

**SPENCER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 04, 2024

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

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
 Nick Dister, Assistant Secretary

Bryan Radcliff, District Manager
 John Vericker, District Counsel
 Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, January 04, 2024, at 2:00 p.m.

The Regular Meeting of the **Spencer Creek Community Development District** will be held December 07, 2023, at **2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting

<https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmlGNwEvJbTHO.1>

Meeting ID: 869 9208 4254

Passcode: 944104

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

REGULAR MEETING OF BOARD OF SUPERVISORS

CALL TO ORDER/ROLL CALL

1. **PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.
2. **BUISNESS ITEMS**
3. **CONSENT AGENDA**
 - A. Approval of Minutes of the December 07, 2023Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures November 2023
 - C. Acceptance of the Financials and Approval of the Check Register for November 2023
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspections Report
5. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
6. **ADJOURNMENT**

*Next regularly scheduled meeting is February 01, 2024 at 2:00 p.m.

Third Order of Business

3A.

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

The regular meeting of the Board of Supervisors of Spencer Creek Community Development District was held on Thursday, December 7, 2023, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson
Carlos de la Ossa	Vice Chairperson
Lori Campagna	Assistant Secretary
Nicholas Dister	Assistant Secretary <i>(via phone)</i>

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
John Vericker	District Counsel
Kathryn Hopkins	District Counsel

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

Call to Order/Roll Call

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

FIRST ORDER OF BUSINESS

Public Comment

There being no residents present, the next order of business followed.

SECOND ORDER OF BUSINESS

Business Items

A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022

On MOTION by Mr. de la Ossa seconded by Ms. Evans, the Financial Report for Fiscal Year Ending September 30, 2022, was accepted. 4-0
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THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the November 2, 2023 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures October 2023

C. Acceptance of the Financials and Approval of the Check Register for October 2023

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda, was approved. 4-0

December 7, 2023

SPENCER CREEK CDD

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer****C. District Manager**

There being no reports, the next item followed.

i. Community Inspections Report

The Community Inspection Report was presented, a copy of which was included in the agenda package.

FIFTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Evans seconded by Ms. Campagna with all in favor the meeting was adjourned at 2:49 p.m.

 Bryan Radcliff
 District Manager

 Kelly Evans
 Chairperson

3B.

November 2023 Meeting

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	0923 110923 ACH	\$137.96		INTERNET SERVICE - 11/09/23-12/08/23
INFRAMARK LLC	104227	\$4,725.00		DISTRICT INVOICE OCTOBER 2023
INFRAMARK LLC	104767	\$4,725.00	\$9,450.00	DISTRICT INVOICE NOVEMBER 2023
SITEX AQUATICS	7603B	\$765.00		LAKE MAINT. - NOVEMBER 2023
STEADFAST CONTRACTORS ALIANCE	SM-10363	\$7,534.90		LANDSCAPE MAINT. - NOVEMBER 2023
Monthly Contract Subtotal		\$17,887.86		
Variable Contract				
CARLOS DE LA OSSA	CDLO 110223	\$200.00		SUPERVISOR FEE 11/02/23
KELLY ANN EVANS	KE 110223	\$200.00		SUPERVISOR FEE 11/02/23
LORI A CAMPAGNA	LC 110223	\$200.00		SUPERVISOR FEE 11/02/23
NICHOLAS J. DISTER	ND 110223	\$200.00		SUPERVISOR FEE 11/02/23
Variable Contract Subtotal		\$800.00		
Utilities				
TECO	2437 110123 ACH	\$4,733.91		ELECTRICITY SERVICE - 09/28/23-10/26/23
TECO	4837 110123 ACH	\$854.12		ELECTRICITY SERVICE - 09/28/23-10/26/23
TECO	8083 110123 ACH	\$114.09	\$5,702.12	ELECTRICITY SERVICE - 09/28/23-10/26/23
Utilities Subtotal		\$5,702.12		
Regular Services				
SPEAREM ENTERPRISES	5903	\$650.00		LABOR - 10/16/23-11/16/23 - PAPER GOODS
SPENCER CREEK CDD	10312023-1	\$4,329.38		SERIES 2019 FY23 TAX DIST ID 642 EXCESS FEES
SPENCER CREEK CDD	11082023-1	\$538.04		SERIES 2019 FY24 TAX DIST ID 644
SPENCER CREEK CDD	11172023-1	\$4,495.25	\$9,362.67	SERIES 2019 FY24 TAX DIST ID 646
Regular Services Subtotal		\$10,012.67		
Additional Services				
Additional Services Subtotal		\$0.00		

November 2023 Meeting

SPENCER CREEK CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		\$34,402.65		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



November 9, 2023

Invoice Number: 2472565110923
 Account Number: 8337 12 028 2472565
 Security Code: 8435
 Service At: 1643 FRED IVES ST
 RUSKIN FL 33570-5745

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

Summary *Service from 11/09/23 through 12/08/23
 details on following pages*

Previous Balance	137.96
Payments Received -Thank You!	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
YOUR AUTO PAY WILL BE PROCESSED 11/26/23	
Total Due by Auto Pay	\$137.96

NEWS AND INFORMATION

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

Spectrum Business is made to give you big value on a small business budget! To discover how you can get a **FREE** mobile unlimited line for 1 year, call 1-833-711-0582 today!

