's secure** - we deliver securely to your [SpectrumBusiness.net](https://SpectrumBusiness.net) account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

**Payment Options**

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](https://Spectrumbusiness.net).

**Pay by Mail** - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.





December 10, 2022

Invoice Number: 099057501121022

Account Number: 0050990575-01

Security Code: 8435

Service At: 1643 FRED IVES ST  
RUSKIN, FL 33570-0000

#### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

Or, call us at 1-877-824-6249

#### NEWS AND INFORMATION

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page.

#### Summary

Services from 12/09/22 through 01/08/23  
details on following pages

Previous Balance	0.00
Payments Received	0.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
One-Time Charges	0.00
Current Charges	\$137.96
<b>Total Due by 12/26/22</b>	<b>\$137.96</b>

Received  
DEC 15 2022



#### Welcome to Spectrum Business!

This bill reflects install and service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.



4145 S. Falkenburg Rd Riverview, FL 33578-8652  
7635 1610 NO RP 10 1210222 NNNNNY 01 000227 0001

SPENCER CREEK CDD  
2005 PAN AM CIR  
STE 300  
TAMPA FL 33607-6008

December 10, 2022

**SPENCER CREEK CDD**

Invoice Number: 099057501121022

Account Number: 0050990575-01

Service At: 1643 FRED IVES ST  
RUSKIN, FL 33570-0000

<b>Total Due by 12/26/22</b>	<b>\$137.96</b>
Amount you are enclosing	\$

#### Please Remit Payment To:

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195



0001000100509905750128013796



Invoice Number: SPENCER CREEK CDD  
 Account Number: 099057501121022  
 Security Code: 0050990575-01  
 8435

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

7635 1610 NO RP 10 12102022 NNNNNY 01 000227 0001

**Charge Details**

Previous Balance	0.00
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 12/10/22 will appear on your next bill.

Services from 12/09/22 through 01/08/23

**Spectrum Business™ Internet**

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-50.00
Bundle Discount	-60.00
	<b>\$117.97</b>

Spectrum Business™ Internet Total **\$117.97**

**Spectrum Business™ Voice**

Phone Number 813-331-3528	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	<b>\$19.99</b>

For additional call details, please visit [SpectrumBusiness.net](https://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$19.99**

**One-Time Charges**

Install Native	12/09	0.00
Installation	12/09	0.00
SBPP WIFI ACCESS POINT	12/09	0.00
<b>One-Time Charges Total</b>		<b>\$0.00</b>

**Current Charges****\$137.96****Total Due by 12/26/22****\$137.96****Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**The following taxes, fees and surcharges are included in the price of the applicable service** - Federal USF \$1.17, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support).

**Sign up for Paperless Billing.**  
**It's easy, convenient and secure.**

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

**It's easy** - enroll in paperless billing visit [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's convenient** - you can access your statement through [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's secure** - we deliver securely to your [SpectrumBusiness.net](https://SpectrumBusiness.net) account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

**Payment Options**

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](https://Spectrumbusiness.net).

**Pay by Mail** - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.





Received  
JAN 11 2023

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/04/2023  
Account: 211025808083

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

Current month's charges:	\$168.95
Total amount due:	\$168.95
Payment Due By:	01/25/2023

### Your Account Summary

Previous Amount Due	\$193.76
Payment(s) Received Since Last Statement	-\$193.76
Current Month's Charges	\$168.95
<b>Total Amount Due</b>	<b>\$168.95</b>

## 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)

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

# SCAM ALERT!

### Scammers are calling. Don't be a victim.

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

To learn more, or to report a scam, visit [tampaelectric.com/scam](http://tampaelectric.com/scam)

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:	\$168.95
Total amount due:	\$168.95
Payment Due By:	01/25/2023

Amount Enclosed \$

619285168052

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

6192851680522110258080830000000168956

**Account:** 211025808083  
**Statement Date:** 01/04/2023  
**Current month's charges due** 01/25/2023



## Details of Charges – Service from 11/29/2022 to 12/28/2022

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	12/28/2022	14,348		13,306		1,042 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,042 kWh @ \$0.07990/kWh	\$83.26
Fuel Charge	1,042 kWh @ \$0.04832/kWh	\$50.35
Storm Protection Charge	1,042 kWh @ \$0.00400/kWh	\$4.17
Clean Energy Transition Mechanism	1,042 kWh @ \$0.00427/kWh	\$4.45
Florida Gross Receipt Tax		\$4.22

**Electric Service Cost**

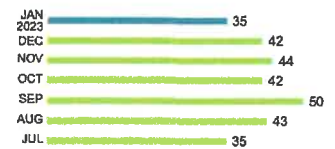
**\$168.95**

## Total Current Month's Charges

**\$168.95**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





Received  
JAN 11 2023

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/04/2023  
Account: 221008452437

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

Current month's charges:	\$4,679.61
Total amount due:	\$4,677.60
Payment Due By:	01/25/2023

### Your Account Summary

Previous Amount Due	\$4,294.16
Payment(s) Received Since Last Statement	-\$4,294.16
Miscellaneous Credits	-\$2.01
Credit balance after payments and credits	-\$2.01
<b>Current Month's Charges</b>	<b>\$4,679.61</b>
<b>Total Amount Due</b>	<b>\$4,677.60</b>

# 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)

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

# SCAM ALERT!

### Scammers are calling. Don't be a victim.

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

To learn more, or to report a scam, visit [tampaelectric.com/scam](http://tampaelectric.com/scam)

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:	\$4,679.61
Total amount due:	\$4,677.60
Payment Due By:	01/25/2023

