

# Spencer Creek Community Development District

## Board of Supervisors

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

Bryan Radcliff, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Gary Schwartz, Field Manager

## Public Hearing & Regular Meeting Agenda

Thursday, August 03, 2023, at 3:00 p.m.

The Public Hearing & Regular Meeting of the **Spencer Creek Community Development District** will be held on **June 01, 2023, at 3:00 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.*

Meeting ID: 870 6131 3619

Passcode: 315865

Zoom: <https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0VlZjhodE4rZz09>

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET**
  - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2023-09; Adopting Final Fiscal Year 2024 Budget..... Tab 01
  - E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
5. **PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2023-10; Levying O&M Assessments..... Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
6. **RETURN TO REGULAR MEETING**
7. **BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-11; Setting Fiscal Year 2024 Meeting Schedule..... Tab 03
  - B. General Matters of the District
8. **CONSENT AGENDA**
  - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting  
June 01, 2023, ..... Tab 04
  - B. Consideration of Operation and Maintenance Expenditures May-June 2023, ..... Tab 05
  - C. Review of Financial Statements Month Ending June 30, 2023, ..... Tab 06
9. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager ..... Tab 07
    - i. Community Inspection Reports

## 9. 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,

## RESOLUTION 2023-09

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Spencer Creek Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of **\$930,545.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<b><u>\$397,939.00</u></b>
Total Debt Service Funds	<b><u>\$532,606.00</u></b>
<b>Total All Funds*</b>	<b><u>\$930,545.00</u></b>

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

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

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

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

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

**Passed and Adopted on August 3, 2023.**

Attested By:

**Spencer Creek Community  
Development District**

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

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

**Exhibit A: FY 2023-2024 Adopted Budget**



2024

# SPENCER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### **FISCAL YEAR 2024**

#### **PROPOSED ANNUAL OPERATING BUDGET**

**August 03, 2023**



# SPENCER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2024

### PROPOSED ANNUAL OPERATING

### BUDGET

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August 03, 2023

# SPENCER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

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

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

#### **Facilities of the District**

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

#### **Maintenance of the Facilities**

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

# SPENCER CREEK

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assessments - Off Roll	315,464.00	312,590.00	22,941.00	335,531.00	20,067.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$315,464.00</b>	<b>\$312,590.00</b>	<b>\$22,941.00</b>	<b>\$335,531.00</b>	<b>\$20,067.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>MISCELLANEOUS REVENUES</b>					
Other Miscellaneous Revenues	0.00	175.00	0.00	175.00	175.00
<b>MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$175.00</b>	<b>\$0.00</b>	<b>\$175.00</b>	<b>\$175.00</b>
<b>TOTAL REVENUES</b>	<b>\$315,464.00</b>	<b>\$312,765.00</b>	<b>\$22,941.00</b>	<b>\$335,706.00</b>	<b>\$175.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	3,200.00	2,200.00	1,000.00	3,200.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$3,200.00</b>	<b>\$2,200.00</b>	<b>\$1,000.00</b>	<b>\$3,200.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	30,000.00	12,500.00	22,500.00	35,000.00	5,000.00
District Engineer	3,000.00	4,388.00	(1,388.00)	3,000.00	0.00
Disclosure Report	4,200.00	1,750.00	2,450.00	4,200.00	0.00
Trustee Fees	4,100.00	0.00	4,100.00	4,100.00	0.00
Accounting Services	0.00	3,750.00	5,250.00	0.00	0.00
ProfServ-Expansion Services	0.00	22,500.00	(22,500.00)	0.00	0.00
Annual Mailing	0.00	302.00	(302.00)	0.00	0.00
Payroll-Part Time	20,000.00	0.00	750.00	750.00	(19,250.00)
Auditing Services	4,100.00	0.00	4,000.00	4,000.00	(100.00)
Postage, Phone, Faxes, Copies	500.00	239.00	261.00	500.00	0.00
Public Officials Insurance	2,819.00	2,694.00	(31.00)	2,663.00	(156.00)
Legal Advertising	2,500.00	6,764.00	(4,264.00)	2,500.00	0.00
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00
Email Hosting Vendor	600.00	62.00	538.00	600.00	0.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$75,244.00</b>	<b>\$55,749.00</b>	<b>\$13,989.00</b>	<b>\$60,738.00</b>	<b>(\$14,506.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	5,000.00	4,396.00	(1,396.00)	3,000.00	(2,000.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$5,000.00</b>	<b>\$4,396.00</b>	<b>(\$1,396.00)</b>	<b>\$3,000.00</b>	<b>(\$2,000.00)</b>
<b>UTILITY SERVICES</b>					
Garbage Collection	0.00	0.00	0.00	0.00	0.00
Electric Utility Services-All	55,000.00	27,604.00	(12,604.00)	15,000.00	(40,000.00)
<b>TOTAL UTILITY SERVICES</b>	<b>\$55,000.00</b>	<b>\$27,604.00</b>	<b>(\$12,604.00)</b>	<b>\$15,000.00</b>	<b>(\$40,000.00)</b>
<b>Water - Sewer Combination Services</b>					
Water Utility Services	6,000.00	1,449.00	(1,449.00)	0.00	(6,000.00)
<b>TOTAL WATER - SEWER COMBINATION SERVICES</b>	<b>\$6,000.00</b>	<b>\$1,449.00</b>	<b>(\$1,449.00)</b>	<b>\$0.00</b>	<b>(\$6,000.00)</b>

FISCAL YEAR 2023  
PROPOSED ANNUAL OPERATING BUDGET

# SPENCER CREEK

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management System	9,180.00	3,825.00	5,355.00	9,180.00	0.00
General Liability & Property Casualty Insurance	15,000.00	16,170.00	(8,670.00)	7,500.00	(7,500.00)
Entrance, Monument & Wall Maintenance & Repair	1,500.00	0.00	1,000.00	1,000.00	(500.00)
Field manager	12,000.00	5,000.00	1,000.00	6,000.00	(6,000.00)
Pool Monitor Security	0.00	0.00	0.00	0.00	0.00
Landscape - Other	2,000.00	1,000.00	(1,000.00)	0.00	(2,000.00)
Landscape Maintenance - Contract	90,500.00	34,530.00	45,470.00	80,000.00	(10,500.00)
Plant Replacement Program	2,000.00	0.00	500.00	500.00	(1,500.00)
Mulch & Tree Trimming	10,000.00	3,608.00	(3,608.00)	0.00	(10,000.00)
Irrigation Maintenance	1,500.00	495.00	1,005.00	1,500.00	0.00
Pool Maintenance - Contract	11,640.00	591.00	4,409.00	5,000.00	(6,640.00)
Pool Maintenance - Other	1,000.00	0.00	500.00	500.00	(500.00)
Gate Maintenance & Repair	1,500.00	64.00	(64.00)	0.00	(1,500.00)
Misc Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00
Key Card Maintenance	0.00	0.00	0.00	0.00	0.00
Office Internet / Phone	0.00	0.00	0.00	0.00	0.00
Security Monitoring	0.00	8,100.00	(8,100.00)	0.00	0.00
Additional Camera Installation	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	1,000.00	0.00	0.00	0.00	(1,000.00)
Amenity Center Cleaning & Supplies	7,200.00	4,375.00	(1,975.00)	2,400.00	(4,800.00)
Amenity Center Maintenance & Repair	5,000.00	1,393.00	(393.00)	1,000.00	(4,000.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$171,020.00</b>	<b>\$79,151.00</b>	<b>\$35,429.00</b>	<b>\$114,580.00</b>	<b>(\$56,440.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>315,464.00</b>	<b>170,549.00</b>	<b>34,969.00</b>	<b>196,518.00</b>	<b>(118,946.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>142,216.00</b>	<b>(12,028.00)</b>	<b>139,188.00</b>	<b>119,121.00</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# SPENCER CREEK

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
<b>Revenues</b>							
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>							
Operations & Maintenance Assessments - Off Roll	315,464.00	312,590.00	22,941.00	335,531.00	20,067.00	397,939.00	82,475.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$315,464.00</b>	<b>\$312,590.00</b>	<b>\$22,941.00</b>	<b>\$335,531.00</b>	<b>\$20,067.00</b>	<b>\$397,939.00</b>	<b>\$82,475.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>							
Developer Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>MISCELLANEOUS REVENUES</b>							
Other Miscellaneous Revenues	0.00	175.00	0.00	175.00	175.00	0.00	0.00
<b>MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$175.00</b>	<b>\$0.00</b>	<b>\$175.00</b>	<b>\$175.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$315,464.00</b>	<b>\$312,765.00</b>	<b>\$22,941.00</b>	<b>\$335,706.00</b>	<b>\$175.00</b>	<b>\$397,939.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>							
<b>LEGISLATIVE</b>							
Supervisor Fees	3,200.00	2,200.00	1,000.00	3,200.00	0.00	12,000.00	8,800.00
<b>TOTAL LEGISLATIVE</b>	<b>\$3,200.00</b>	<b>\$2,200.00</b>	<b>\$1,000.00</b>	<b>\$3,200.00</b>	<b>\$0.00</b>	<b>\$12,000.00</b>	<b>\$8,800.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>							
District Manager	30,000.00	12,500.00	22,500.00	35,000.00	5,000.00	30,000.00	0.00
District Engineer	3,000.00	4,388.00	(1,388.00)	3,000.00	0.00	5,000.00	2,000.00
Disclosure Report	4,200.00	1,750.00	2,450.00	4,200.00	0.00	4,200.00	0.00
Trustee Fees	4,100.00	0.00	4,100.00	4,100.00	0.00	4,100.00	0.00
Accounting Services	0.00	3,750.00	5,250.00	0.00	0.00	12,000.00	12,000.00
ProfServ-Expansion Services	0.00	22,500.00	(22,500.00)	0.00	0.00	0.00	0.00
Annual Mailing	0.00	302.00	(302.00)	0.00	0.00	500.00	500.00
Payroll-Part Time	20,000.00	0.00	750.00	750.00	(19,250.00)	35,000.00	15,000.00
Auditing Services	4,100.00	0.00	4,000.00	4,000.00	(100.00)	4,100.00	0.00
Postage, Phone, Faxes, Copies	500.00	239.00	261.00	500.00	0.00	500.00	0.00
Public Officials Insurance	2,819.00	2,694.00	(31.00)	2,663.00	(156.00)	2,819.00	0.00
Legal Advertising	2,500.00	6,764.00	(4,264.00)	2,500.00	0.00	2,500.00	0.00
Bank Fees	250.00	0.00	250.00	250.00	0.00	250.00	0.00
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00	175.00	0.00
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00	1,500.00	0.00
Email Hosting Vendor	600.00	62.00	538.00	600.00	0.00	600.00	20,000.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$75,244.00</b>	<b>\$55,749.00</b>	<b>\$13,989.00</b>	<b>\$60,738.00</b>	<b>(\$14,506.00)</b>	<b>\$104,744.00</b>	<b>\$49,500.00</b>
<b>LEGAL COUNSEL</b>							
District Counsel	5,000.00	4,396.00	(1,396.00)	3,000.00	(2,000.00)	5,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$5,000.00</b>	<b>\$4,396.00</b>	<b>(\$1,396.00)</b>	<b>\$3,000.00</b>	<b>(\$2,000.00)</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>UTILITY SERVICES</b>							
Garbage Collection	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electric Utility Services-All	55,000.00	27,604.00	(12,604.00)	15,000.00	(40,000.00)	55,000.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$55,000.00</b>	<b>\$27,604.00</b>	<b>(\$12,604.00)</b>	<b>\$15,000.00</b>	<b>(\$40,000.00)</b>	<b>\$55,000.00</b>	<b>\$0.00</b>
<b>Water - Sewer Combination Services</b>							
Water Utility Services	6,000.00	1,449.00	(1,449.00)	0.00	(6,000.00)	6,000.00	0.00
<b>TOTAL WATER - SEWER COMBINATION SERVICES</b>	<b>\$6,000.00</b>	<b>\$1,449.00</b>	<b>(\$1,449.00)</b>	<b>\$0.00</b>	<b>(\$6,000.00)</b>	<b>\$6,000.00</b>	<b>\$0.00</b>