Spectrum Business TV packages are made to entertain! Call 1-833-791-0891 to speak with a business specialist and pick the best TV package for your business!



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 11102023 NNNNNNNN 01 003036 0015

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

Received
NOV 15 2023

November 9, 2023

SPENCER CREEK CDD

Invoice Number: 2472565110923
 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

Page 2 of 6

November 9, 2023

Invoice Number: SPENCER CREEK CDD
 Account Number: 2472565110923
 Security Code: 8337 12 028 2472565
 8435

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8337 1200 NO RP 09 11102023 NNNNNNNN 01 003036 0015

Charge Details

Previous Balance		137.96
EFT Payment	10/26	-137.96
Remaining Balance		\$0.00

Payments received after 11/09/23 will appear on your next bill.

Service from 11/09/23 through 12/08/23

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	199.99
Internet Ultra	
Promotional Discount	-110.00
Business WiFi	7.99
	\$117.97
Spectrum Business™ Internet Total	\$117.97

Spectrum Business™ Voice

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

For additional call details,
 please visit SpectrumBusiness.net

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

Current Charges **\$137.96**

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

Billing Information

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

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 \$1.18, Florida CST \$2.10, Sales Tax \$0.02, TRS Surcharge \$0.09.

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

Continued on the next page....

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

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



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





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#104227

DATE

10/31/2023

CUSTOMER ID

C2312

NET TERMS

Net 30

PO#
DUE DATE

11/30/2023

BILL TO

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

Services provided for the Month of: October 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
Dissemination Services	1	Ea	350.00		350.00
Subtotal					4,725.00

Subtotal

\$4,725.00

Tax

\$0.00

Total Due

\$4,725.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

#104767

CUSTOMER ID

C2312

PO#**DATE**

11/20/2023

NET TERMS

Net 30

DUE DATE

12/20/2023

Services provided for the Month of: November 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
Dissemination Services	1	Ea	350.00		350.00
Subtotal					4,725.00

Subtotal

\$4,725.00

Tax

\$0.00

Total Due

\$4,725.00

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

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

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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

Sitex Aquatics, LLC

PO Box 917
Parrish, FL 34219

office@sitexaquatics.com

+1 (813) 564-2322



Spencer Creek CDD

Bill to

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

Ship to

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

Invoice details

Invoice no.: 7603B

Invoice date: 11/01/2023

Due date: 11/01/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Lake Maintenance- Spencer Creek Monthly Waterway Maintenance- 13 Ponds		1	\$765.00	\$765.00
					Total	\$765.00



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

Invoice

Date	Invoice #
11/1/2023	SM-10363

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	SM1052 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.

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

Spencer Creek CDD

MEETING DATE: November 02, 2023

DMS: BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200
Ben Gainer	NOT PRESENT	Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200

Cd10 110223

Spencer Creek CDD

MEETING DATE: November 02, 2023

DMS: _____

BRYAN RAYCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200
Ben Gainer	NOT PRESENT	Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200

KE 110223

Spencer Creek CDD

MEETING DATE: November 02, 2023

DMS: _____

BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200
Ben Gainer	NOT PRESENT	Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200

LC 110223

Spencer Creek CDD

MEETING DATE: November 02, 2023

DMS: _____

BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200
Ben Gainer	NOT PRESENT	Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Nick Dister	✓	Salary Accepted	\$ 200

ND110223



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

Statement Date: November 01, 2023

Amount Due: \$4,733.91

Due Date: November 22, 2023

Account #: 221008452437

DO NOT PAY. Your account will be drafted on November 22, 2023



Account Summary

Current Service Period: September 28, 2023 - October 26, 2023

Previous Amount Due	\$4,733.91
Payment(s) Received Since Last Statement	-\$4,733.91

Current Month's Charges	\$4,733.91
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Amount Due by November 22, 2023	\$4,733.91
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



DOWNED IS DANGEROUS!

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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



Account #: 221008452437

Due Date: November 22, 2023



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$4,733.91

Payment Amount: \$ _____

668667853704

Your account will be
drafted on November 22, 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: November 01, 2023
Charges Due: November 22, 2023

Service Period: Sep 28, 2023 - Oct 26, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

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 for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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, CLBHSE
RUSKIN, FL 33570-5745

Statement Date: November 01, 2023

Amount Due: \$854.12

Due Date: November 22, 2023

Account #: 221008474837

DO NOT PAY. Your account will be drafted on November 22, 2023

Your Energy Insight



Your average daily kWh used was **15.63% higher** than the same period last year.