**Amount Enclosed** \$

630396257817

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

6303962578172210084524370000004677605

**Account:** 221008452437  
**Statement Date:** 01/04/2023  
**Current month's charges due** 01/25/2023



**Details of Charges – Service from 11/29/2022 to 12/28/2022**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1786 kWh @ \$0.03511/kWh	\$62.71
Fixture & Maintenance Charge	94 Fixtures	\$1534.08
Lighting Pole / Wire	96 Poles	\$2667.84
Lighting Fuel Charge	1786 kWh @ \$0.04767/kWh	\$85.14
Storm Protection Charge	1786 kWh @ \$0.01466/kWh	\$26.18
Clean Energy Transition Mechanism	1786 kWh @ \$0.00036/kWh	\$0.64
Florida Gross Receipt Tax		\$4.48
Franchise Fee		\$286.96
Municipal Public Service Tax		\$11.58
<b>Lighting Charges</b>		<b>\$4,679.61</b>

**Total Current Month's Charges** **\$4,679.61**

**Miscellaneous Credits**

Interest for Cash Security Deposit - Electric -\$2.01

**Total Current Month's Credits** **-\$2.01**

**Important Messages**

**Annual Deposit Interest Credit**

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Received  
JAN 11 2023

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/04/2023

Account: 221008474837

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



Current month's charges:	\$784.06
Total amount due:	\$777.13
Payment Due By:	01/25/2023

### Your Account Summary

Previous Amount Due	\$680.97
Payment(s) Received Since Last Statement	-\$680.97
Miscellaneous Credits	-\$6.93
Credit balance after payments and credits	-\$6.93
<b>Current Month's Charges</b>	<b>\$784.06</b>
<b>Total Amount Due</b>	<b>\$777.13</b>

## 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)

00000041-0000435-Page 7 of 22

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

## SCAM ALERT!

**Scammers are calling. Don't be a victim.**

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

To learn more, or to report a scam, visit [tampaelectric.com/scam](http://tampaelectric.com/scam)

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:	\$784.06
Total amount due:	\$777.13
Payment Due By:	01/25/2023

**Amount Enclosed** \$  
639038220410

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

6390382204102210084748370000000777138

**Account:** 221008474837  
**Statement Date:** 01/04/2023  
**Current month's charges due** 01/25/2023



## Details of Charges – Service from 11/29/2022 to 12/28/2022

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	12/28/2022	47,913		42,477		5,436 kWh	1	30 Days

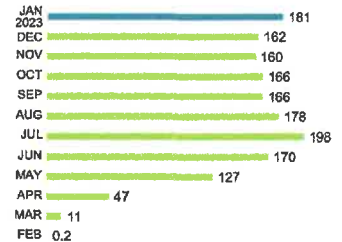
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	5,436 kWh @ \$0.07990/kWh	\$434.34
Fuel Charge	5,436 kWh @ \$0.04832/kWh	\$262.67
Storm Protection Charge	5,436 kWh @ \$0.00400/kWh	\$21.74
Clean Energy Transition Mechanism	5,436 kWh @ \$0.00427/kWh	\$23.21
Florida Gross Receipt Tax		\$19.60

**Electric Service Cost**
**\$784.06**

### Total Current Month's Charges

**\$784.06**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


### Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$6.93

### Total Current Month's Credits

**-\$6.93**

## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/04/2023

Account: 221008759922

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

Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	01/25/2023

### Your Account Summary

Previous Amount Due	\$24.40
Payment(s) Received Since Last Statement	-\$24.40
<b>Current Month's Charges</b>	<b>\$23.08</b>
<b>Total Amount Due</b>	<b>\$23.08</b>

# 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)

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

# SCAM ALERT!

## Scammers are calling. Don't be a victim.

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

To learn more, or to report a scam, visit [tampaelectric.com/scam](http://tampaelectric.com/scam)

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: 221008759922

Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	01/25/2023

**Amount Enclosed** \$ 641507339119

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

6415073391192210087599220000000023088

**Account:** 221008759922  
**Statement Date:** 01/04/2023  
**Current month's charges due** 01/25/2023



## Details of Charges – Service from 11/29/2022 to 12/28/2022

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

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

Meter Location: ENTRANCE SIGN

00000041-0000442-Page 21 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	12/28/2022	0		0		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.75000

\$22.50

Florida Gross Receipt Tax

\$0.58

**Electric Service Cost**

**\$23.08**

**Total Current Month's Charges**

**\$23.08**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

JAN 0  
2023 DEC 0  
NOV 0



Received  
JAN 11 2023

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/04/2023

Account: 221008759930

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



Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	01/25/2023

### Your Account Summary

Previous Amount Due	\$24.40
Payment(s) Received Since Last Statement	-\$24.40
<b>Current Month's Charges</b>	<b>\$23.08</b>
<b>Total Amount Due</b>	<b>\$23.08</b>

**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)

00000041-0000433-Page 3 of 22

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

# SCAM ALERT!

### Scammers are calling. Don't be a victim.

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

To learn more, or to report a scam, visit [tampaelectric.com/scam](http://tampaelectric.com/scam)

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: 221008759930

Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	01/25/2023

Amount Enclosed \$

641507339120

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

6415073391202210087599300000000023089

**Account:** 221008759930  
**Statement Date:** 01/04/2023  
**Current month's charges due** 01/25/2023



## Details of Charges – Service from 11/29/2022 to 12/28/2022

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	12/28/2022	0		0		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.75000 \$22.50  
 Florida Gross Receipt Tax \$0.58  
**Electric Service Cost**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

JAN 0  
 DEC 0  
 NOV 0

**Total Current Month's Charges**

**\$23.08**  
**\$23.08**



License #:CFC 1431407 - CAC 1818250  
6404 U.S. 301  
Riverview, Florida 33578  
8136713993  
<https://chrissplumbing.com>  
[jbrooks@chrissplumbing.com](mailto:jbrooks@chrissplumbing.com)

**Invoice 6936**

**INVOICED**

Spencer Creek  
(813) 415-5633  
**Billing address:**  
Suite 300/2005 Pan Am Circle  
Tampa, Florida 33607

**Job title:** Leak in ground  
**Job location:** 1643 Fred Ives Street,  
Ruskin, Florida, 33570  
**Job Members:** Daniel Huante