# SPENCER CREEK

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
<b>OTHER PHYSICAL ENVIRONMENT</b>							
Waterway Management System	9,180.00	3,825.00	5,355.00	9,180.00	0.00	9,180.00	0.00
General Liability & Property Casualty Insurance	15,000.00	16,170.00	(8,670.00)	7,500.00	(7,500.00)	18,000.00	3,000.00
Entrance, Monument & Wall Maintenance & Repair	1,500.00	0.00	1,000.00	1,000.00	(500.00)	1,500.00	0.00
Field manager	12,000.00	5,000.00	1,000.00	6,000.00	(6,000.00)	12,000.00	0.00
Pool Monitor Security	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
Landscape - Other	2,000.00	1,000.00	(1,000.00)	0.00	(2,000.00)	2,000.00	0.00
Landscape Maintenance - Contract	90,500.00	34,530.00	45,470.00	80,000.00	(10,500.00)	104,075.00	13,575.00
Plant Replacement Program	2,000.00	0.00	500.00	500.00	(1,500.00)	2,000.00	0.00
Mulch & Tree Trimming	10,000.00	3,608.00	(3,608.00)	0.00	(10,000.00)	10,000.00	0.00
Irrigation Maintenance	1,500.00	495.00	1,005.00	1,500.00	0.00	1,500.00	0.00
Pool Maintenance - Contract	11,640.00	591.00	4,409.00	5,000.00	(6,640.00)	11,640.00	0.00
Pool Maintenance - Other	1,000.00	0.00	500.00	500.00	(500.00)	1,000.00	0.00
Gate Maintenance & Repair	1,500.00	64.00	(64.00)	0.00	(1,500.00)	0.00	(1,500.00)
Misc Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
Key Card Maintenance	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Office Internet / Phone	0.00	0.00	0.00	0.00	0.00	1,800.00	1,800.00
Security Monitoring	0.00	8,100.00	(8,100.00)	0.00	0.00	1,500.00	1,500.00
Additional Camera Installation	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
Amenity Center Pest Control	1,000.00	0.00	0.00	0.00	(1,000.00)	1,000.00	0.00
Amenity Center Cleaning & Supplies	7,200.00	4,375.00	(1,975.00)	2,400.00	(4,800.00)	9,000.00	1,800.00
Amenity Center Maintenance & Repair	5,000.00	1,393.00	(393.00)	1,000.00	(4,000.00)	7,500.00	2,500.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$171,020.00</b>	<b>\$79,151.00</b>	<b>\$35,429.00</b>	<b>\$114,580.00</b>	<b>(\$56,440.00)</b>	<b>\$215,195.00</b>	<b>\$44,175.00</b>
<b>TOTAL EXPENDITURES</b>	<b>315,464.00</b>	<b>170,549.00</b>	<b>34,969.00</b>	<b>196,518.00</b>	<b>(118,946.00)</b>	<b>397,939.00</b>	<b>102,475.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>142,216.00</b>	<b>(12,028.00)</b>	<b>139,188.00</b>	<b>119,121.00</b>	<b>0.00</b>	<b>(102,475.00)</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# SPENCER CREEK GENERAL FUND 001

## Financial & Administrative

### District Manager

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

### District Engineer

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

### Disclosure Reporting

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

### Trustees Fees

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

### Auditing Services

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

### Postage, Phone, Fax, Copies

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

### Miscellaneous Administration

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

### Public Officials Insurance

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

### Legal Advertising

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

### Bank Fees

The District operates a checking account for expenditures and receipts.

### Dues, Licenses & Fees

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



# SPENCER CREEK GENERAL FUND 001

## **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

## **Investment Reporting Fees**

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

## **Office Supplies**

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

## **Technology Services**

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

## **Website Administration**

This is for maintenance and administration of the Districts official website.

## **Capital Outlay**

This is to purchase new equipment as required.

## **Legal Counsel**

### **District Counsel**

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

## **Electric Utility Services**

### **Electric Utility Services**

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

## **Garbage/Solid Waste Control Services**

### **Garbage Collection**

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

## **Water-Sewer Combination Services**

### **Water Utility Services**

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

## **Other Physical Environment**

### **Waterway Management System**

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

## **Property & Casualty Insurance**

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

## **Entry & Walls Maintenance**

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

# SPENCER CREEK GENERAL FUND 001

## **Landscape Maintenance**

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

## **Miscellaneous Landscape**

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

## **Plant Replacement Program**

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

## **Property Taxes**

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

## **Irrigation Maintenance**

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

## **Pool Maintenance**

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

## **Clubhouse Maintenance**

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

# SPENCER CREEK

## DEBT SERVICE FUND SERIES 2019

### REVENUES

CDD Debt Service Assessments	\$	532,606
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>532,606</b>

### EXPENDITURES

Series 2019 May Bond Principal Payment	\$	150,000
Series 2019 May Bond Interest Payment	\$	192,709
Series 2019 November Bond Interest Payment	\$	189,897
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>532,606</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	7,790,000
Principal Payment Applied Toward Series 2019 Bonds	\$	150,000
<b>Bonds Outstanding - Period Ending 11/1/2024</b>	<b>\$</b>	<b>7,640,000</b>

# SPENCER CREEK

## SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2019 - PHASES 1 & 2									
Single Family 40'	1.00	70	\$1,276.60	\$751.20	<b>\$2,027.80</b>	\$1,276.60	\$946.54	<b>\$2,223.14</b>	\$195.34
Single Family 50'	1.25	239	\$1,595.75	\$939.00	<b>\$2,534.75</b>	\$1,595.75	\$1,183.17	<b>\$2,778.92</b>	\$244.17
Single Family 60'	1.50	51	\$1,914.90	\$1,126.81	<b>\$3,041.71</b>	\$1,914.90	\$1,419.81	<b>\$3,334.71</b>	\$293.00
Estate Lot	2.00	1	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	\$1,893.08	<b>\$1,893.08</b>	\$1,893.08

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**Notations:**

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

## RESOLUTION 2023-10

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
  - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
  - ii. Debt Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2023
  2. 25% due no later than February 1, 2024
  3. 25% due no later than May 1, 2024
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2023
  2. 25% due no later than February 1, 2024
  3. 25% due no later than April 1, 2024
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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

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

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

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

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

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 3, 2023.**

Attested By:

**Spencer Creek Community  
Development District**

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

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

**Exhibit A: FY 2023-2024 Budget**



**RESOLUTION 2023-11**

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

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

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

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

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

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2024 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2024 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

**PASSED AND ADOPTED THIS 3<sup>RD</sup> DAY OF AUGUST 2023**

**ATTEST:**

**SPENCER CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR/VICE-CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024**

**FISCAL YEAR 2023/2024**

October 05, 2023,	2:00 p.m.
November 02, 2023,	2:00 p.m.
December 07, 2023,	2:00 p.m.
January 04, 2024,	2:00 p.m.
February 01, 2024,	2:00 p.m.
March 07, 2024,	2:00 p.m.
April 04, 2024,	2:00 p.m.
May 02, 2024,	2:00 p.m.
June 06, 2024,	2:00 p.m.
July 04, 2024,	2:00 p.m.
August 01, 2024,	2:00 p.m.
September 05, 2024,	2:00 p.m.

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

**MINUTES OF MEETING  
SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meetings of the Board of Supervisors for Spencer Creek Community Development District was held on Thursday, June 1, 2023, at 4:13 P.M. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

Present and constituting a quorum were:

Carlos de la Ossa  
Lori Campagna  
Nicholas Dister

Vice-Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Bryan Radcliff  
John Vericker  
Gary Schwartz  
Kathryn Hopkinson

District Manager  
District Counsel  
District Field Manager  
District Counsel

*The following is a summary of the discussions and actions taken at the meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2023-07; Approving FY 2024 Proposed Budget & Setting Public Hearing**

Mr. Radcliff briefly discussed the FY 2023 Proposed Budget with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor Resolution 2023-07, approving the FY 2024 proposed budget and setting the public hearing for August 3, 2023 at 2:00 P.M., was adopted. 3-0
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**B. Discussion on Board of Supervisor Resignation – Laura Coffey**

The Board of Supervisors reviewed the resignation from Ms. Coffey.

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor Ms. Coffey's resignation from Spencer Creek CDD, was approved. 3-0
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UNAPPROVED

The Board discussed on appointing Mr. Ben Gainer to the Board of Supervisors for Spencer Creek CDD.

On MOTION by Mr. de la Ossa seconded by Ms. Campagna with all in favor Mr. Ben Gainer was appointed to serve on the Board of Supervisor for Spencer Creek CDD. 3-0

Mr. Radcliff will contact Mr. Gainer to discuss paperwork needed to be completed as a newly appointed supervisor.

**C. Consideration of Resolution 2023-08; Redesignation of Officers**

Mr. Radcliff discussed the resolution of re-designating officers with Ms. Evans as Chairperson, Mr. de la Ossa as Vice-Chairman, Mr. Lamb as Secretary, Mr. Davidson as Treasurer, and Mr. Radcliff, Ms. Campagna, Mr. Gainer and Ms. Dister as Assistant Secretaries.

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor Resolution 2023-08, designating officers as outlined above, was approved. 3-0

**D. General Matters of the District**

There being no additional general matters of the District, the next item followed.

**FOURTH ORDER OF BUSINESS                      Consent Agenda**

**A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting May 04, 2023**

**B. Consideration of Operations and Maintenance Expenditures April 2023**

**C. Review of Financial Statements Month Ending April 30, 2023**

The Board reviewed the consent agenda items as presented.