Your average daily kWh used was **5.13% lower** than it was in your previous period.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Account Summary

Current Service Period: September 28, 2023 - October 26, 2023

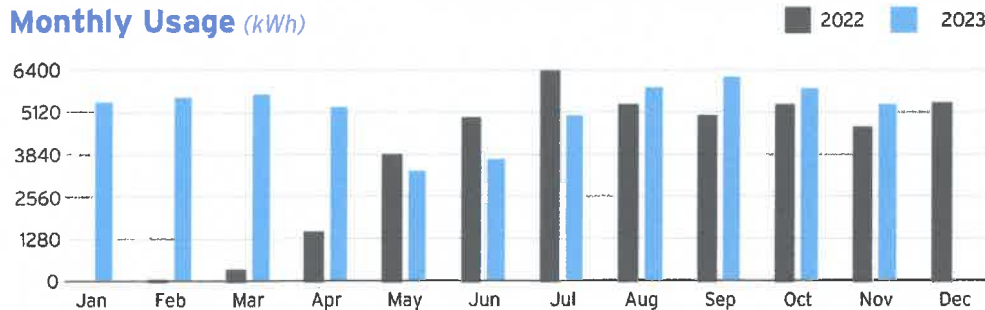
Previous Amount Due	\$928.24
Payment(s) Received Since Last Statement	-\$928.24

Current Month's Charges	\$854.12
--------------------------------	-----------------

Amount Due by November 22, 2023 **\$854.12**

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



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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

Account #: 221008474837

Due Date: November 22, 2023

Amount Due: \$854.12

Payment Amount: \$ _____

668667853705

Your account will be
drafted on November 22, 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: November 01, 2023
Charges Due: November 22, 2023

Meter Read

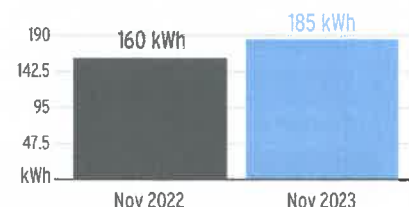
Service Period: Sep 28, 2023 - Oct 26, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	10/26/2023	99,772		94,407		5,365 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	5,365 kWh @ \$0.07990/kWh	\$428.66
Fuel Charge	5,365 kWh @ \$0.05239/kWh	\$281.07
Storm Protection Charge	5,365 kWh @ \$0.00400/kWh	\$21.46
Clean Energy Transition Mechanism	5,365 kWh @ \$0.00427/kWh	\$22.91
Storm Surcharge	5,365 kWh @ \$0.01061/kWh	\$56.92
Florida Gross Receipt Tax		\$21.35

Electric Service Cost

\$854.12

Total Current Month's Charges

\$854.12

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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 for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at 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 . Convenience fee will be charged.	Phone Toll Free: 866-689-6469	

Contact Us
Online:
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**
SPENCER CREEK COMMUNITY DEVELOPMENT
1629 FRED IVES ST, IRRG
RUSKIN, FL 33570-5745

Statement Date: November 01, 2023

Amount Due: \$114.09

Due Date: November 22, 2023
Account #: 211025808083

DO NOT PAY. Your account will be drafted on November 22, 2023

Account Summary

Current Service Period: September 28, 2023 - October 26, 2023

Previous Amount Due	\$113.01
Payment(s) Received Since Last Statement	-\$113.01

Current Month's Charges **\$114.09**

Amount Due by November 22, 2023 **\$114.09**

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 **54.55% lower** than the same period last year.



Your average daily kWh used was **5.26% higher** than it was in your previous period.



Scan here to view your account online.

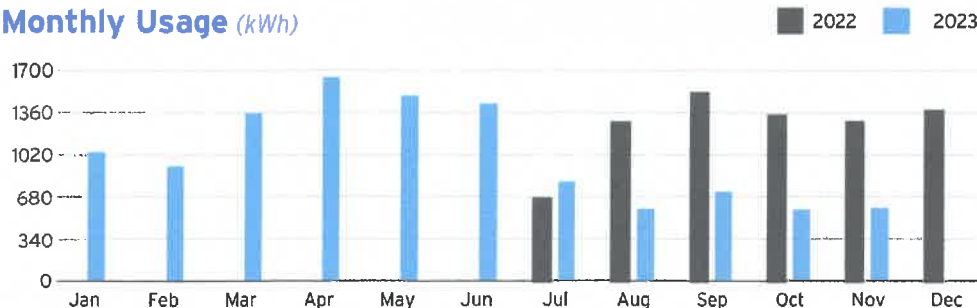


**DOWNED IS
DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.
For more safety tips, visit

TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211025808083

Due Date: November 22, 2023

Amount Due: \$114.09

Payment Amount: \$ _____

683482641660

Your account will be
drafted on November 22, 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: November 01, 2023
Charges Due: November 22, 2023

Meter Read

Meter Location: IRRIGATION

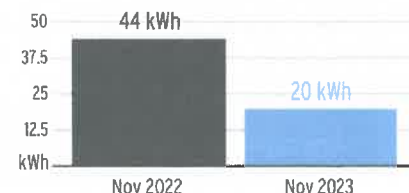
Service Period: Sep 28, 2023 - Oct 26, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000621201	10/26/2023	24,506	23,914	592 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	592 kWh @ \$0.07990/kWh	\$47.30
Fuel Charge	592 kWh @ \$0.05239/kWh	\$31.01
Storm Protection Charge	592 kWh @ \$0.00400/kWh	\$2.37
Clean Energy Transition Mechanism	592 kWh @ \$0.00427/kWh	\$2.53
Storm Surcharge	592 kWh @ \$0.01061/kWh	\$6.28
Florida Gross Receipt Tax		\$2.85

Electric Service Cost

\$114.09

Total Current Month's Charges

\$114.09

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://www.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://www.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://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)

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.