**Invoiced Date:** Dec 30, 2022  
**Due Date:** Dec 30, 2022  
**Status:** Invoiced  
**Author:** Daniel Huante

**Notes:**

Leak coming from underneath ground on other side of shower tower by the pool. To get to leak have to walk around fenced area. Dug up and removed some pavers found 1/2 cpvc line leaking cut section and replaced with new section no leaks

Item	Quantity	Taxed	Amount
Shop Supplies 2	1.00	Yes	\$15.00
Shop Supplies 2			
1/2 cpvc pipe	1.00	Yes	\$1.80
1/2 cpvc pipe			
1/2 cpvc coupling	2.00	Yes	\$2.20
1/2 cpvc coupling			
1/2 cpvc male adapter brass threads	2.00	Yes	\$18.00
1/2 cpvc male adapter brass threads			
1/2 brass ball valve	1.00	Yes	\$28.00
1/2 brass ball valve			

Item	Quantity	Taxed	Amount
LABOR Plumbing	2.00	No	\$280.00
LABOR Plumbing			

Thank you for your business!

Subtotal	\$345.00
Tax (7.5%)	\$4.88
Total	\$349.88
Amount Paid	\$0.00
Amount Due	\$349.88



CorlinServices LLC  
7818126511  
11237 Spring Point Circle  
Riverview, Florida  
33579  
United States

Billed To  
Spencer Creek CDD  
United States

Date of Issue  
01/19/2023

Invoice Number  
0000037

Due Date  
02/18/2023

Amount Due (USD)  
**\$130.00**

Description	Rate	Qty	Line Total
reattaching the cover on trash can at the basketball court. -grinding off broken welds -drilling and "pop riveting" the cover to its frame -painting rivets gloss black to match	\$130.00	1	\$130.00
while at Spencer Creek increase the spring load on hinges on the basketball gate	\$0.00	1	\$0.00
Subtotal			130.00
Tax			0.00
Total			130.00
Amount Paid			0.00
Amount Due (USD)			\$130.00

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 5595  
DATE 01/21/2023  
TERMS Net 15  
DUE DATE 02/05/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 12-30-22 THRU1-20-2023: 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**

**CHECK REQUEST FORM**  
**Spencer Creek**

<b>Date:</b>	1/26/2023
<b>Invoice#:</b>	01052023-1
<b>Vendor#:</b>	V00019
<b>Vendor Name:</b>	Spencer Creek
<b>Pay From:</b>	Truist Acct# 9015
<b>Description:</b>	Series 2019 - FY 23 Tax Dist. ID 606
<b>Code to:</b>	200.131000.1000
<b>Amount:</b>	\$4,973.10
<b>Requested By:</b>	<div>1/26/2023</div> <div>Toni Campbell</div>

# SPENCER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 1/5/2023  
**Check Amount** \$4,973.10  
**Payable To** Spencer Creek CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID 606  
**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 #	<u>          </u>	Date <u>          </u>

# SPENCER CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

## FISCAL YEAR 2023, TAX YEAR 2022

Dollar Amounts	Fiscal Year 2023 Percentages
335,531.51	37.045%
570,206.16	62.955%
905,737.67	100.00000%

Net O&M  
Net DS  
Net Total

Date Received	Amount Received	37.05%		37.05% Rounded Operations Revenue, Occupied Units	62.95% Raw Numbers 2019 Debt Service Revenue	62.95% Rounded 2019 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units							
11/3/2022	475.26	176.06		176.06	299.20	299.20	-	595	1262
11/16/2022	6,200.21	2,296.87		2,296.87	3,903.34	3,903.34	-	598	1262
11/22/2022	4,292.44	1,590.14		1,590.14	2,702.30	2,702.30	-	599	1262
11/28/2022	7,154.08	2,650.24		2,650.24	4,503.84	4,503.84	-	600	1289
12/6/2022	564,695.75	209,192.16		209,192.16	355,503.59	355,503.59	-	602	1276
12/13/2022	247,084.01	91,532.54		91,532.54	155,551.47	155,551.47	-	604	1290
1/5/2023	7,899.46	2,926.36		2,926.36	4,973.10	4,973.10	-	606	
		-		-	-	-	-		
		-		-	-	-	-		
		-		-	-	-	-		
		-		-	-	-	-		
		-		-	-	-	-		
		-		-	-	-	-		
		-		-	-	-	-		
		-		-	-	-	-		
TOTAL	837,801.21	310,364.38		310,364.37	527,436.83	527,436.84	-		
Net Total on Roll	905,737.67			335,531.51		570,206.16			
Collection Surplus / (Deficit)	(67,936.46)			(25,167.14)		(42,769.32)			

**CHECK REQUEST FORM**  
**Spencer Creek**

**Date:** 12/28/2022

**Invoice#:** 12132022-29

**Vendor#:** V00019

**Vendor Name:** Spencer Creek

**Pay From:** Truist Acct# 9015

**Description:** Series 2019 - FY 23 Tax Dist. ID 604

**Code to:** 200.131000.1000

**Amount:** \$155,551.47

**Requested By:** 12/28/2022  
Toni Campbell

# SPENCER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/13/2022  
**Check Amount** \$155,551.47  
**Payable To** Spencer Creek CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID 604  
**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

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%

W:\DMS\Client Files\Spencer Creek CDD 517\Financial Services\Accounting\Debt Service\FY 2023\Spencer Creek FY 2023 DS SCHEDULE



CorlinServices LLC  
7818126511  
11237 Spring Point Circle  
Riverview, Florida  
33579  
United States

Billed To  
Spencer Creek CDD  
United States

Date of Issue  
01/08/2023

Due Date  
02/07/2023

Invoice Number  
0000035

Amount Due (USD)  
**\$150.00**

Description	Rate	Qty	Line Total
reinstallation of gate at basketball court	\$150.00	1	\$150.00
Subtotal			150.00
Tax			0.00
Total			150.00
Amount Paid			0.00
Amount Due (USD)			\$150.00