On MOTION by Mr. de la Ossa seconded by Ms. Campagna with all in favor Consent Agenda items A through C, were approved. 3-0

**FIFTH ORDER OF BUSINESS**

**Vendor and Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

**i. Community Inspection Reports**

The Community inspection report was provided to the Board for review. There being no additional reports, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors Requests and  
Comments**

There being no comments or request by the Board of Supervisors, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Campagna with all in favor the meeting was adjourned.
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Angie Grunwald  
Assistant Secretary

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Kelly Evans  
Chairperson

DRAFT

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	93734	\$4,793.95		DISTRICT INVOICE APRIL 2023
SITEX AQUATICS	7362	\$765.00		WATERWAY SERVICE - 13 PONDS MAY 2023
STEADFAST CONTRACTORS ALIANCE	SM-8948	\$7,534.90		LANDSCAPE MAINT. MAY 2023
SUNCOAST POOL SERVICE	9312	\$970.00		POOL SERVICE MAY 2023
<b>Monthly Contract Subtotal</b>		<b>\$14,063.85</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 050423	\$200.00		SUPERVISOR FEE 05/04/23
KELLY ANN EVANS	KE 050423	\$200.00		SUPERVISOR FEE 05/04/23
LORI A CAMPAGNA	LC 050423	\$200.00		SUPERVISOR FEE 05/04/23
NICHOLAS J. DISTER	ND 050423	\$200.00		SUPERVISOR FEE 05/04/23
STRALEY ROBIN VERICKER	23043	\$633.20		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 04/15/23
<b>Variable Contract Subtotal</b>		<b>\$1,433.20</b>		
<b>Utilities</b>				
BOCC	6437 042723 ACH	\$136.34		WATER SERVICE 03/29/23-04/26/23
TECO	2437 050323 ACH	\$21.00		ELECTRICITY SERVICES 03/29/23-04/27/23
TECO	4837 050323 ACH	\$542.17		ELECTRICITY SERVICES 03/29/23-04/27/23
TECO	8083 050323 ACH	\$255.96		ELECTRICITY SERVICES 03/29/23-04/27/23
TECO	9922 050323 ACH	\$0.77		ELECTRICITY SERVICES 03/29/23-04/27/23
TECO	9930 050323 ACH	\$0.92	\$820.82	ELECTRICITY SERVICES 03/29/23-04/27/23
<b>Utilities Subtotal</b>		<b>\$957.16</b>		
<b>Regular Services</b>				
AFFORDABLE BACKFLOW	19607	\$50.00		BACKFLOW TESTING
CHRIS'S PLUMBING SERVICE	10662	\$219.24		MENS BATHROOM PLUMBING
FLORIDA DEPARTMENT OF HEALTH	05222023-9088	\$275.00		POOL PERMIT RENEWAL
SPEAREM ENTERPRISES	5740	\$650.00		LABOR -04/21/23-5/12/23CLEANING/MATERIALS
<b>Regular Services Subtotal</b>		<b>\$1,194.24</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$17,648.45</b>		

<p><b>SPENCER CREEK CDD</b></p> <p><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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#93734

**CUSTOMER ID**

C2312

**PO#**

# INVOICE

**DATE**

4/28/2023

**NET TERMS**

Net 30

**DUE DATE**

5/28/2023

**BILL TO**

Spencer Creek CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,500.00		2,500.00
Accounting Services	1	Ea	750.00		750.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	3	Ea	0.15		0.45
Postage	11	Ea	0.60		6.60
Eric Davidson 2-7-2023 DOORKING INC : Server Subscription For Client Gates \$30.95; 3-7-2023 DOORKING INC : Monthly Online Service \$30.95	1	Ea	61.90		61.90
Dissemination Services	1	Ea	350.00		350.00
<b>Subtotal</b>					<b>4,793.95</b>

**Subtotal**

\$4,793.95

**Tax**

\$0.00

**Total Due**

\$4,793.95

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

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

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

Account Name: INFRAMARK, LLC

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

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

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





Invoice

PO Box 917  
Parrish, FL 34219

Date	Invoice #
5/1/2023	7362

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-May	765.00	765.00
<b>**Please note that our address has changed. Please remit payments to: PO Box 917 Parrish, FL 34219</b>			
<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

## Invoice

Date	Invoice #
5/1/2023	SM-8948

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SCA00536 Spencer Creek CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance for the month of the date of this invoice.				
1	Core Landscape Maintenance		6,849.40		6,849.40
1	Water Management		368.00		368.00
1	Fertilization Plan		317.50		317.50
	Subtotal				7,534.90

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

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

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
5/1/2023	9312

Bill To
Spencer Creek CDD 1502 Tiger Tooth Ruskin, FL 33570

P.O. No.	Terms	Project
May 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	970.00	970.00

Thank you for your business.

Phone #
(727) 271-1395

<b>Total</b>	\$970.00
--------------	----------

Spencer Creek CDD

MEETING DATE: May 04, 2023

DMS:  Bryan Ramirez

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

Cd10 050423

Spencer Creek CDD

MEETING DATE: May 04, 2023

DMS:

BRYAN RADZLIT

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 050423

Spencer Creek CDD

MEETING DATE: May 04, 2023

DMS:

Bryan R. X. 277

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 050423

Spencer Creek CDD

MEETING DATE: May 04, 2023

DMS:

BRYAN RAYLZ

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 050423

# 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

May 03, 2023

Client: 001511

Matter: 000001

Invoice #: 23043

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
3/23/2023	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2023-2024.	0.8	\$132.00
4/4/2023	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023.	0.3	\$52.50
4/6/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$213.00
4/6/2023	WAS	PREPARE FOR, TRAVEL TO AND ATTEND BOARD OF SUPERVISORS MEETING.	0.3	\$91.50
4/10/2023	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISSEMINATION AGENT.	0.3	\$106.50
4/14/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$35.00
Total Professional Services			2.5	\$630.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2023	Photocopies	\$2.70
Total Disbursements		\$2.70



May 03, 2023  
Client: 001511  
Matter: 000001  
Invoice #: 23043

Page: 2

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Total Services	\$630.50	
Total Disbursements	\$2.70	
Total Current Charges		\$633.20
Previous Balance		\$3,540.80
Less Payments		(\$1,107.75)
<b>PAY THIS AMOUNT</b>		<b>\$3,066.25</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	\$2,783.50
22233	October 27, 2022	\$233.50	\$49.25	\$0.00	\$0.00	\$915.95
Total Remaining Balance Due						\$3,066.25

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$633.20	\$0.00	\$0.00	\$2,433.05



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	04/27/2023	05/18/2023

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	03/29/2023	3083	04/26/2023	3154	7100 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$21.44
Water Base Charge	\$18.34
Water Usage Charge	\$6.39
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$40.54

#### Summary of Account Charges

Previous Balance	\$166.92
Net Payments	\$0.00
Past Due Amount	\$166.92
Total Account Charges	<b>\$136.34</b>

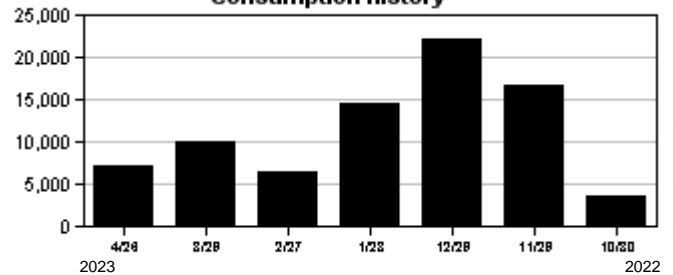
<b>AMOUNT DUE</b>	<b>\$303.26</b>
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#### Important Message

Code Inspectors uphold the County's water use restrictions ordinance. Avoid fines of up to \$500 by following the allowable irrigation days and times and additional rules found on [HCFLGov.net/WaterRestrictions](http://HCFLGov.net/WaterRestrictions). Call (813) 224-8993 to report a violation.

This account has ACH payment method

#### Consumption History



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)



**\*\* NOTICE \*\* THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**



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

1,934 8

<b>DUE DATE</b>	05/18/2023
<b>AMOUNT DUE</b>	\$303.26
<b>AMOUNT PAID</b>	

0023747464370 00000303263



## ACCOUNT INVOICE

tampaelectric.com



Received

Statement Date: 05/03/2023

Account: 221008452437

MAY 10 2023

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

CH

Current month's charges:	\$4,715.49
Total amount due:	\$21.00
Payment Due By:	05/24/2023

### Your Account Summary

Previous Amount Due	\$4,694.49
Payment(s) Received Since Last Statement	-\$9,388.98
Credit balance after payments and credits	-\$4,694.49
<b>Current Month's Charges</b>	<b>\$4,715.49</b>
<b>Total Amount Due</b>	<b>\$21.00</b>

**DO NOT PAY.** Your account will be drafted on 05/24/2023



## 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.

## Save Energy. Save Money.

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

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008452437

Current month's charges:	\$4,715.49
Total amount due:	\$21.00
Payment Due By:	05/24/2023

**Amount Enclosed** \$

641507410887 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED  
ON 05/24/2023

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:** 05/03/2023  
**Current month's charges due** 05/24/2023



## Details of Charges – Service from 03/29/2023 to 04/27/2023

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	1806 kWh @ \$0.03511/kWh	\$63.41
Fixture & Maintenance Charge	96 Fixtures	\$1551.48
Lighting Pole / Wire	96 Poles	\$2667.84
Lighting Fuel Charge	1806 kWh @ \$0.05169/kWh	\$93.35
Storm Protection Charge	1806 kWh @ \$0.01466/kWh	\$26.48
Clean Energy Transition Mechanism	1806 kWh @ \$0.00036/kWh	\$0.65
Storm Surcharge	1806 kWh @ \$0.00326/kWh	\$5.89
Florida Gross Receipt Tax		\$4.87
Franchise Fee		\$289.12
Municipal Public Service Tax		\$12.40
<b>Lighting Charges</b>		<b>\$4,715.49</b>

### Total Current Month's Charges

**\$4,715.49**

## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](https://www.floridadisaster.org) to learn more.

### 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://www.tampaelectric.com/SolarSavingsForYou). Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.

Received

Statement Date: 05/03/2023

Account: 221008474837

MAY 10 2023

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



Act

Current month's charges:	\$542.17
Total amount due:	\$542.17
Payment Due By:	05/24/2023

**Your Account Summary**

Previous Amount Due	\$842.66
Payment(s) Received Since Last Statement	-\$842.66
<b>Current Month's Charges</b>	<b>\$542.17</b>
<b>Total Amount Due</b>	<b>\$542.17</b>

**DO NOT PAY.** Your account will be drafted on 05/24/2023



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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008474837

Current month's charges:	\$542.17
Total amount due:	\$542.17
Payment Due By:	05/24/2023

**Amount Enclosed** \$

641507410888 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/24/2023

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:** 05/03/2023  
**Current month's charges due** 05/24/2023



## Details of Charges – Service from 03/29/2023 to 04/27/2023

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

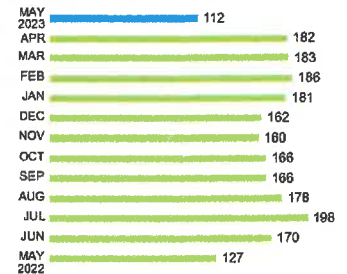
**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	04/27/2023	67,796	64,448		3,348 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3,348 kWh @ \$0.07990/kWh	\$267.51
Fuel Charge	3,348 kWh @ \$0.05239/kWh	\$175.40
Storm Protection Charge	3,348 kWh @ \$0.00400/kWh	\$13.39
Clean Energy Transition Mechanism	3,348 kWh @ \$0.00427/kWh	\$14.30
Storm Surcharge	3,348 kWh @ \$0.01061/kWh	\$35.52
Florida Gross Receipt Tax		\$13.55

**Electric Service Cost**
**\$542.17**
**Total Current Month's Charges**
**\$542.17**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

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

ACH

Current month's charges:	\$255.96
Total amount due:	\$255.96
Payment Due By:	05/24/2023

**Your Account Summary**

Previous Amount Due	\$278.29
Payment(s) Received Since Last Statement	-\$278.29
<b>Current Month's Charges</b>	<b>\$255.96</b>
<b>Total Amount Due</b>	<b>\$255.96</b>

**DO NOT PAY.** Your account will be drafted on 05/24/2023



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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211025808083

Current month's charges:	\$255.96
Total amount due:	\$255.96
Payment Due By:	05/24/2023