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
Inframark
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5903
DATE 11/17/2023
TERMS Net 15
DUE DATE 12/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 10/16 to 11/16 4 weeks at 2 times per week clubhouse cleaning services including dog waste can and trash cans at basketball court and playground	4	131.25	525.00
Material trash bags paper goods soap and mut mits	1	75.00	75.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$650.00**

CHECK REQUEST FORM
Spencer Creek

Date:	11/7/2023
Invoice#:	10312023-1
Vendor#:	V00019
Vendor Name:	Spencer Creek
Pay From:	Truist Acct# 9015
Description:	Series 2019 - FY 23 Tax Dist. ID 642 excess fees
Code to:	200.103200.1000
Amount:	\$4,329.38
Requested By:	<div>11/7/2023</div> <div><u>Teresa Farlow</u></div>

SPENCER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date	<u>10/31/2023</u>
Check Amount	<u>\$4,329.38</u>
Payable To	<u>Spencer Creek CDD</u>
Check Description	<u>Series 2019 - FY 23 Tax Dist. ID 642/excess fees</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

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

Eric

Authorization

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

SPENCER CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

Dollar Amounts	Fiscal Year 2023 Percentages
335,531.51	37.045%
570,206.16	62.955%
905,737.67	100.0000%

Net O&M

Net DS

Net Total

Date Received	Amount Received	37.05%		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	1369
10/31/2023	\$6,876.95	2,547.57	2,547.57	4,329.38	4,329.38	-	642/excess fees	
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	857,373.45	317,614.93	317,614.92	539,758.52	539,758.53			
Net Total on Roll	905,737.67		335,531.51		570,206.16			
Collection Surplus / (Deficit)	(48,364.22)		(17,916.59)		(30,447.63)			



ANNUAL REPORT OF EXCESS FEES
Year Ended September 30, 2023
Hillsborough County Tax Collector

Distribution ID	Period Start Date	Period End Date	Agency Code	Funding Agency	Excess Fees
642	10/1/2022	9/30/2023	FNSD 00034	PARKWAY CENTER CDD	14,795.45
642	10/1/2022	9/30/2023	FNSD 00035	PINE HOLLOW SDD	99.37
642	10/1/2022	9/30/2023	FNSD 00059	PINE MEADOWS SDD	60.86
642	10/1/2022	9/30/2023	FA400	PORT AUTHORITY	90,195.96
642	10/1/2022	9/30/2023	FNRW 00001	RECLAIMED WATER	4,181.53
642	10/1/2022	9/30/2023	FNSD 00134	RESERVE AT PRADERA CDD	6,526.79
642	10/1/2022	9/30/2023	FNSD 00156	RHODINE ROAD NORTH CDD	6,846.05
642	10/1/2022	9/30/2023	FNSD 00095	RIVERBEND CDD	11,612.15
642	10/1/2022	9/30/2023	FNSD 00138	RIVERBEND WEST CDD	6,052.74
642	10/1/2022	9/30/2023	FNSD 00063	RIVERCREST CDD	15,987.42
642	10/1/2022	9/30/2023	FA310	SCHOOL I-SF	2.81
642	10/1/2022	9/30/2023	FNSD 00151	SHELL POINT CDD	12,083.87
642	10/1/2022	9/30/2023	FNSD 00146	SHERWOOD MANOR CDD	6,563.41
642	10/1/2022	9/30/2023	FNSD 00087	SOUTH BAY CDD	7,319.07
642	10/1/2022	9/30/2023	FNSD 00161	SOUTH CREEK CDD	4,127.05
642	10/1/2022	9/30/2023	FNSD 00075	SOUTH FORK CDD	4,831.49
642	10/1/2022	9/30/2023	FNSD 00088	SOUTH FORK EAST CDD	18,186.41
642	10/1/2022	9/30/2023	FNSD 00140	SOUTH FORK III	23,774.81
642	10/1/2022	9/30/2023	FNSD 00029	SOUTH POINTE SDD	43.39
642	10/1/2022	9/30/2023	FNSD 00148	SOUTHSHORE BAY CDD	251.18
642	10/1/2022	9/30/2023	FNSD 00150	SPENCER CREEK	6,876.95
642	10/1/2022	9/30/2023	FNSD 00115	SPRING LAKE CDD	17,278.64
642	10/1/2022	9/30/2023	FNSD 00093	STONEBRIER CDD	8,717.96
642	10/1/2022	9/30/2023	FNSD 00079	STONELAKE RANCH CDD	1,892.77
642	10/1/2022	9/30/2023	FNSD 00004	SUGARWOOD GROVE SDD	62.50
642	10/1/2022	9/30/2023	FNSD 00136	SUMMITAT FERN HILL CDD	5,882.18
642	10/1/2022	9/30/2023	FNSD 00041	TAMPA DOWNTOWN DEVELOPMENT	34,787.98
642	10/1/2022	9/30/2023	FNLDC00000	TAMPA LIGHTING DISTRICT	1,707.06
642	10/1/2022	9/30/2023	FNSD 00012	TAMPA PALMS I CDD	21,930.58
642	10/1/2022	9/30/2023	FNSD 00047	TAMPA PALMS OST CDD	16,449.68
642	10/1/2022	9/30/2023	FNSD 00060	TAMPA SHORES SDD	185.99
642	10/1/2022	9/30/2023	FNSTA00001	TAMPA STORMWATER	121,610.53
642	10/1/2022	9/30/2023	FNSTA00002	TAMPA STORMWATER - IMPROVEMENT	123,016.06
642	10/1/2022	9/30/2023	FNSD 00201	TAMPA STREETCAR	11,716.85
642	10/1/2022	9/30/2023	FNSD 00032	TARAWOOD SDD	198.79
642	10/1/2022	9/30/2023	FNSD 00107	THE HEIGHTS CDD	10,475.72
642	10/1/2022	9/30/2023	FNSD 00145	TIMBER CREEK CDD	6,229.83
Total Excess Fees					25,907,649.43
642	10/1/2022	9/30/2023	FNSD 00143	TOUCHSTONE CDD	14,519.68
642	10/1/2022	9/30/2023	FNSD 00119	TRIPLE CREEK CDD	43,130.03
642	10/1/2022	9/30/2023	FNSD 00002	TWELVE OAKS SDD	1,141.59
642	10/1/2022	9/30/2023	FNSD 00022	VALRICO MANOR SDD	137.76
642	10/1/2022	9/30/2023	FNSD 00144	VENTANA CDD	14,790.24
642	10/1/2022	9/30/2023	FNSD 00033	VILLAGE ESTATES WEST SDD	114.85
642	10/1/2022	9/30/2023	FNSD 00090	VILLAGES OF BLOOMINGDALE CDD	6,067.07
642	10/1/2022	9/30/2023	FA500	WATER MANAGEMENT	246,968.06
642	10/1/2022	9/30/2023	FA530	WATER MANAGEMENT A	7.26
642	10/1/2022	9/30/2023	FA520	WATER MANAGEMENT H	8.49
642	10/1/2022	9/30/2023	FA510	WATER MANAGEMENT N	0.75
642	10/1/2022	9/30/2023	FNSD 00066	WATERCHASE CDD	8,448.00
642	10/1/2022	9/30/2023	FNSD 00048	WATERFORD SDD	522.50
642	10/1/2022	9/30/2023	FNSD 00108	WATERLEAF CDD	14,041.34
642	10/1/2022	9/30/2023	FNSD 00142	WATERSET CENTRAL CDD	18,370.06
642	10/1/2022	9/30/2023	FNSD 00116	WATERSET NORTH CDD	25,133.45