**SPENCER CREEK CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
CHARTER COMMUNICATIONS	0148547021023	\$137.96		INTERNET SERVICES 02/09/23-03/08/23
SITEX AQUATICS	7235B	\$765.00		WATERWAY SERVICES - 13 PONDS FEBRUARY 2023
STEADFAST CONTRACTORS ALIANCE	SM-8391	\$7,534.90		LANDSCAPE MAINT. FEBRUARY 2023
<b>Monthly Contract Subtotal</b>		<b>\$8,437.86</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CO 020223	\$200.00		SUPERVISOR FEE 02/02/23
KELLY ANN EVANS	KE 020223	\$200.00		SUPERVISOR FEE 02/02/23
LAURA COFFEY	LC 020223	\$200.00		SUPERVISOR FEE 02/02/23
LORI A CAMPAGNA	LOC 020223	\$200.00		SUPERVISOR FEE 02/02/23
NICHOLAS J. DISTER	ND 020223	\$200.00		SUPERVISOR FEE 02/02/23
STRALEY ROBIN VERICKER	22615	\$357.75		PROFESSIONAL SERVICES THROUGH 01/15/23
<b>Variable Contract Subtotal</b>		<b>\$1,357.75</b>		
<b>Utilities</b>				
BOCC	2374746437 013023	\$267.15		SERVICE 12/22/22 - 01/28/23/22
TECO	211025808083 020223	\$157.85		SERVICE 12/29/22 - 01/27/23
TECO	221008452437 020223	\$12,298.77		SERVICE 12/29/22 - 01/27/23
TECO	221008474837 020223	\$814.61		SERVICE 12/29/22 - 01/27/23
TECO	221008759922 020223	\$23.08		SERVICE 12/29/22 - 01/27/23
TECO	221008759930 020223	\$23.08	\$13,317.39	SERVICE 12/29/22 - 01/27/23
<b>Utilities Subtotal</b>		<b>\$13,584.54</b>		
<b>Regular Services</b>				
MHD COMMUNICATIONS	28211	\$8,100.00		DOWN PAYMENT QUOTE #3525
SPEAREM ENTERPRISES	5635	\$650.00		LABOR - 01/27/23-02/17/23 - PAPER GOODS
<b>Regular Services Subtotal</b>		<b>\$8,750.00</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		

<b>SPENCER CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		\$32,130.15		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

FEB 15 2023

February 10, 2023  
Invoice Number: 0148547021023  
Account Number: 8338 12 028 0148547  
Security Code: 8435  
Service At: 1643 FRED IVES ST  
RUSKIN FL 33570-5745

NEWS AND INFORMATION

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

**Summary** Service from 02/09/23 through 03/08/23  
details on following pages

Previous Balance	277.99
Payments Received -Thank You!	-277.99
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
<b>Total Due by 02/27/23</b>	<b>\$137.96</b>

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**ACTION REQUIRED: Important Reminder about Your Bill.**

Our billing system update is complete. **You have received a new account number that is included on this statement and your payments must now be sent to a new remittance address:**

Spectrum Business  
P.O. Box 7186 Pasadena, CA 91109-7186

To ensure all of your payments are processed in an accurate and timely fashion, please make the following updates:

- **If you pay by mail**, you must update your account number and payment remittance address information.
- **If you use AutoPay** through your financial institution, credit card, or other third party provider, you will need to make them aware of your new account number in order to avoid missed payments. If you currently have AutoPay set up with Spectrum directly, we will automatically update your account and you do not need to take any action at this time.

Please note that all Spectrum Business websites, such as [SpectrumBusiness.net](http://SpectrumBusiness.net) have also been updated with your new account number, which may be required to login.

**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.



February 10, 2023

SPENCER CREEK CDD

Invoice Number: 0148547021023  
Account Number: 8338 12 028 0148547  
Service At: 1643 FRED IVES ST  
RUSKIN FL 33570-5745

**Total Due by 02/27/23** **\$137.96**  
Amount you are enclosing \$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: SPENCER CREEK CDD  
 Account Number: 0148547021023  
 Security Code: 8338 12 028 0148547  
 Security Code: 8435

**Contact Us**  
 Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

8338 1200 NO RP 10 02112023 NNNNNYNN 01 000174 0001

### Charge Details

Previous Balance		277.99
Lockbox	01/20	-137.96
Payment - Thank You	02/01	-140.03
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/10/23 will appear on your next bill.

Service from 02/09/23 through 03/08/23

### Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-110.00
Business WiFi	7.99
	<b>\$117.97</b>

**Spectrum Business™ Internet Total \$117.97**

### Spectrum Business™ Voice

<b>Phone number (813) 331-3528</b>	
Spectrum Business Voice	49.99
Promotional Discount	-30.00
Voice Mail	0.00
	<b>\$19.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$19.99**

**Current Charges \$137.96**  
**Total Due by 02/27/23 \$137.96**

### Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

### Authorization to Convert your Check to an Electronic Funds Transfer Debit

- If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

**The following taxes, fees and surcharges are included in the price of the applicable service** - FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.12, Florida CST \$2.10, Sales Tax \$0.02, TRS Surcharge \$0.10.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

### Simplify your life with Auto Pay!

Spend less time paying your bill  
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office  
 It's Secure - Powerful technology keeps your information safe  
 It's Flexible - Use your checking, savings, debit or credit card  
 It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with Auto Pay!  
 Visit: [spectrumbusiness.net/payment](https://spectrumbusiness.net/payment)  
 (My Account login required)

### Payment Options

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](https://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call 1-866-519-1263.