**Amount Enclosed** \$

626692646038 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED  
ON 05/24/2023

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:** 05/03/2023  
**Current month's charges due** 05/24/2023



### Details of Charges – Service from 03/29/2023 to 04/27/2023

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

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

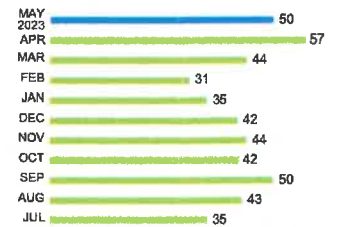
Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	04/27/2023	19,784		18,282		1,502 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,502 kWh @ \$0.07990/kWh	\$120.01
Fuel Charge	1,502 kWh @ \$0.05239/kWh	\$78.69
Storm Protection Charge	1,502 kWh @ \$0.00400/kWh	\$6.01
Clean Energy Transition Mechanism	1,502 kWh @ \$0.00427/kWh	\$6.41
Storm Surcharge	1,502 kWh @ \$0.01061/kWh	\$15.94
Florida Gross Receipt Tax		\$6.40

**Electric Service Cost**
**\$255.96**
**Total Current Month's Charges**
**\$255.96**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


## Important Messages

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## ACCOUNT INVOICE

tampaelectric.com



Received

Statement Date: 05/03/2023

Account: 221008759922

MAY 10 2023

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



ACH

Current month's charges:	\$23.08
Total amount due:	\$0.77
Payment Due By:	05/24/2023

### Your Account Summary

Previous Amount Due	\$22.31
Payment(s) Received Since Last Statement	-\$44.62
Credit balance after payments and credits	-\$22.31
<b>Current Month's Charges</b>	<b>\$23.08</b>
<b>Total Amount Due</b>	<b>\$0.77</b>

**DO NOT PAY.** Your account will be drafted on 05/24/2023



## 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.

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

## Save Energy. Save Money.

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

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008759922

Current month's charges:	\$23.08
Total amount due:	\$0.77
Payment Due By:	05/24/2023

**Amount Enclosed** \$

679778855081 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED  
ON 05/24/2023

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:** 05/03/2023  
**Current month's charges due** 05/24/2023



## Details of Charges – Service from 03/29/2023 to 04/27/2023

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

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

Meter Location: ENTRANCE SIGN

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	04/27/2023	0		0		0 kWh	1	30 Days

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

\$22.50  
\$0.58

**\$23.08**

**Total Current Month's Charges**

**\$23.08**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

MAY 0  
2023  
APR 0  
MAR 0  
FEB 0  
JAN 0  
DEC 0  
NOV 0

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## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit **FloridaDisaster.org** to learn more.

### 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**. Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.

**Received**

Statement Date: 05/03/2023

Account: 221008759930

**MAY 10 2023**

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



ACH

Current month's charges:	\$23.54
Total amount due:	\$0.92
Payment Due By:	05/24/2023

**Your Account Summary**

Previous Amount Due	\$22.62
Payment(s) Received Since Last Statement	-\$45.24
Credit balance after payments and credits	-\$22.62
<b>Current Month's Charges</b>	<b>\$23.54</b>
<b>Total Amount Due</b>	<b>\$0.92</b>

**DO NOT PAY. Your account will be drafted on 05/24/2023**

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**DOWNED IS DANGEROUS!**

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

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for more safety tips.

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[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008759930

Current month's charges:	\$23.54
Total amount due:	\$0.92
Payment Due By:	05/24/2023

**Amount Enclosed** \$

679778855082 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/24/2023

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

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

**Account:** 221008759930  
**Statement Date:** 05/03/2023  
**Current month's charges due** 05/24/2023



### Details of Charges – Service from 03/29/2023 to 04/27/2023

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	04/27/2023	5		2		3 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3 kWh @ \$0.07990/kWh	\$0.24
Fuel Charge	3 kWh @ \$0.05239/kWh	\$0.16
Storm Protection Charge	3 kWh @ \$0.00400/kWh	\$0.01
Clean Energy Transition Mechanism	3 kWh @ \$0.00427/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.01061/kWh	\$0.03
Florida Gross Receipt Tax		\$0.59
<b>Electric Service Cost</b>		<b>\$23.54</b>

**Total Current Month's Charges** **\$23.54**

#### Tampa Electric Usage History

 Kilowatt-Hours Per Day  
(Average)


## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](https://www.floridadisaster.org) to learn more.

### 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 Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.



PRODUCT #21



Hillsborough  
County Florida

Public Utilities Department  
Cross-Connection Control Unit  
PO Box 89547  
Tampa, Florida 33689-0401  
Fax: 813-635-1612  
[www.hillsboroughcounty.org/backflow](http://www.hillsboroughcounty.org/backflow)  
Email: [backflowprogram@hillsboroughcounty.org](mailto:backflowprogram@hillsboroughcounty.org)

Revision 05/01/2018

Current Date  Hazard #:

☒ Existing ☐ Replaced ☐ New

Please Note: The meter number is mandatory and if not included on this form it will not be accepted.

Customer/Site Information

Customer	Spencer Creek CDD		
Mailing Address	1643 Fred Ives St.		
City	Ruskin	State	FL Zip 33510
Contact Person	<input type="text"/>	Phone #	<input type="text"/>
Type Facility	Commercial		
Site Address	Same		
Location Details	2 Meter		
City	<input type="text"/>	Zip	<input type="text"/>
Contact Person	<input type="text"/>	Phone #	<input type="text"/>

Assembly Data

Type of Service	<input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire Line		
Size	2"	Type of Assembly	RP

Assembly Data Existing

Manufacturer	Wilkins	Size	2"
Model #	975XL2	Serial #	ACE1274
Meter #	11361547	Meter Size	<input type="text"/>

Assembly Data New

Manufacturer	<input type="text"/>	Size	<input type="text"/>
Model #	<input type="text"/>	Serial #	<input type="text"/>
Meter #	<input type="text"/>	Meter Size	<input type="text"/>

Permit #

New Installation or Replacement by

Type of Assembly  Installation Date  Phone #

CHECK VALVE #1

<input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight
Differential Pressure Reading Across Check Valve
8.8

CHECK VALVE #2

<input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight
Differential Pressure Reading Across Check Valve
2.2

RELIEF VALVE

Open @	2.5
Did Not Open	<input type="checkbox"/>

PRESSURE VACUUM BREAKER

Air Inlet Open @	<input type="text"/>
Did Not Open	<input type="checkbox"/>
Check Valve Held @	<input type="text"/>

PASS/FAIL/TEST DATE

<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail	
Test Date	4-19-23

Tester David Forrester Certification # 3913 Test Kit # 157392 Test Kit exp date 6-17-23

☐ Assembly Repaired Repair Date  Repair Cert #  Company

CHECK VALVE #1

<input type="radio"/> Leaked <input type="radio"/> Closed Tight
Differential Pressure Reading Across Check Valve
<input type="text"/>

CHECK VALVE #2

<input type="radio"/> Leaked <input type="radio"/> Closed Tight
Differential Pressure Reading Across Check Valve
<input type="text"/>

RELIEF VALVE

Open @	<input type="text"/>
Did Not Open	<input type="checkbox"/>

PRESSURE VACUUM BREAKER

Air Inlet Open @	<input type="text"/>
Did Not Open	<input type="checkbox"/>
Check Valve Held @	<input type="text"/>

PASS/FAIL/TEST DATE

<input type="checkbox"/> Pass <input type="checkbox"/> Fail	
Test Date	<input type="text"/>

Tester  Certification #  Test Kit #  Test Kit exp date



# Chris's Plumbing

Invoice 10662

INVOICED

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301  
Riverview, Florida 33578

8136713993

<https://chrissplumbing.com>

Spencer Creek

(813) 415-5633

**Billing address:**

Suite 300/2005 Pan Am Circle  
Tampa, Florida 33607

**Job title:** Sink

**Job location:** 1643 Fred Ives Street,  
Ruskin, Florida 33570

**Job Members:** Cameron Stone

**Invoiced Date:** Apr 26, 2023

**Due Date:** Apr 26, 2023

**Status:** Invoiced

**Author:** Cameron Stone

**Notes:**

Wall hung sink in mens bathroom was loose at the wall adjusted carrier screws and sealed to wall . Also women's restroom sink was tight on carrier sealed around sink as well

Item	Quantity	Taxed	Amount
Shop Supplies 1	1.00	No	\$7.99
Shop Supplies 1			
SHOP-1 - CAULK WHITE	1.00	Yes	\$11.25
CAULK WHITE			
LABOR Plumbing	1.25	No	\$200.00
LABOR Plumbing			

Thank you for your business!

<b>Subtotal</b>	<b>\$219.24</b>
<b>Tax (7.5%)</b>	<b>\$0.84</b>
<b>Total</b>	<b>\$220.08</b>
<b>Amount Paid</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$220.08</b>





# Received

MAY 22 2023

## Florida Department of Health in Hillsborough County Notification of Fees Due



**29-BID-6559088**

Permit Number

**29-60-2045869**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$275.00

Previous Balance: \$0.00

**Total Amount Due: \$275.00**

Payment Due Date: 06/30/2023 or Upon Receipt

**If not paid by 06/30/2023 then the fee will be \$325.00**

Mail To: Spencer Creek CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

### Account Information:

Name: Spencer Creek Pool  
Location: 1502 Tiger Tooth Place  
Ruskin, FL 33570

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

### Owner Information:

Name: Spencer Creek CDD  
Address: 2005 Pan Am Circle, Suite 300  
(Mailing) Tampa, FL 33607

Home Phone: (813) 873-7300 Work Phone: ()

### Please go online to pay fee at:

[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)

Permit Number: 29-60-2045869 Bill ID: 29-BID-6559088

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

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County  
ATTN: Environmental Health  
P O Box 5135  
Tampa, FL 33675

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

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

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

[Please RETURN invoice with your payment]