CHECK REQUEST FORM
Spencer Creek

Date:	11/16/2023
Invoice#:	11082023-1
Vendor#:	V00019
Vendor Name:	Spencer Creek
Pay From:	Truist Acct# 9015
Description:	Series 2019 - FY 24 Tax Dist ID 644
Code to:	200.103200.1000
Amount:	\$538.04
Requested By:	<div>11/16/2023</div> <div>Teresa Farlow</div>

SPENCER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11/8/2023
Check Amount **\$538.04**
Payable To Spencer Creek CDD
Check Description Series 2019 - FY 23 Tax Dist. ID 644
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 of Property Tax Summary by Agency for 10-01-2023 to 10-31-2023 dated 11-08-2023. - Run 11/07/2023 10:21AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
644	DD0125	FNSD 00125	PARK CREEK CDD	5,816.77	0.00	0.00	0.00	-259.58	5,557.19	111.14	5,446.05
644	DD0126	FNSD 00126	HIDDEN CREEK CDD	8,990.88	0.00	0.00	0.00	-389.92	8,600.76	172.02	8,428.74
644	DD0128	FNSD 00128	BULLFROG CREEK CDD	1,000.21	0.00	0.00	0.00	-52.52	947.69	18.95	928.74
644	DD0129	FNSD 00129	DG FARMS CDD	13,960.89	0.00	0.00	0.00	-683.83	13,297.06	265.94	13,031.12
644	DD0131	FNSD 00131	LA COLLINA CDD	7,482.02	0.00	0.00	0.00	-374.57	7,107.45	142.15	6,965.30
644	DD0132	FNSD 00132	BALLENTRAE HILLSBOROUGH CDD	1,744.79	0.00	0.00	0.00	-81.61	1,653.18	33.06	1,620.12
644	DD0134	FNSD 00134	RESERVE AT PRADERA CDD	4,592.74	0.00	0.00	0.00	-241.12	4,351.62	87.03	4,264.59
644	DD0135	FNSD 00135	CARLTON LAKES CDD	14,770.84	0.00	0.00	0.00	-702.53	14,068.31	281.37	13,786.94
644	DD0136	FNSD 00136	SUMMITAT FERN HILL CDD	636.38	0.00	0.00	0.00	-38.18	598.20	11.96	586.24
644	DD0137	FNSD 00137	OAKS AT SHADY CREEK CDD	7,133.84	0.00	0.00	0.00	-350.93	6,782.91	135.66	6,647.25
644	DD0138	FNSD 00138	RIVERBEND WEST CDD	1,679.10	0.00	0.00	0.00	-58.18	1,620.92	32.42	1,588.50
644	DD0139	FNSD 00139	WYNNMERE EAST CDD	1,390.24	0.00	0.00	0.00	-76.70	1,313.54	26.27	1,287.27
644	DD0140	FNSD 00140	SOUTH FORK III	33,904.98	0.00	0.00	0.00	-1,600.71	32,304.27	646.09	31,658.18
644	DD0141	FNSD 00141	K-BAR II CDD	20,892.79	0.00	0.00	0.00	-974.42	19,918.37	398.37	19,520.00
644	DD0142	FNSD 00142	WATERSET CENTRAL CDD	20,302.11	0.00	0.00	0.00	-947.28	19,354.83	387.10	18,967.73
644	DD0143	FNSD 00143	TOUCHSTONE CDD	12,166.14	0.00	0.00	0.00	-517.57	11,648.57	232.97	11,415.60
644	DD0144	FNSD 00144	VENTANA CDD	6,642.58	0.00	0.00	0.00	-308.27	6,334.31	126.69	6,207.62
644	DD0145	FNSD 00145	TIMBER CREEK CDD	1,804.75	0.00	0.00	0.00	-94.75	1,710.00	34.20	1,675.80
644	DD0147	FNSD 00147	BOYETTE PARK CDD	6,985.25	0.00	0.00	0.00	-354.70	6,630.55	132.61	6,497.94
644	DD0148	FNSD 00148	SOUTHSHORE BAY CDD	10.85	0.00	0.00	0.00	-0.65	10.20	0.20	10.00
644	DD0150	FNSD 00150	SPENCER CREEK	1,011.01	0.00	0.00	0.00	-53.08	957.93	19.16	938.77
644	DD0151	FNSD 00151	SHELL POINT CDD	5,301.47	0.00	0.00	0.00	-288.17	5,013.30	100.27	4,913.03

CHECK REQUEST FORM
Spencer Creek

Date:	11/17/2023
Invoice#:	11172023-1
Vendor#:	V00019
Vendor Name:	Spencer Creek