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

Date	Invoice #
2/1/2023	7235B

**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-February	765.00	765.00
		<b>Balance Due</b>	<b>\$765.00</b>



# Steadfast Contractors Alliance, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576  
844-347-0702 | [ar@steadfastalliance.com](mailto:ar@steadfastalliance.com)

Date	Invoice #
2/1/2023	SM-8391

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

<b>Bill To</b>
Spencer Creek CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 US

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

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

**Spencer Creek CDD**

**MEETING DATE: February 2, 2023**

**DMS:** BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> CARLOS DE LA OSSA	✓	Salary Accepted	\$ 200
Laura Coffey	✓	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200

Cd10 020223

**Spencer Creek CDD**

MEETING DATE: **February 2, 2023**

DMS: **BRYAN RADCLIFF**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> CARLOS DE LA OSSA	✓	Salary Accepted	\$ 200
Laura Coffey	✓	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200

KE 020223

**Spencer Creek CDD**

MEETING DATE: February 2, 2023

DMS: BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> CARLOS DE LA OSSA	✓	Salary Accepted	\$ 200
Laura Coffey	✓	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200

LC 020223

**Spencer Creek CDD**

MEETING DATE: February 2, 2023

DMS: BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> CARLOS DE LA OSSA	✓	Salary Accepted	\$ 200
Laura Coffey	✓	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200

LoC 020223

**Spencer Creek CDD**

MEETING DATE: February 2, 2023

DMS: BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> CARLOS DE LA OSSA	✓	Salary Accepted	\$ 200
Laura Coffey	✓	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200

ND 020223

# 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

January 27, 2023

Client: 001511

Matter: 000001

Invoice #: 22615

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/28/2022	JMV	TELEPHONE CALL WITH C. DE LA OSSA.	0.3	\$106.50
1/10/2023	MS	PREPARE QUARTERLY REPORT FOR PERIOD ENDING 12/31/2022.	0.2	\$33.00
1/13/2023	VKB	PREPARE FOR AND ATTEND OPS MEETING WITH INFRAMARK, C. DE LA OSSA, AND PROJECT MANAGER.	0.3	\$106.50
1/15/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY UPDATE TO CDD BOND DISSEMINATION AGENT.	0.3	\$106.50
Total Professional Services			1.1	\$352.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
1/15/2023	Photocopies	\$5.25
Total Disbursements		\$5.25

January 27, 2023  
Client: 001511  
Matter: 000001  
Invoice #: 22615

Page: 2

---

Total Services	\$352.50	
Total Disbursements	\$5.25	
Total Current Charges		\$357.75
Previous Balance		\$4,037.95
Less Payments		(\$1,604.90)
<b>PAY THIS AMOUNT</b>		<b>\$2,790.80</b>

<b>Retainer Balance</b>	<b>\$4,583.35</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	\$2,508.05
22233	October 27, 2022	\$233.50	\$49.25	\$0.00	\$0.00	\$640.50
<b>Total Remaining Balance Due</b>						<b>\$2,790.80</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$357.75	\$0.00	\$0.00	\$2,433.05



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	01/30/2023	02/20/2023

Service Address: 1643 FRED IVES ST

S-Page 1 of 1

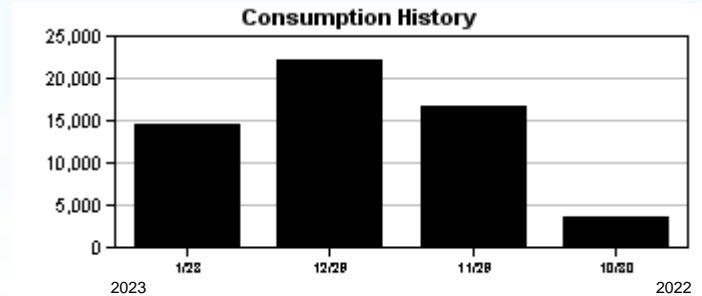
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11361547	12/22/2022	2740	01/28/2023	2919	17900 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$54.06
Water Base Charge	\$22.62
Water Usage Charge	\$28.28
Sewer Base Charge	\$54.70
Sewer Usage Charge	\$102.21

**Summary of Account Charges**

Previous Balance	\$340.30
Net Payments - Thank You	\$-340.30
Total Account Charges	<b>\$267.15</b>
<b>AMOUNT DUE</b>	<b>\$267.15</b>



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

2.251 8

DUE DATE	02/20/2023
AMOUNT DUE	\$267.15
AMOUNT PAID	

0023747464370 00000267153

Statement Date: 02/02/2023

Account: 211025808083

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



Current month's charges:	\$157.85
Total amount due:	\$157.85
Payment Due By:	02/23/2023

## Your Account Summary

Previous Amount Due	\$168.95
Payment(s) Received Since Last Statement	-\$168.95
<b>Current Month's Charges</b>	<b>\$157.85</b>
<b>Total Amount Due</b>	<b>\$157.85</b>



## DOWNED IS DANGEROUS!

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety)  
for more safety tips.

00000042-0000476-Page 15 of 22

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



**More reliable and cleaner energy for you.**

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

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



See reverse side for more information

Account: 211025808083

Current month's charges:	\$157.85
Total amount due:	\$157.85
Payment Due By:	02/23/2023

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

664964022582

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:** 02/02/2023  
**Current month's charges due** 02/23/2023



## Details of Charges – Service from 12/29/2022 to 01/27/2023

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

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

Meter Location: IRRIGATION

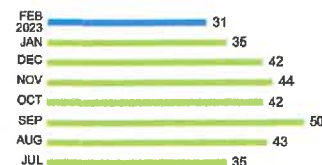
00000042-0000477-Page 17 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	01/27/2023	15,275		14,348		927 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	927 kWh @ \$0.07990/kWh	\$74.07
Fuel Charge	927 kWh @ \$0.04832/kWh	\$44.79
Storm Protection Charge	927 kWh @ \$0.00400/kWh	\$3.71
Clean Energy Transition Mechanism	927 kWh @ \$0.00427/kWh	\$3.96
Florida Gross Receipt Tax		\$3.82
<b>Electric Service Cost</b>		<b>\$152.85</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** **\$157.85**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [tampaelectric.com/solarsavingsforyou](https://tampaelectric.com/solarsavingsforyou). Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 02/02/2023