Batch Billing ID:67221

**PERMIT HOLDERS CAN NOW**

# pay invoices online!

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

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

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

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



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 5740  
DATE 05/16/2023  
TERMS Net 15  
DUE DATE 05/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 4/21/2023-5/12/2023 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 CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
CHARTER COMMUNICATIONS	0923 060923 ACH	\$137.96		INTERNET SERVICE - 06/09/23-07/08/23
INFRAMARK LLC	96855	\$4,971.75		DISTRICT INVOICE JUNE 2023
INFRAMARK LLC	CM1622	-\$1,400.00	\$3,571.75	FIELD MNGT CM
SITEX AQUATICS	7482	\$765.00		WATERWAY MAINT. - 13 PONDS JUNE 2023
STEADFAST CONTRACTORS ALIANCE	SM-9129	\$7,534.90		LANDSCAPE MAINT. JUNE 2023
SUNCOAST POOL SERVICE	9391	\$970.00		SWIMMING POOL - JUNE 2023
<b>Monthly Contract Subtotal</b>		<b>\$12,979.61</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 060123	\$200.00		SUPERVISOR FEE 06/01/23
LORI A CAMPAGNA	LC 060123	\$200.00		SUPERVISOR FEE 06/01/23
NICHOLAS J. DISTER	ND 060123	\$200.00		SUPERVISOR FEE 06/01/23
STRALEY ROBIN VERICKER	23174	\$778.10		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 05/15/23
<b>Variable Contract Subtotal</b>		<b>\$1,378.10</b>		
<b>Utilities</b>				
BOCC	6437 053123 ACH	\$170.29		WATER SERVICE 04/26/23-05/26/23
TECO	2437 060223 ACH	\$4,733.91		ELECTRICITY SERVICES 04/28/23-05/26/23
TECO	4837 060223 ACH	\$598.16		ELECTRICITY SERVICES 04/28/23-05/26/23
TECO	8083 060223 ACH	\$244.95		ELECTRICITY SERVICES 04/28/23-05/26/23
TECO	9922 060223 ACH	\$22.77		ELECTRICITY SERVICES 04/28/23-05/26/23
TECO	9930 060223 ACH	\$22.77	\$5,622.56	ELECTRICITY SERVICES 04/28/23-05/26/23
<b>Utilities Subtotal</b>		<b>\$5,792.85</b>		
<b>Regular Services</b>				
SPEAREM ENTERPRISES	5785	\$650.00		LABOR - 05/16/23-06/16/23
SPENCER CREEK CDD	06162023-1	\$3,865.81		SERIES 2019 FY23 TAX DIST ID 626 TAX CERT SALE
STEADFAST CONTRACTORS ALIANCE	SM-9175	\$67.50		IRRIGATION WET CHECK 05/31/23
<b>Regular Services Subtotal</b>		<b>\$4,583.31</b>		
<b>Additional Services</b>				
CORLIN SERVICES LLC	0000067	\$100.00		LATCH/SCREWS REINSTALLED - DOG PARK GATE
<b>Additional Services Subtotal</b>		<b>\$100.00</b>		
<b>TOTAL</b>		<b>\$24,833.87</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

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

Title (Check one):

[ ] Chariman   [ ] Vice Chariman   [ ] Assistant Secretary



June 9, 2023  
Invoice Number: 2472565060923  
Account Number: 8337 12 028 2472565  
Security Code: 8435  
Service At: 1643 FRED IVES ST  
RUSKIN FL 33570-5745

Received

Auto Pay Notice

JUN 13 2023

## NEWS AND INFORMATION

### Contact Us

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

### Summary

Service from 06/09/23 through 07/08/23  
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
Current Charges	\$137.96
YOUR AUTO PAY WILL BE PROCESSED 06/26/23	
<b>Total Due by Auto Pay</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.

**NEW!** Save big on mobile when you buy one mobile unlimited line and get a second line **FREE** for a year! Call 1-855-339-9673 to get started.



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

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8337 1200 NO RP 09 08102023 NNNNNNNN 01 003040 0014

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

June 9, 2023

SPENCER CREEK CDD

Invoice Number: 2472565060923  
Account Number: 8337 12 028 2472565  
Service At: 1643 FRED IVES ST  
RUSKIN FL 33570-5745

**Total Due by Auto Pay** **\$137.96**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712028247256500137968



Invoice Number: 2472565060923  
 Account Number: 8337 12 028 2472565  
 Security Code: 8435

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

8337 1200 NO RP 09 06102023 NNNNNNNN 01 003040 0014

### Charge Details

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

Payments received after 06/09/23 will appear on your next bill.

Service from 06/09/23 through 07/08/23

### 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**

<b>Current Charges</b>	<b>\$137.96</b>
<b>Total Due by Auto Pay</b>	<b>\$137.96</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).

**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 \$1.00, 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.

**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.

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



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





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#96855

**DATE**

6/23/2023

**CUSTOMER ID**

C2312

**NET TERMS**

Net 30

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

7/23/2023

**BILL TO**

Spencer Creek CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,500.00		2,500.00
Accounting Services	1	Ea	750.00		750.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	9	Ea	0.15		1.35
Postage	11	Ea	0.60		6.60
Eric Davidson 4-21-23 DNH*GODADDY.COM \$238.80	1	Ea	238.80		238.80
Dissemination Services	1	Ea	350.00		350.00
<b>Subtotal</b>					<b>4,971.75</b>

<b>Subtotal</b>	\$4,971.75
-----------------	------------

<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$4,971.75
------------------	------------

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy TX 77449  
United States

Credit Memo

#1622  
12/1/2022

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

PO #	Client Project	Shipping Method
	SPCCDD	

Quantity	Item	Options	Rate	Amount
	<b>Description</b> Credit memo due to the client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharged amount paid on the following invoices: 72376,74027,75292, 76821, 77955, 79418 & 80874. (200 x 7 months)			
7	<b>SIS00068 Mgmt Svcs - Field Operations</b> Field Management		\$200.00	\$1,400.00
			<b>Total</b>	\$1,400.00





Invoice

PO Box 917  
Parrish, FL 34219

Date	Invoice #
6/1/2023	7482

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-June	765.00	765.00
<b>**Please note that our address has changed. Please remit payments to: PO Box 917 Parrish, FL 34219</b>			
		<b>Balance Due</b>	\$765.00



# Invoice

# 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 #
6/1/2023	SM-9129

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

## Bill To

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

### Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SCA00536 Spencer Creek CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance for the month of the date of this invoice.				
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>	<b>\$7,534.90</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$7,534.90</b>
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Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
6/1/2023	9391

Bill To
Spencer Creek CDD 1502 Tiger Tooth Ruskin, FL 33570

P.O. No.	Terms	Project
June 2023	Net 30	

Quantity	Description	Rate	Amount
	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	970.00	970.00
Thank you for your business.		<b>Total</b>	\$970.00

Phone #
(727) 271-1395

**Spencer Creek CDD**

MEETING DATE: June 1, 2023

DMS: BRYAN RODRIGUEZ

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200
Ben Gainer	—	Salary Accepted	\$ 200
Kelly Evans	—	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200

Cd10 060123

**Spencer Creek CDD**

MEETING DATE: June 1, 2023

DMS: BRYAN RODRIGUEZ

SUPERVISOR	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200
Ben Gainer	_____	Salary Accepted	\$ 200
Kelly Evans	_____	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200

LC 060123

**Spencer Creek CDD**

**MEETING DATE: June 1, 2023**

**DMS:** BRYAN RODRIGUEZ

SUPERVISOR	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200
Ben Gainer	—	Salary Accepted	\$ 200
Kelly Evans	—	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200

ND 060123

# 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

June 05, 2023

Client: 001511

Matter: 000001

Invoice #: 23174

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/21/2023	LB	REVIEW SUPERVISOR OF ELECTIONS CORRESPONDENCE RE QUALIFIED NUMBER OF ELECTORS IN THE DISTRICT; REVIEW DISTRICT'S CURRENT BOARD SUPERVISORS; UPDATE 2024 ELECTION SPREADSHEET TO UPDATE QUALIFIED ELECTORS AND BOARD SUPERVISORS INFORMATION.	0.3	\$52.50
5/3/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/4/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
5/4/2023	KCH	REVIEW AGENDA AND ATTEND BOS MEETING IN PERSON.	0.5	\$162.50
5/12/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.8	\$300.00
Total Professional Services			2.3	\$777.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
4/19/2023	Postage	\$0.60
Total Disbursements		\$0.60

June 05, 2023  
Client: 001511  
Matter: 000001  
Invoice #: 23174

Page: 2

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Total Services	\$777.50	
Total Disbursements	\$0.60	
Total Current Charges		\$778.10
Previous Balance		\$3,066.25
Less Payments		(\$633.20)
<b>PAY THIS AMOUNT</b>		<b>\$3,211.15</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	\$2,928.40
22233	October 27, 2022	\$233.50	\$49.25	\$0.00	\$0.00	\$1,060.85
Total Remaining Balance Due						\$3,211.15

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$778.10	\$0.00	\$0.00	\$2,433.05



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	05/31/2023	06/21/2023

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	04/26/2023	3154	05/26/2023	3257	10300 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$31.11
Water Base Charge	\$18.34
Water Usage Charge	\$12.40
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$58.81

#### Summary of Account Charges

Previous Balance	\$303.26
Net Payments - Thank You	\$-303.26
Total Account Charges	<b>\$170.29</b>

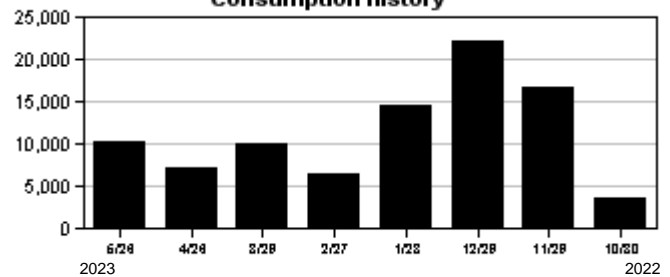
<b>AMOUNT DUE</b>	<b>\$170.29</b>
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#### Important Message

Code Inspectors uphold the County's water use restrictions ordinance. Avoid fines of up to \$500 by following the allowable irrigation days and times and additional rules found on [HCFLGov.net/WaterRestrictions](http://HCFLGov.net/WaterRestrictions). Call (813) 224-8993 to report a violation.

This account has ACH payment method

Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2374746437



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



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

1,920 8

DUE DATE	06/21/2023
AMOUNT DUE	\$170.29
AMOUNT PAID	

0023747464370 00000170290



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

Statement Date: June 02, 2023

Amount Due: \$4,733.91

Due Date: June 23, 2023

Account #: 221008452437

DO NOT PAY. Your account will be drafted on June 23, 2023

## Account Summary

Current Service Period: April 28, 2023 - May 26, 2023

Previous Amount Due	\$21.00
Payment(s) Received Since Last Statement	-\$21.00

Current Month's Charges	\$4,733.91
-------------------------	------------

Amount Due by June 23, 2023	\$4,733.91
-----------------------------	------------

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008452437

Due Date: June 23, 2023

Amount Due: \$4,733.91

Payment Amount: \$ \_\_\_\_\_

642742002199

Your account will be  
drafted on June 23, 2023

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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

Account #: 221008452437  
Statement Date: June 02, 2023  
Charges Due: June 23, 2023

**Service Period:** Apr 28, 2023 - May 26, 2023

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

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

Lighting Energy Charge	1824 kWh @ \$0.03511/kWh	\$64.04
Fixture & Maintenance Charge	96 Fixtures	\$1566.72
Lighting Pole / Wire	96 Poles	\$2667.84
Lighting Fuel Charge	1824 kWh @ \$0.05169/kWh	\$94.28
Storm Protection Charge	1824 kWh @ \$0.01466/kWh	\$26.74
Clean Energy Transition Mechanism	1824 kWh @ \$0.00036/kWh	\$0.66
Storm Surcharge	1824 kWh @ \$0.00326/kWh	\$5.95
Florida Gross Receipt Tax		\$4.91
Franchise Fee		\$290.24
Municipal Public Service Tax		\$12.53

**Lighting Charges** **\$4,733.91**

**Total Current Month's Charges**

**\$4,733.91**

00000103-0001004-Page 8 of 22

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: June 02, 2023

Amount Due: \$598.16

Due Date: June 23, 2023

Account #: 221008474837

DO NOT PAY. Your account will be drafted on June 23, 2023

## Your Energy Insight



Your average daily kWh used was **24.71% lower** than the same period last year.