Pay From:	Truist Acct# 9015
Description:	Series 2019 - FY 24 Tax Dist ID 646
Code to:	200.103200.1000
Amount:	\$4,495.25
Requested By:	<div>11/17/2023</div> <div><u>Teresa Farlow</u></div>

SPENCER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11/17/2023
Check Amount \$4,495.25
Payable To Spencer Creek CDD
Check Description Series 2019 - FY 23 Tax Dist. ID 646
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 - for 11-01-2023 to 11-10-2023 dated 11-17-2023 - Run 11/16/2023 10:40AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	646	DD0148	SOUTHSHORE BAY CDD	13,261.76	0.00	0.00	0.00	-530.55	12,731.21	254.63	12,476.58
Real Estate Current	646	DD0149	CYPRESS MILL CDD	46,454.90	0.00	0.00	0.00	-1,841.82	44,613.08	892.26	43,720.82
Real Estate Current	646	DD0150	SPENCER CREEK	8,336.77	0.00	0.00	0.00	-333.47	8,003.30	160.06	7,843.24
Real Estate Current	646	DD0151	SHELL POINT CDD	13,976.20	0.00	0.00	0.00	-558.05	13,417.15	268.34	13,148.81
Real Estate Current	646	DD0152	CREEK PRESERVE CDD	24,124.42	0.00	0.00	0.00	-964.97	23,159.45	463.19	22,696.26
Real Estate Current	646	DD0153	BELMONT II CDD	47,323.55	0.00	0.00	0.00	-1,892.94	45,430.61	908.61	44,522.00
Real Estate Current	646	DD0154	FISHHAWK RANCH CDD	466,596.13	0.00	0.00	0.00	-18,645.19	447,950.94	8,959.02	438,991.92
Real Estate Current	646	DD0155	LYNWOOD CDD	12,820.99	0.00	0.00	0.00	-512.84	12,308.15	246.16	12,061.99
Real Estate Current	646	DD0156	RHODINE ROAD NORTH CDD	36,343.38	0.00	0.00	0.00	-1,453.77	34,889.61	697.79	34,191.82
Real Estate Current	646	DD0157	NORTH PARK ISLE CDD	36,937.10	0.00	0.00	0.00	-1,477.49	35,459.61	709.19	34,750.42
Real Estate Current	646	DD0158	BELMONT RESERVE CDD	24,350.55	0.00	0.00	0.00	-974.03	23,376.52	467.54	22,908.98
Real Estate Current	646	DD0159	HAWKSTONE CDD	26,780.59	0.00	0.00	0.00	-1,071.23	25,709.36	514.18	25,195.18
Real Estate Current	646	DD0160	BERRY BAY CDD	46,803.76	0.00	0.00	0.00	-1,872.17	44,931.59	898.63	44,032.96
Real Estate Current	646	DD0161	SOUTH CREEK CDD	18,436.47	0.00	0.00	0.00	-737.46	17,699.01	353.98	17,345.03
Real Estate Current	646	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	10,284.38	0.00	0.00	0.00	-411.37	9,873.01	197.46	9,675.55
Real Estate Current	646	DD0170	WATERSET SOUTH CDD	16,339.03	0.00	0.00	0.00	-653.55	15,685.48	313.71	15,371.77
Real Estate Current	646	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,121.10	0.00	0.00	0.00	0.00	20,121.10	402.43	19,718.67
Real Estate Current	646	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	6,921.05	0.00	0.00	0.00	0.00	6,921.05	138.42	6,782.63
Real Estate Current	646	DF0003	FLORIDA PACE FUNDING AGENCY	4,392.07	0.00	0.00	0.00	0.00	4,392.07	87.84	4,304.23
Real Estate Current	646	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	17,477.18	0.00	0.00	0.00	0.00	17,477.18	349.54	17,127.64
Real Estate Current	646	DN022163	VARREA SOUTH CDD	15,365.30	0.00	0.00	0.00	-614.63	14,750.67	295.01	14,455.66