Account: 221008452437

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



Current month's charges:	\$12,298.77
Total amount due:	\$12,298.77
Payment Due By:	02/23/2023

## Your Account Summary

Previous Amount Due	\$4,677.60
Payment(s) Received Since Last Statement	-\$4,677.60
<b>Current Month's Charges</b>	<b>\$12,298.77</b>
<b>Total Amount Due</b>	<b>\$12,298.77</b>



## DOWNED IS DANGEROUS!

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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

## More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008452437

Current month's charges:	\$12,298.77
Total amount due:	\$12,298.77
Payment Due By:	02/23/2023

**Amount Enclosed** \$  
608174102581

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:** 02/02/2023  
**Current month's charges due** 02/23/2023



## Details of Charges – Service from 12/29/2022 to 01/27/2023

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1786 kWh @ \$0.03511/kWh	\$62.71
Fixture & Maintenance Charge	94 Fixtures	\$1534.08
Lighting Pole / Wire	96 Poles	\$2667.84
Lighting Fuel Charge	1786 kWh @ \$0.04767/kWh	\$85.14
Storm Protection Charge	1786 kWh @ \$0.01466/kWh	\$26.18
Clean Energy Transition Mechanism	1786 kWh @ \$0.00036/kWh	\$0.64
Florida Gross Receipt Tax		\$4.48
Franchise Fee		\$286.96
Municipal Public Service Tax		\$11.58

**Lighting Charges** **\$4,679.61**

### Other Fees and Charges

Lighting Late Payment Fee	\$70.16
Electric Security Deposit	\$7,549.00
<b>Total Other Fees and Charges</b>	<b>\$7,619.16</b>

**Total Current Month's Charges** **\$12,298.77**

00000042-0000475-Page 13 of 22

## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [tampaelectric.com/solarsavingsforyou](https://tampaelectric.com/solarsavingsforyou). Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 02/02/2023

Account: 221008474837

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



Current month's charges:	\$814.61
Total amount due:	\$814.61
Payment Due By:	02/23/2023

## Your Account Summary

Previous Amount Due	\$777.13
Payment(s) Received Since Last Statement	-\$777.13
<b>Current Month's Charges</b>	<b>\$814.61</b>
<b>Total Amount Due</b>	<b>\$814.61</b>



## DOWNED IS DANGEROUS!

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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



**More reliable and cleaner energy for you.**

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

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

### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008474837

Current month's charges:	\$814.61
Total amount due:	\$814.61
Payment Due By:	02/23/2023

**Amount Enclosed** \$ 608174102582

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:** 02/02/2023  
**Current month's charges due** 02/23/2023



## Details of Charges – Service from 12/29/2022 to 01/27/2023

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	01/27/2023	53,484		47,913		5,571 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	5,571 kWh @ \$0.07990/kWh	\$445.12
Fuel Charge	5,571 kWh @ \$0.04832/kWh	\$269.19
Storm Protection Charge	5,571 kWh @ \$0.00400/kWh	\$22.28
Clean Energy Transition Mechanism	5,571 kWh @ \$0.00427/kWh	\$23.79
Florida Gross Receipt Tax		\$20.07

### Electric Service Cost

**\$802.95**

### Other Fees and Charges

Electric Late Payment Fee

\$11.66

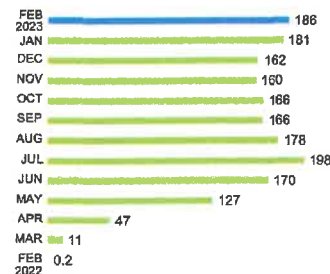
### Total Other Fees and Charges

**\$11.66**

## Total Current Month's Charges

**\$814.61**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [tampaelectric.com/solarsavingsforyou](https://tampaelectric.com/solarsavingsforyou). Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 02/02/2023  
Account: 221008759922

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



Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	02/23/2023

## Your Account Summary

Previous Amount Due	\$23.08
Payment(s) Received Since Last Statement	-\$23.08
<b>Current Month's Charges</b>	<b>\$23.08</b>
<b>Total Amount Due</b>	<b>\$23.08</b>



## DOWNED IS DANGEROUS!

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety)  
for more safety tips.

00000042-0000470-Page 3 of 22

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



**More reliable and cleaner energy for you.**

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

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

### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008759922

Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	02/23/2023

**Amount Enclosed** \$

637803676304

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:** 02/02/2023  
**Current month's charges due** 02/23/2023



### Details of Charges – Service from 12/29/2022 to 01/27/2023

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

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

Meter Location: ENTRANCE SIGN

00000042-0000471-Page 5 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	01/27/2023	0		0		0 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.75000				\$22.50	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Florida Gross Receipt Tax						\$0.58		
<b>Electric Service Cost</b>						<b>\$23.08</b>		
<b>Total Current Month's Charges</b>						<b>\$23.08</b>		

 FEB 0  
 2023 JAN 0  
 DEC 0  
 NOV 0

### Important Messages

#### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [tampaelectric.com/solarsavingsforyou](https://tampaelectric.com/solarsavingsforyou). Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/02/2023

Account: 221008759930

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



Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	02/23/2023

### Your Account Summary

Previous Amount Due	\$23.08
Payment(s) Received Since Last Statement	-\$23.08
Current Month's Charges	\$23.08
<b>Total Amount Due</b>	<b>\$23.08</b>



## DOWNED IS DANGEROUS!

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety)  
for more safety tips.