Your average daily kWh used was **14.29% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Current Service Period: April 28, 2023 - May 26, 2023

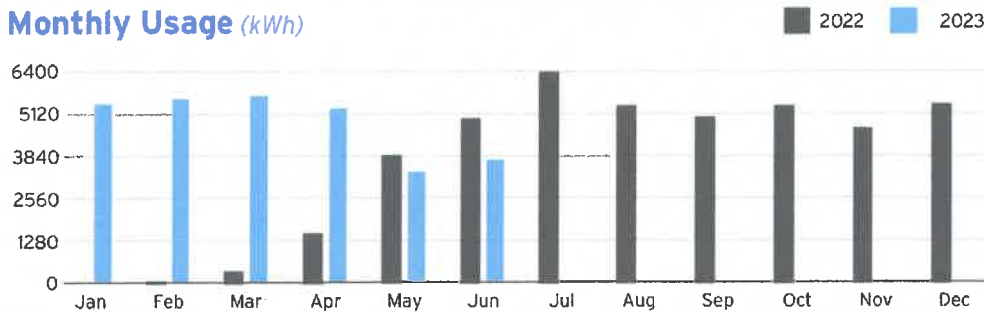
Previous Amount Due	\$542.17
Payment(s) Received Since Last Statement	-\$542.17

Current Month's Charges	\$598.16
-------------------------	----------

Amount Due by June 23, 2023	\$598.16
-----------------------------	----------

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

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.

REPORT A POWER OUTAGE



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008474837

Due Date: June 23, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$598.16

Payment Amount: \$ \_\_\_\_\_

642742002200

Your account will be  
drafted on June 23, 2023

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.





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

Account #: 221008474837  
Statement Date: June 02, 2023  
Charges Due: June 23, 2023

## Meter Read

**Service Period:** Apr 28, 2023 - May 26, 2023

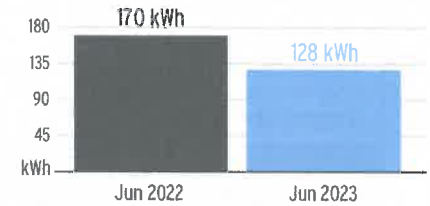
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	05/26/2023	71,510		67,796		3,714 kWh	1	29 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	3,714 kWh @ \$0.07990/kWh	\$296.75
	Fuel Charge	3,714 kWh @ \$0.05239/kWh	\$194.58
	Storm Protection Charge	3,714 kWh @ \$0.00400/kWh	\$14.86
	Clean Energy Transition Mechanism	3,714 kWh @ \$0.00427/kWh	\$15.86
	Storm Surcharge	3,714 kWh @ \$0.01061/kWh	\$39.41
	Florida Gross Receipt Tax		\$14.95
	<b>Electric Service Cost</b>		<b>\$598.16</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$598.16**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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7-1-1

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877-588-1010

### Energy-Saving Programs:

813-275-3909

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SPENCER CREEK COMMUNITY  
DEVELOPMENT DISTRICT  
SPENCER CREEK COMMUNITY DEVELOPMENT  
1629 FRED IVES ST, IRRG  
RUSKIN, FL 33570-5745

Statement Date: June 02, 2023

Amount Due: \$244.95

Due Date: June 23, 2023

Account #: 211025808083

DO NOT PAY. Your account will be drafted on June 23, 2023

## Account Summary

Current Service Period: April 28, 2023 - May 26, 2023

Previous Amount Due	\$255.96
Payment(s) Received Since Last Statement	-\$255.96

Current Month's Charges	\$244.95
-------------------------	----------

Amount Due by June 23, 2023	\$244.95
-----------------------------	----------

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

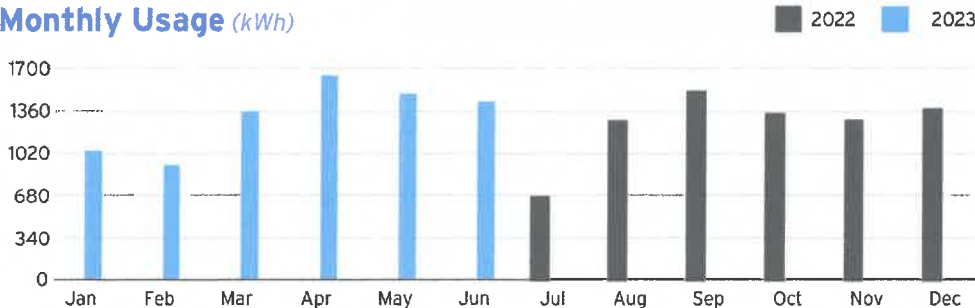


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211025808083

Due Date: June 23, 2023



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$244.95

Payment Amount: \$ \_\_\_\_\_

602001385226

Your account will be  
drafted on June 23, 2023

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



**Service For:**  
1629 FRED IVES ST  
IRRG, RUSKIN, FL 33570-5745

Account #: 211025808083  
Statement Date: June 02, 2023  
Charges Due: June 23, 2023

## Meter Read


**Meter Location:** IRRIGATION

**Service Period:** Apr 28, 2023 - May 26, 2023

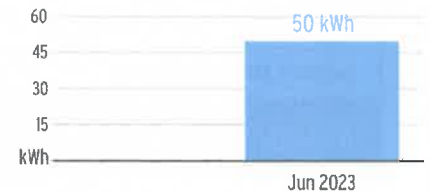
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	05/26/2023	21,220	19,784		1,436 kWh	1	29 Days

## Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,436 kWh @ \$0.07990/kWh	\$114.74
Fuel Charge	1,436 kWh @ \$0.05239/kWh	\$75.23
Storm Protection Charge	1,436 kWh @ \$0.00400/kWh	\$5.74
Clean Energy Transition Mechanism	1,436 kWh @ \$0.00427/kWh	\$6.13
Storm Surcharge	1,436 kWh @ \$0.01061/kWh	\$15.24
Florida Gross Receipt Tax		\$6.12
<b>Electric Service Cost</b>		<b>\$244.95</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$244.95**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill

- 

**Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)
- 

**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111
- 

**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.
- 

**Phone**  
Toll Free: **866-689-6469**

## Contact Us

- Online:**  
[TampaElectric.com](https://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.





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

Statement Date: June 02, 2023

Amount Due: \$22.77

Due Date: June 23, 2023

Account #: 221008759922

DO NOT PAY. Your account will be drafted on June 23, 2023

### Account Summary

Current Service Period: April 28, 2023 - May 26, 2023

Previous Amount Due \$0.77

Payment(s) Received Since Last Statement -\$0.77

Current Month's Charges \$22.77

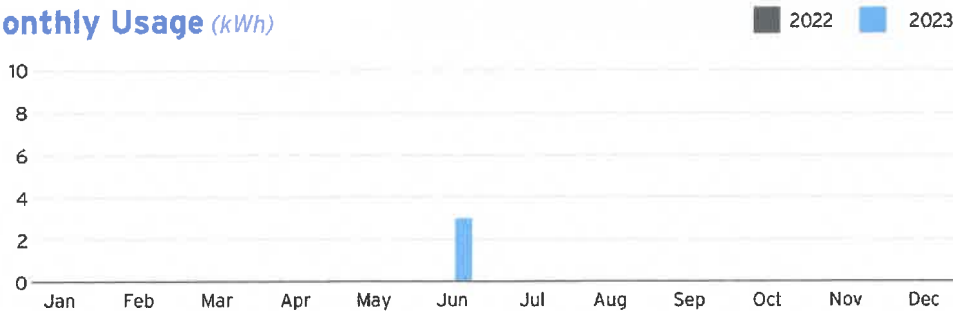
Amount Due by June 23, 2023 \$22.77

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008759922

Due Date: June 23, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$22.77

Payment Amount: \$ \_\_\_\_\_

642742002201

Your account will be drafted on June 23, 2023

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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

Account #: 221008759922  
Statement Date: June 02, 2023  
Charges Due: June 23, 2023

## Meter Read

**Meter Location:** ENTRANCE SIGN

**Service Period:** Apr 28, 2023 - May 26, 2023

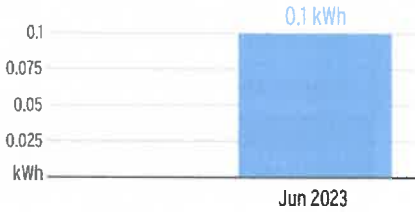
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	05/26/2023	3		0		3 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3 kWh @ \$0.07990/kWh	\$0.24
Fuel Charge	3 kWh @ \$0.05239/kWh	\$0.16
Storm Protection Charge	3 kWh @ \$0.00400/kWh	\$0.01
Clean Energy Transition Mechanism	3 kWh @ \$0.00427/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.01061/kWh	\$0.03
Florida Gross Receipt Tax		\$0.57
<b>Electric Service Cost</b>		<b>\$22.77</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$22.77**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
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- Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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

Statement Date: June 02, 2023

Amount Due: \$22.77

Due Date: June 23, 2023

Account #: 221008759930

DO NOT PAY. Your account will be drafted on June 23, 2023

## Account Summary

Current Service Period: April 28, 2023 - May 26, 2023

Previous Amount Due	\$0.92
Payment(s) Received Since Last Statement	-\$0.92

Current Month's Charges	\$22.77
-------------------------	---------

Amount Due by June 23, 2023	\$22.77
-----------------------------	---------

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

## Your Energy Insight

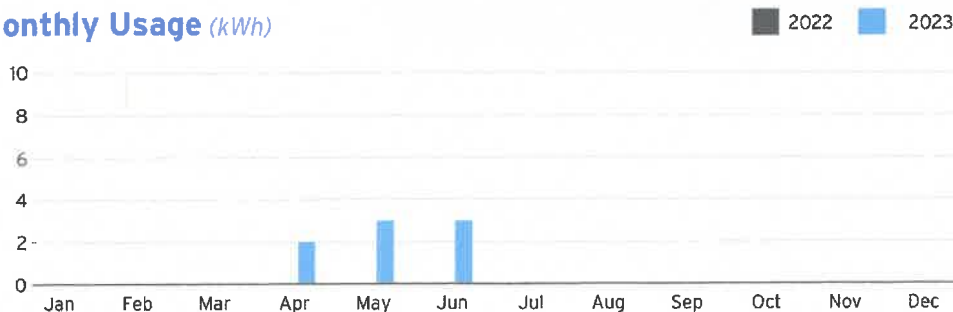


Your average daily kWh used was  
**0% higher** than it was in your  
previous period.