3C

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					TOTAL
	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 15,826	\$ -	\$ -	\$ -	\$ -	\$ 15,826
Cash in Transit	-	9,363	-	-	-	9,363
Due From Other Funds	-	16,563	27	-	-	16,590
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	17,021	-	-	-	17,021
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
TOTAL ASSETS	\$ 23,375	\$ 310,983	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 15,569,998
LIABILITIES						
Accounts Payable	\$ 101,801	\$ 9,363	\$ -	\$ -	\$ -	\$ 111,164
Bonds Payable	-	-	-	-	7,721,947	7,721,947
Due To Other Funds	16,590	-	-	-	-	16,590
TOTAL LIABILITIES	118,391	9,363	-	-	7,721,947	7,849,701

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					TOTAL
	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	301,620	-	-	-	301,620
Capital Projects	-	-	27	-	-	27
Unassigned:	(95,016)	-	-	7,513,667	(1)	7,418,650
TOTAL FUND BALANCES	(95,016)	301,620	27	7,513,667	(1)	7,720,297
TOTAL LIABILITIES & FUND BALANCES	\$ 23,375	\$ 310,983	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 15,569,998

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 196,814	\$ 5,758	\$ (191,056)	2.93%
Developer Contribution	201,125	-	(201,125)	0.00%
Other Miscellaneous Revenues	-	150	150	0.00%
TOTAL REVENUES	397,939	5,908	(392,031)	1.48%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
Payroll-Part Time	35,000	-	35,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	700	3,500	16.67%
District Counsel	5,000	-	5,000	0.00%
District Engineer	5,000	-	5,000	0.00%
District Manager	30,000	5,000	25,000	16.67%
Accounting Services	12,000	1,500	10,500	12.50%
Auditing Services	4,100	-	4,100	0.00%
Website Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	142	358	28.40%
Public Officials Insurance	2,819	2,788	31	98.90%
Legal Advertising	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	281	1,219	18.73%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	121,744	11,386	110,358	9.35%
<u>Electric Utility Services</u>				
Utility - Electric	55,000	11,412	43,588	20.75%
Total Electric Utility Services	55,000	11,412	43,588	20.75%
<u>Water-Sewer Comb Services</u>				
Utility - Water	6,000	216	5,784	3.60%
Total Water-Sewer Comb Services	6,000	216	5,784	3.60%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>Other Physical Environment</u>				
Waterway Management	9,180	1,530	7,650	16.67%
Field Manager	12,000	2,000	10,000	16.67%
Amenity Center Cleaning & Supplies	9,000	1,300	7,700	14.44%
Contracts-Pools	11,640	970	10,670	8.33%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Security Monitoring Services	1,500	-	1,500	0.00%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Insurance -Property & Casualty	18,000	21,821	(3,821)	121.23%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Repairs & Maintenance	10,000	-	10,000	0.00%
Amenity Maintenance & Repairs	7,500	276	7,224	3.68%
R&M-Monument, Entrance & Wall	1,500	31	1,469	2.07%
Landscape Maintenance	104,075	15,070	89,005	14.48%
R&M-Security Cameras	3,000	-	3,000	0.00%
Plant Replacement Program	2,000	-	2,000	0.00%
Mulch & Tree Trimming	10,000	-	10,000	0.00%
Irrigation Maintenance	1,500	-	1,500	0.00%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool/Clubhouse Security	6,000	-	6,000	0.00%
Total Other Physical Environment	215,195	42,998	172,197	19.98%
TOTAL EXPENDITURES	397,939	66,012	331,927	16.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(60,104)	(60,104)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(34,912)		
FUND BALANCE, ENDING		\$ (95,016)		