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

### More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008759930

Current month's charges:	\$23.08
Total amount due:	\$23.08
Payment Due By:	02/23/2023

**Amount Enclosed** \$

637803676305

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

6378036763052210087599300000000023086

**Account:** 221008759930  
**Statement Date:** 02/02/2023  
**Current month's charges due** 02/23/2023



## Details of Charges – Service from 12/29/2022 to 01/27/2023

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	01/27/2023	0		0		0 kWh	1	30 Days
Daily Basic Service Charge			30 days @ \$0.75000			\$22.50	<b>Tampa Electric Usage History</b>  Kilowatt-Hours Per Day (Average) FEB 2023 0 JAN 0 DEC 0 NOV 0	
Florida Gross Receipt Tax						\$0.58		
<b>Electric Service Cost</b>						<b>\$23.08</b>		
<b>Total Current Month's Charges</b>						<b>\$23.08</b>		

## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [tampaelectric.com/solarsavingsforyou](http://tampaelectric.com/solarsavingsforyou). Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



MHD Communications  
5808 Breckenridge Pkwy Ste G  
Tampa, FL 33610  
(813) 948-0202

Date	Invoice
12/30/2022	28211
Account	

Bill To:
Spencer Creek 1643 Fred Ives St Ruskin, FL 33570 United States

Ship To
Inframark 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Terms	Due Date	PO Number	Reference	
NET15	01/14/2023	bryan.radcliff@inframark.		

Project Name	#547 - Camera Install		
Billing Type	Down Payment		
Billing Method	Fixed Fee		
Original Down Payment	\$8,100.00		
Company Name	Inframark		
Company Name	Jahyra Rivera		

Products & Other Charges	Quantity	Price	Amount
Downpayment Invoice			\$8,100.00
<b>Total Products &amp; Other Charges:</b>			<b>\$8,100.00</b>

This invoice is for the down payment on approved quote #3525  
80% Hardware: \$6,000  
50% Services: \$2,100

<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	<b>Invoice Subtotal:</b>	\$8,100.00
	<b>Sales Tax:</b>	\$0.00
	<b>Invoice Total:</b>	<b>\$8,100.00</b>
	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
	<b>Balance Due:</b>	<b>\$8,100.00</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 5635  
DATE 02/20/2023  
TERMS Net 15  
DUE DATE 03/07/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 1-27-2023 thru 2-17-2023 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 Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2023

Prepared by:



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

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2019					
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>						
Cash - Operating Account	\$ 146,551	\$ -	\$ -	\$ -	\$ -	\$ 146,551
Accounts Receivable - Other	5,433	-	-	-	-	5,433
Due From Other Funds	-	4,503	27	-	-	4,530
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	528,773	-	-	-	528,773
Utility Deposits - TECO	7,549	-	-	-	-	7,549
Fixed Assets						
Construction Work In Process	-	-	-	7,513,667	-	7,513,667
Amount Avail In Debt Services	-	-	-	-	738,545	738,545
Amount To Be Provided	-	-	-	-	6,983,401	6,983,401
<b>TOTAL ASSETS</b>	<b>\$ 159,533</b>	<b>\$ 801,312</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,721,946</b>	<b>\$ 16,196,485</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 5,725	\$ -	\$ -	\$ -	\$ -	\$ 5,725
Accrued Expenses	26,528	-	-	-	-	26,528
Bonds Payable	-	-	-	-	7,721,947	7,721,947
Due To Other Funds	4,530	-	-	-	-	4,530
<b>TOTAL LIABILITIES</b>	<b>36,783</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,721,947</b>	<b>7,758,730</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	801,312	-	-	-	801,312
Capital Projects	-	-	27	-	-	27
Unassigned:	122,750	-	-	7,513,667	(1)	7,636,416
<b>TOTAL FUND BALANCES</b>	<b>122,750</b>	<b>801,312</b>	<b>27</b>	<b>7,513,667</b>	<b>(1)</b>	<b>8,437,755</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 159,533</b>	<b>\$ 801,312</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,721,946</b>	<b>\$ 16,196,485</b>

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 315,464	\$ 312,590	\$ (2,874)	99.09%
Other Miscellaneous Revenues	-	175	175	0.00%
<b>TOTAL REVENUES</b>	<b>315,464</b>	<b>312,765</b>	<b>(2,699)</b>	<b>99.14%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,200	2,200	1,000	68.75%
Payroll-Part Time	20,000	-	20,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,750	2,450	41.67%
District Counsel	5,000	4,396	604	87.92%
District Engineer	3,000	4,388	(1,388)	146.27%
District Manager	30,000	12,500	17,500	41.67%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Accounting Services	-	3,750	(3,750)	0.00%
Auditing Services	4,100	-	4,100	0.00%
Website Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	600	62	538	10.33%
Annual Mailing	-	302	(302)	0.00%
Postage, Phone, Faxes, Copies	500	239	261	47.80%
Public Officials Insurance	2,819	2,694	125	95.57%
Legal Advertising	2,500	6,764	(4,264)	270.56%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	8,725	(7,225)	581.67%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>83,444</b>	<b>70,445</b>	<b>12,999</b>	<b>84.42%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	55,000	27,604	27,396	50.19%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>27,604</b>	<b>27,396</b>	<b>50.19%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	6,000	1,449	4,551	24.15%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>1,449</b>	<b>4,551</b>	<b>24.15%</b>

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	9,180	3,825	5,355	41.67%
Field Manager	12,000	5,000	7,000	41.67%
Amenity Center Cleaning & Supplies	7,200	4,375	2,825	60.76%
Contracts-Pools	11,640	591	11,049	5.08%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Insurance -Property & Casualty	15,000	16,170	(1,170)	107.80%
R&M-Gate	1,500	64	1,436	4.27%
R&M-Other Landscape	2,000	1,000	1,000	50.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	5,000	1,393	3,607	27.86%
R&M-Monument, Entrance & Wall	1,500	-	1,500	0.00%
Landscape Maintenance	90,500	34,530	55,970	38.15%
Plant Replacement Program	2,000	-	2,000	0.00%
Mulch & Tree Trimming	10,000	3,608	6,392	36.08%
Irrigation Maintenance	1,500	495	1,005	33.00%
<b>Total Other Physical Environment</b>	<b>171,020</b>	<b>71,051</b>	<b>99,969</b>	<b>41.55%</b>
<b>TOTAL EXPENDITURES</b>	<b>315,464</b>	<b>170,549</b>	<b>144,915</b>	<b>54.06%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	142,216	142,216	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(19,466)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 122,750</b>		