Scan here to learn  
more about your  
redesigned bill  
and soon-to-come  
Interactive Bill.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

REPORT A POWER OUTAGE

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- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
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register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and  
zip code required.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008759930

Due Date: June 23, 2023

Amount Due: \$22.77

Payment Amount: \$ \_\_\_\_\_

642742002202

Your account will be  
drafted on June 23, 2023

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

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TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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

Account #: 221008759930  
Statement Date: June 02, 2023  
Charges Due: June 23, 2023

## Meter Read

**Meter Location:** ENTRANCE SIGN

**Service Period:** Apr 28, 2023 - May 26, 2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874874	05/26/2023	8		5		3 kWh	1	29 Days

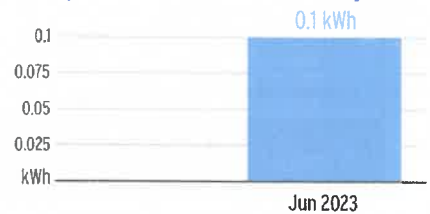
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### Electric Charges

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<b>Electric Service Cost</b>		<b>\$22.77</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$22.77**

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**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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888-223-0800 (All Other Counties)

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7-1-1

**Power Outage:**

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**Energy-Saving Programs:**

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Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 5785  
DATE 06/15/2023  
TERMS Net 15  
DUE DATE 06/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 5/26-6/16/2023: 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>	6/19/2023
<b>Invoice#:</b>	06162023-1
<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 626 tax cert sale
<b>Code to:</b>	200.103200.1000
<b>Amount:</b>	\$3,865.81
<b>Requested By:</b>	<div>6/19/2023</div> <div><u>Teresa Farlow</u></div>

# SPENCER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 6/16/2023  
**Check Amount** \$3,865.81  
**Payable To** Spencer Creek CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID 626 (Tax Cert Sale)  
**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 _____



Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - dated 06-16-2023 - Run 06/15/2023 12:20PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Delinquent	626	DN022146	SHERWOOD MANOR CDD	106,195.38	0.00	0.00	3,185.87	0.00	109,381.25	2,187.63	107,193.62
Real Estate Delinquent	626	DN022147	BOYETTE PARK CDD	3,714.70	0.00	0.00	111.45	0.00	3,826.15	76.52	3,749.63
Real Estate Delinquent	626	DN022149	CYPRESS MILL CDD	6,847.51	0.00	0.00	205.43	0.00	7,052.94	141.05	6,911.89
Real Estate Delinquent	626	DN022150	SPENCER CREEK	6,083.42	0.00	0.00	182.50	0.00	6,265.92	125.32	6,140.60
Real Estate Delinquent	626	DN022151	SHELL POINT CDD	9,982.98	0.00	0.00	299.50	0.00	10,282.48	205.65	10,076.83
Real Estate Delinquent	626	DN022152	CREEK PRESERVE CDD	2,994.90	0.00	0.00	89.85	0.00	3,084.75	61.69	3,023.06
Real Estate Delinquent	626	DN022153	BELMONT II CDD	14,606.83	0.00	0.00	438.21	0.00	15,045.04	300.90	14,744.14
Real Estate Delinquent	626	DN022154	FISHHAWK RANCH CDD	51,163.12	0.00	0.00	1,534.89	0.00	52,698.01	1,053.96	51,644.05
Real Estate Delinquent	626	DN022155	LYNWOOD CDD	2,255.63	0.00	0.00	67.67	0.00	2,323.30	46.47	2,276.83
Real Estate Delinquent	626	DN022157	NORTH PARK ISLE CDD	6,190.48	0.00	0.00	185.69	0.00	6,376.17	127.52	6,248.65
Real Estate Delinquent	626	DN022158	BELMOND RESERVE CDD	11,334.92	0.00	0.00	340.04	0.00	11,674.96	233.50	11,441.46
Real Estate Delinquent	626	DN022159	HAWKSTONE CDD	14,788.18	0.00	0.00	443.64	0.00	15,231.82	304.63	14,927.19
Real Estate Delinquent	626	DN022160	BERRY BAY CDD	17,466.58	0.00	0.00	524.01	0.00	17,990.59	359.82	17,630.77
Real Estate Delinquent	626	DN022161	SOUTH CREEK CDD	2,495.24	0.00	0.00	74.86	0.00	2,570.10	51.40	2,518.70
Real Estate Delinquent	626	DN022165	MANGROVE POINT AND MANGROVE MANOR CDD	1,663.11	0.00	0.00	49.89	0.00	1,713.00	34.26	1,678.74
Real Estate Delinquent	626	DNPCFGFA	FLORIDA GREEN FINANCE AUTHORITY	37,651.48	0.00	0.00	1,129.51	0.00	38,780.99	775.62	38,005.37
Real Estate Delinquent	626	DNPCFRED	FLORIDA RESILIENCY AND ENERGY DISTRICT	8,227.59	0.00	0.00	246.83	0.00	8,474.42	169.49	8,304.93
Real Estate Delinquent	626	DNPCPACE	FLORIDA PACE FUNDING AGENCY	16,686.67	0.00	0.00	500.60	0.00	17,187.27	343.74	16,843.53
Real Estate Delinquent	626	DNPCYGRN	GREEN CORRIDOR PROPERTY ASSESSMENT	34,412.57	0.00	0.00	1,032.37	0.00	35,444.94	708.90	34,736.04
Real Estate Delinquent	626	DR021015	PORT AUTHORITY	208,252.70	0.00	0.00	6,246.99	0.00	214,499.69	4,289.99	210,209.70
Real Estate Delinquent	626	DS010001	SCHOOL - LOCAL	6,676,316.15	0.00	0.00	200,290.41	0.00	6,876,606.56		6,876,606.56
Real Estate Delinquent	626	DS010002	SCHOOL - STATE	9,619,481.27	0.00	0.00	288,586.10	0.00	9,908,067.37		9,908,067.37



# SPENCER CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	335,531.51	37.045%	0.370500
Net DS	570,206.16	62.955%	0.629500
Net Total	905,737.67	100.0000%	1.000000

Date Received	Amount Received	37.05%	37.05%	62.95%	62.95%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
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	1302
1/23/2023	401.59	148.77	148.77	252.82	252.82	-	Int	
3/2/2023	5,410.27	2,004.24	2,004.24	3,406.03	3,406.03	-	613	1323
4/5/2023	742.83	275.18	275.18	467.65	467.65	-	616	467.65
6/16/2023	6,140.60	2,274.79	2,274.79	3,865.81	3,865.81	-	626	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	850,496.50	315,067.36	315,067.35	535,429.14	535,429.15			
<b>Net Total on Roll</b>	905,737.67		335,531.51		570,206.16			
<b>Collection Surplus / (Deficit)</b>	(55,241.17)		(20,464.16)		(34,777.01)			



# Steadfast Contractors Alliance, LLC

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

## Invoice

Date	Invoice #
6/7/2023	SM-9175

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SCA00536 Spencer Creek CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Irrigation Wet Check 5/31/23- During the monthly inspection our tech had to replace 2- 9V batteries and 1 drip break around the playground area.		0.00	5/31/2023	0.00
1	Irrigation Parts 2- drip couplings 2-9V batteries		25.00		25.00
0.5	Irrigation Labor		85.00		42.50

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

<b>Total</b>	\$67.50
Payments/Credits	\$0.00
<b>Balance Due</b>	\$67.50



CorlinServices LLC  
7818126511  
11237 Spring Point Circle  
Riverview, FL 33579

Billed To  
Spencer Creek CDD

Date of Issue  
06/12/2023

Invoice Number  
0000067

Due Date  
07/12/2023

Amount Due (USD)  
**\$100.00**

Description	Rate	Qty	Line Total
reinstallation of latch on dog park gate	\$50.00	1	\$50.00
reinstallation of missing screws on fences surrounding basketball court, playground, and dog park (approx.. 40)	\$50.00	1	\$50.00
Subtotal			100.00
Tax			0.00
Total			100.00
Amount Paid			0.00
Amount Due (USD)			\$100.00

# **Spencer Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 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 June 30, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2019						TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
<b>ASSETS</b>							
Cash - Operating Account	\$ 62,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,496
Cash in Transit	-	468	-	-	-	-	468
Due From Other Funds	-	4,503	27	-	-	-	4,530
Investments:							
Prepayment Account	-	30	-	-	-	-	30
Reserve Fund	-	268,006	-	-	-	-	268,006
Revenue Fund	-	200,187	-	-	-	-	200,187
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>\$ 70,045</b>	<b>\$ 473,194</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,721,946</b>	<b>\$ -</b>	<b>\$ 15,778,879</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 17,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,928
Bonds Payable	-	-	-	-	7,721,947	-	7,721,947
Due To Other Funds	4,530	-	-	-	-	-	4,530
<b>TOTAL LIABILITIES</b>	<b>22,458</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,721,947</b>	<b>-</b>	<b>7,744,405</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	473,194	-	-	-	-	473,194
Capital Projects	-	-	27	-	-	-	27
Unassigned:	47,587	-	-	7,513,667	(1)	-	7,561,253
<b>TOTAL FUND BALANCES</b>	<b>47,587</b>	<b>473,194</b>	<b>27</b>	<b>7,513,667</b>	<b>(1)</b>	<b>-</b>	<b>8,034,474</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 70,045</b>	<b>\$ 473,194</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,721,946</b>	<b>\$ -</b>	<b>\$ 15,778,879</b>

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ 317,144	\$ 1,680	100.53%
Other Miscellaneous Revenues	-	2,237	2,237	0.00%
<b>TOTAL REVENUES</b>	<b>315,464</b>	<b>319,381</b>	<b>3,917</b>	<b>101.24%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,200	4,600	(1,400)	143.75%
Payroll-Part Time	20,000	-	20,000	0.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	4,200	3,150	1,050	75.00%
District Counsel	5,000	4,124	876	82.48%
District Engineer	3,000	4,645	(1,645)	154.83%
District Manager	30,000	28,500	1,500	95.00%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Accounting Services	-	750	(750)	0.00%
Auditing Services	4,100	-	4,100	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	600	62	538	10.33%
Annual Mailing	-	302	(302)	0.00%
Postage, Phone, Faxes, Copies	500	273	227	54.60%
Public Officials Insurance	2,819	2,694	125	95.57%
Legal Advertising	2,500	8,736	(6,236)	349.44%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,364	136	90.93%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>83,444</b>	<b>87,416</b>	<b>(3,972)</b>	<b>104.76%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	55,000	51,815	3,185	94.21%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>51,815</b>	<b>3,185</b>	<b>94.21%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	6,000	2,212	3,788	36.87%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>2,212</b>	<b>3,788</b>	<b>36.87%</b>

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	6,885	2,295	75.00%
Field Manager	12,000	9,036	2,964	75.30%
Amenity Center Cleaning & Supplies	7,200	7,194	6	99.92%
Contracts-Pools	11,640	6,411	5,229	55.08%
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	601	899	40.07%
R&M-Other Landscape	2,000	1,000	1,000	50.00%
R&M-Pools	1,000	3,185	(2,185)	318.50%
Amenity Maintenance & Repairs	5,000	5,816	(816)	116.32%
R&M-Monument, Entrance & Wall	1,500	-	1,500	0.00%
Landscape Maintenance	90,500	61,386	29,114	67.83%
Plant Replacement Program	2,000	-	2,000	0.00%
Security System Monitoring	-	8,100	(8,100)	0.00%
Mulch & Tree Trimming	10,000	3,608	6,392	36.08%
Irrigation Maintenance	1,500	858	642	57.20%
<b>Total Other Physical Environment</b>	<b>171,020</b>	<b>130,250</b>	<b>40,770</b>	<b>76.16%</b>
<b>TOTAL EXPENDITURES</b>	<b>315,464</b>	<b>271,693</b>	<b>43,771</b>	<b>86.12%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	47,688	47,688	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(101)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 47,587</b>		

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 4,110	\$ 4,110	0.00%
Special Assmnts- Tax Collector	533,138	539,707	6,569	101.23%
Special Assmnts- CDD Collected	-	468	468	0.00%
<b>TOTAL REVENUES</b>	<b>533,138</b>	<b>544,285</b>	<b>11,147</b>	<b>102.09%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	145,000	-	100.00%
Interest Expense	388,138	390,856	(2,718)	100.70%
<b>Total Debt Service</b>	<b>533,138</b>	<b>535,856</b>	<b>(2,718)</b>	<b>100.51%</b>
<b>TOTAL EXPENDITURES</b>	<b>533,138</b>	<b>535,856</b>	<b>(2,718)</b>	<b>100.51%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,429	8,429	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	\$ -	\$ 8,428	\$ 8,428	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>464,766</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 473,194</b>		



**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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 June 30, 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. 06-23  
Statement Date 6/30/2023

G/L Balance (LCY)	62,495.51	Statement Balance	64,470.17
G/L Balance	62,495.51	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	64,470.17
Subtotal	62,495.51	Outstanding Checks	1,974.66
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	62,495.51	Ending Balance	62,495.51
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/18/2023	Payment	1350	CHRIS'S PLUMBING SERVICE	219.24	219.24	0.00
5/18/2023	Payment	1351	INFRAMARK LLC	4,793.95	4,793.95	0.00
5/31/2023	Payment	1359	FLORIDA DEPARTMENT OF HEALTH	275.00	275.00	0.00
6/1/2023	Payment	1360	SPEAREM ENTERPRISES	650.00	650.00	0.00
6/15/2023	Payment	1361	CARLOS DE LA OSSA	200.00	200.00	0.00
6/15/2023	Payment	1362	INFRAMARK LLC	4,735.20	4,735.20	0.00
6/15/2023	Payment	1363	LORI A CAMPAGNA	200.00	200.00	0.00
6/15/2023	Payment	1365	SITEX AQUATICS	765.00	765.00	0.00
6/15/2023	Payment	1366	STEADFAST CONTRACTORS ALIANCE	7,534.90	7,534.90	0.00
6/15/2023	Payment	1367	STRALEY ROBIN VERICKER	778.10	778.10	0.00
6/15/2023	Payment	1368	SUNCOAST POOL SERVICE	970.00	970.00	0.00
6/21/2023	Payment	1369	SPENCER CREEK CDD	3,865.81	3,865.81	0.00
6/29/2023	Payment	DD108	Payment of Invoice 000347	170.29	170.29	0.00
6/29/2023	Payment	DD109	Payment of Invoice 000372	137.96	137.96	0.00
6/29/2023	Payment	DD115	Payment of Invoice 000359	22.77	22.77	0.00
6/29/2023	Payment	DD116	Payment of Invoice 000360	4,733.91	4,733.91	0.00
6/29/2023	Payment	DD117	Payment of Invoice 000361	244.95	244.95	0.00
6/29/2023	Payment	DD118	Payment of Invoice 000362	22.77	22.77	0.00
6/29/2023	Payment	DD119	Payment of Invoice 000363	598.16	598.16	0.00
Total Checks				30,918.01	30,918.01	0.00
Deposits						
6/8/2023		JE000133	MO##### - Pool Key	G/L 25.00	25.00	0.00
6/8/2023		JE000134	MO##### - Pool Key	G/L 25.00	25.00	0.00
6/8/2023		JE000135	MO##### - Pool Key	G/L 25.00	25.00	0.00
6/8/2023		JE000136	MO##### - Pool Key	G/L 25.00	25.00	0.00
6/8/2023		JE000137	MO##### - Pool Key	G/L 25.00	25.00	0.00
6/26/2023		JE000138	CK#468## - Pool Key	G/L 25.00	25.00	0.00
6/26/2023		JE000139	CK#355## - Pool Keys	G/L 50.00	50.00	0.00
6/26/2023		JE000140	CK#97# - Pool Key	G/L 50.00	50.00	0.00
6/26/2023		JE000141	MO##### - Pool Key	G/L 25.00	25.00	0.00
6/16/2023		JE000166	Special Assmnts- Tax Collector	G/L 6,140.60	6,140.60	0.00

SPENCER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Deposits				6,415.60	6,415.60	0.00
Outstanding Checks						
6/15/2023	Payment	1364	NICHOLAS J. DISTER	200.00	0.00	200.00
6/29/2023	Payment	1370	CORLIN SERVICES LLC	100.00	0.00	100.00
6/29/2023	Payment	1371	SPEAREM ENTERPRISES	650.00	0.00	650.00
6/29/2023	Payment	1372	STEADFAST CONTRACTORS ALIANCE	67.50	0.00	67.50
6/29/2023	Payment	DD107	Payment of Invoice 000297	136.34	0.00	136.34
6/29/2023	Payment	DD110	Payment of Invoice 000303	0.92	0.00	0.92
6/29/2023	Payment	DD111	Payment of Invoice 000304	255.96	0.00	255.96
6/29/2023	Payment	DD112	Payment of Invoice 000305	0.77	0.00	0.77
6/29/2023	Payment	DD113	Payment of Invoice 000306	542.17	0.00	542.17
6/29/2023	Payment	DD114	Payment of Invoice 000307	21.00	0.00	21.00
Total Outstanding Checks.....				1,974.66		1,974.66

# Inframark, LLC

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Friday July 21, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	20	-5	Good
INVASIVE MATERIAL (FLOATING)	20	15	-5	various ponds have ilamentous algae
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Marginal amount
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: Friday July 21, 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>	<b>700</b>	<b>684</b>	<b>-16</b>	<b>98%</b>

Manager's Signature: Gary Schwartz

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

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Friday July 21, 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	4	-1	<u>Good overall</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Good overall</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	95	-5	95%
-----	----	----	-----

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

Manager's Signature: Gary Schwartz

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

# SPENCER CREEK. CDD. 7/16/23, 2:29 PM

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Steadfast.

Sunday, July 16, 2023

Prepared For Board Of SupervisorS.

46 Issues Identified





---

### **15TH ST SE.**

Assigned To Steadfast.

The North side entrance looks good.



---

### **15TH ST SE.**

Assigned To Steadfast.

Heading North on the 15th ST SE sidewalk looks good.



---

### **15TH ST SE.**

Assigned To Steadfast.

Heading South on the 15th ST SE  
sidewalk looks good.



---

### **GOLDEN GLOW.**

Assigned To Steadfast.

Heading East on Golden Glow  
looks good.





---

**15TH ST SE.**

Assigned To Steadfast.

The SW entrance looks good.



---

**15TH ST SE.**

Assigned To Steadfast.

The NW Colding entrance looks good.



---

### **15TH ST SE.**

Assigned To Steadfast.

Heading North on the 15th ST SE  
sidewalk looks good.



---

### **TIGER TOOTH.**

Assigned To Steadfast.

Looks good.





---

### **15TH ST SE.**

Assigned To Steadfast.

The SW entrance on Colding looks good.



---

### **15TH ST SE.**

Assigned To Steadfast.

Heading South on the 15th ST SE sidewalk looks good.



---

**GOLDEN GLOW.**

Assigned To Steadfast.

Heading South on the East Golden Glow sidewalk looks good.



---

**GOLDEN GLOW.**

Assigned To Steadfast.

The NW entrance looks good.





---

### **14TH AVE.**

Assigned To Steadfast

Heading West on the 14th Ave  
sidewalk looks good.



---

### **GOLDEN GLOW.**

Assigned To Steadfast.

The NW entrance looks good.





---

### **14TH AVE.**

Assigned To Steadfast.

Heading East on the 14th Ave  
sidewalk looks good.



---

### **PROPERTY LINE**

Assigned To Bryan

The neighboring property has  
begun to start clearing out the  
brush. They have them in some of  
the landscape border on the mulch  
path.





---

**BACK-FLOW LEAK.**

Assigned To Steadfast.

Steadfast is scheduled to repair the leak.



---

**GOLDEN GLOW.**

Assigned To Steadfast.

Heading East on the Golden Glow sidewalk looks good.



---

## **DOG PARK.**

Assigned To Steadfast.

Looks good.



---

## **ENTRYWAY**

Assigned To Steadfast.

Looks good.





---

## **MAILBOXES.**

Assigned To Steadfast.

Looks good.



---

## **GOLDEN GLOW.**

Assigned To Steadfast.

Heading West on the Golden Glow sidewalk looks good.



---

**FRED IVES.**

Assigned To Steadfast.

The entrance to the Amenity Center looks good.



---

**PLAYGROUND FENCE-LINE.**

Assigned To Steadfast.

Looks good.





---

**PLAYGROUND.**

Assigned To Steadfast.

Looks good.



---

**AMENITY CENTER.**

Assigned To Steadfast.

Looks good.



---

**FRED IVES.**

Assigned To Steadfast.

The palm trees are healthy and look good.



---

**AMENITY CENTER.**

Assigned To Clubhouse Attendant.

The chaise lounges are clean and look good.





---

**AMENITY CENTER.**

Assigned To Clubhouse Attendant.  
The tables and chairs are clean  
and look good.



---

**AMENITY CENTER**

Assigned To Clubhouse Attendant.  
Looks good.



---

**AMENITY CENTER.**

Assigned To Sun Coast.

The pool is clear and blue.



---

**AMENITY CENTER.**

Assigned To Clubhouse Attendant.

The back of the clubhouse is clean and looks good.





---

**AMENITY CENTER.**

Assigned To Clubhouse Attendant.

The pavers look good.



---

**FRED IVES.**

Assigned To Steadfast.

Looks good.



---

**GOLDEN GLOW.**

Assigned To Steadfast.

Heading West on the Golden Glow sidewalk looks good.



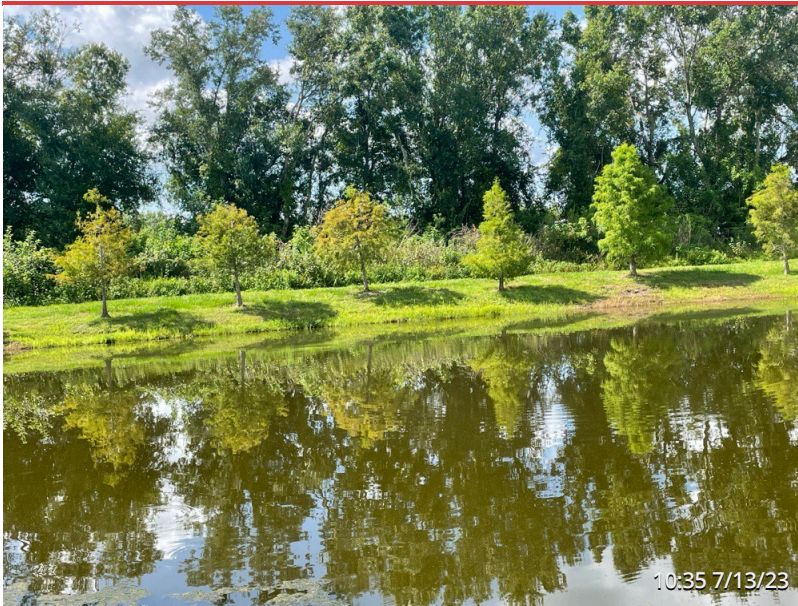
---

**GOLDEN GLOW.**

Assigned To Steadfast.

Looks good.





---

**POND**

Assigned To Site X.

Looks good.



---

**POND.**

Assigned To Site X.

The filamentous algae within the pond is dead, and the pond looks good overall.



---

**POND.**

Assigned To Site X.

The filamentous algae within the pond is dead and the pond look good overall.



---

**POND.**

Assigned To Site X.

The filamentous algae within the pond is dead, and the pond looks good overall.





---

**POND.**

Assigned To Site X.

The filamentous algae is dead.



---

**POND.**

Assigned To SiteX.

The pond looks good overall.



---

**POND.**

Assigned To Site X.

The pond looks good overall.



---

**POND.**

Assigned To Site X.

Deponte looks good.





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**POND.**

Assigned To Site X.

The pond looks good.



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**POND.**

Assigned To Site X.

Filamentous algae bloom.