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
Series 2019 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 8	\$ 8	0.00%
Special Assmnts- Tax Collector	533,138	531,967	(1,171)	99.78%
<b>TOTAL REVENUES</b>	<b>533,138</b>	<b>531,975</b>	<b>(1,163)</b>	<b>99.78%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	388,138	195,428	192,710	50.35%
<b>Total Debt Service</b>	<b>533,138</b>	<b>195,428</b>	<b>337,710</b>	<b>36.66%</b>
<b>TOTAL EXPENDITURES</b>	<b>533,138</b>	<b>195,428</b>	<b>337,710</b>	<b>36.66%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	336,547	336,547	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(1)	(1)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(1)</b>	<b>(1)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 336,546	\$ 336,546	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>464,766</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 801,312</b>		

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
Series 2019 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	1	1	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	-	1	1	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 1	\$ 1	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>26</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 27</b>		

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>7,513,667</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 7,513,667</u></b>		

# SPENCER CREEK CDD

## Bank Reconciliation

Bank Account No. 9015 TRUIST - GF Operating  
Statement No. 02-23  
Statement Date 2/28/2023

G/L Balance (LCY)	146,550.93	Statement Balance	153,530.83
G/L Balance	146,550.93	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	153,530.83
Subtotal	146,550.93	Outstanding Checks	6,979.90
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	146,550.93	Ending Balance	146,550.93
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
1/27/2023	Payment	1301	CORLIN SERVICES LLC	150	150.00	0.00
2/3/2023	Payment	1302	SPENCER CREEK CDD	4973.1	4,973.10	0.00
2/10/2023	Payment	1303	CHRIS'S PLUMBING SERVICE	349.88	349.88	0.00
2/10/2023	Payment	1304	CORLIN SERVICES LLC	130	130.00	0.00
2/10/2023	Payment	1305	SPEAREM ENTERPRISES	650	650.00	0.00
2/16/2023	Payment	1306	BOCC	267.15	267.15	0.00
2/16/2023	Payment	1307	KELLY ANN EVANS	200	200.00	0.00
2/16/2023	Payment	1308	LAURA COFFEY	200	200.00	0.00
2/16/2023	Payment	1309	TECO	13317.39	13,317.39	0.00
2/23/2023	Payment	1310	CARLOS DE LA OSSA	200	200.00	0.00
2/23/2023	Payment	1313	MHD COMMUNICATIONS	8100	8,100.00	0.00
2/23/2023	Payment	1316	STEADFAST CONTRACTORS ALIANCE	7534.9	7,534.90	0.00
Total Checks				36,072.42	36,072.42	0.00
<b>Outstanding Checks</b>						
2/23/2023	Payment	1311	INFRAMARK LLC	5,457.15	0.00	5,457.15
2/23/2023	Payment	1312	LORI A CAMPAGNA	200.00	0.00	200.00
2/23/2023	Payment	1314	NICHOLAS J. DISTER	200.00	0.00	200.00
2/23/2023	Payment	1315	SITEX AQUATICS	765.00	0.00	765.00
2/23/2023	Payment	1317	STRALEY ROBIN VERICKER	357.75	0.00	357.75
Total Outstanding Checks.....				6,979.90		6,979.90

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Tuesday March 28, 2023

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

### 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>Getting better</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Getting better</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	94	-6	94%
-----	----	----	-----

Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

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

# Inframark, LLC

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Wednesday March 29, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	17	-3	Getting better
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Minimal submersed invasive material
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	Good
<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	2	-1	The border on the Amenity Center needs to be repaired
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	6	-2	The handicap chair needs to be repaired
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Good
HARDSCAPE	10	10	0	Good
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	Good
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	8	0	NA
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good

## Inframark, LLC

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Wednesday March 29, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	Good
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	Good
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
<b>SCORE</b>	700	692	-8	99%

Manager's Signature: Gary Schwartz

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

Spencer Creek March 2023.



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



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



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



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



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



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



Heading East on the Golden Glow sidewalk looks good.



The Tiger Tooth roundabout looks good. The turf fertility will improve with the rains.



The mailboxes are clean & look good.



Heading West on the Golden Glow sidewalk.



Heading East on the Golden Glow sidewalk. The Azalea plants along the fence line have already blumed.



The playground is weed free, clean, & looks good.



The dog park looks good.



The plants & turf are healthy & look good heading South on Fred Ives.



The West entrance to the Amenity Center looks good.



The plants & trees are healthy & look good.



The Amenity Center parking lot is clean & looks good.



The Amenity Center is clean & looks good. All bathrooms are fully functional & clean.



The basketball court has a couple of marks on it but looks good overall.



The clubhouse is clean & looks good.



The pavers and chaise lounges look good.



The pool is clear & blue.



There is a dead Sabal palm tree behind the fence.



The back of the Amenity Center is clean.



The table & chairs are clean & look good.



The foam needs to be repaired again for the third time.



This needs to be repainted.



The Fan Aloe Way roundabout will look better when new turf is installed on it.



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



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



The North entrance on Colding looks good overall.



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



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



The East exit on Golden Glow & 14<sup>th</sup> Ave looks good.



There is a crack in the sidewalk, & the curbing is raised on the East Golden Glow sidewalk.



Heading West on 14th Ave looks good.



Heading East on the 14th Ave sidewalk looks good. Mulch is needed in the beds.



Needs mulch.



Looks like an irrigation issues. The landscaper was contacted to investigate.



The algae bloom was treated & has started to die.



The pond looks good.



The receded pond looks good.



The algae bloom was treated & has started to die.



The pond looks good.



The pond looks good.



The pond looks good.



The invasive plant material is dead. It will take some time before it biodegrades. We may want to get an estimate from the pond vendor to remove.



The pond looks good.