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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
REVENUES				
Interest - Investments	\$ -	\$ 21,833	\$ 21,833	0.00%
Special Assmnts- Tax Collector	532,606	7,730	(524,876)	1.45%
TOTAL REVENUES	532,606	29,563	(503,043)	5.55%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	382,606	192,709	189,897	50.37%
Total Debt Service	532,606	192,709	339,897	36.18%
TOTAL EXPENDITURES	532,606	192,709	339,897	36.18%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(163,146)	(163,146)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		464,766		
FUND BALANCE, ENDING		\$ 301,620		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2019 Capital Projects Fund (300)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		27		
FUND BALANCE, ENDING		<u>\$ 27</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		7,513,667		
FUND BALANCE, ENDING		<u>\$ 7,513,667</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
General Long-Term Debt Fund (950)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1)		
FUND BALANCE, ENDING		<u><u>\$ (1)</u></u>		

SPENCER CREEK CDD

Bank Reconciliation

Bank Account No. 9015 TRUIST - GF Operating
Statement No. 11-23
Statement Date 11/30/2023

G/L Balance (LCY)	15,825.51	Statement Balance	15,825.51
G/L Balance	15,825.51	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	15,825.51
Subtotal	15,825.51	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	15,825.51	Ending Balance	15,825.51
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/3/2023	Payment	1388	FLORIDA DEPT OF ECONOMIC	175.00	175.00	0.00
11/10/2023	Payment	DD150	Payment of Invoice 000535	90.12	90.12	0.00
11/27/2023	Payment	DD147	Payment of Invoice 000548	854.12	854.12	0.00
11/27/2023	Payment	DD148	Payment of Invoice 000550	4,733.91	4,733.91	0.00
11/27/2023	Payment	DD149	Payment of Invoice 000551	114.09	114.09	0.00
11/28/2023	Payment	DD146	Payment of Invoice 000561	137.96	137.96	0.00
Total Checks				6,105.20	6,105.20	0.00
Deposits						
11/8/2023		JE000206	TAX COLLECTOR PYMNT - NOV 2023	G/L 938.77	938.77	0.00
11/17/2023		JE000207	TAX COLLECTOR PYMNT - NOV 2023	G/L 7,843.24	7,843.24	0.00
11/22/2023		JE000208	TAX COLLECTOR PYMNT - NOV 2023	G/L 4,705.93	4,705.93	0.00
Total Deposits				13,487.94	13,487.94	0.00

Fourth Order of Business

4Ci



SPENCER CREEK. CDD. 12/6/23, 12:14 PM

Monthly site inspection report.

Wednesday, December 6, 2023

Prepared For Board Of Supervisors.

49 Issues Identified



GOLDEN GLOW

Assigned To Steadfast.

Looks good overall. Plant replacement is needed in the South bed.



GOLDEN GLOW & 15TH ST SE.

Assigned To Steadfast.

Remove the bed weeds on the South entrance.

**15TH ST SE.**

Assigned To Steadfast.

Heading South on the sidewalk looks good.

**GOLDEN GLOW & 15TH ST SE.**

Assigned To Steadfast.

The entrance sign is clean and looks good. Plant replacement is needed on the corner.

**15TH ST SE.**

Assigned To Steadfast.

Heading North on the sidewalk
looks good.

**GOLDEN GLOW.**

Assigned To Steadfast.

Looks good.



TIGER TOOTH.

Assigned To Steadfast.

Looks good.



15TH ST SE.

Assigned To Steadfast.

Trim the Walter Viburnum hedge plant.



15TH ST SE.

Assigned To Steadfast.

Remove the bed weeds.



15TH ST SE.

Assigned To Steadfast.

Looks good.

**15TH ST SE.**

Assigned To Steadfast.

All trees must have soft edging / tree circles. No weeds dead or alive.

**POND # 1.**

Assigned To SiteX

There is a filamentous algae bloom within the pond. The pond vendor is on-site today.



14TH AVE.

Assigned To Steadfast.

Needs edging.



POND # 2.

Assigned To SiteX

The pond looks good.

**POND # 3.**

Assigned To SiteX

The pond looks good.

**POND # 4.**

Assigned To SiteX

The pond looks good.



14TH AVE & GOLDEN GLOW.

Assigned To Steadfast.

The entrance sign is clean and looks good. Plant replacement is needed in the bed.



14TH AVE.

Assigned To Steadfast.

Heading West on the sidewalk looks good.



14TH AVE & GOLDEN GLOW.

Assigned To Steadfast.

Fill in the hole.



GOLDEN GLOW.

Assigned To Steadfast.

Looks good.



14TH AVE & GOLDEN GLOW.

Assigned To Steadfast.

Looks good overall. Plant replacement is needed in the bed.



POND # 5.

Assigned To SiteX

Looks good.



14TH AVE.

Assigned To Steadfast.

Looks good.



POND # 6.

Assigned To SiteX.

Looks good.

**POND # 7.**

Assigned To SiteX.

Looks good.

**POND # 8.**

Assigned To SiteX.

Looks good.



FRED IVES.

Assigned To Steadfast.

The turf and plants are healthy and look good.



FRED IVES.

Assigned To Steadfast.

The Amenity Center parking lot entrance looks good.

**AMENITY CENTER.**

Assigned To Steadfast.

The parking lot is clean and looks good.

**AMENITY CENTER.**

Assigned To Clubhouse Manager.

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



AMENITY CENTER.

Assigned To Clubhouse Manager.

The basketball court looks good.



AMENITY CENTER.

Assigned To Steadfast.

The Thryallis plant fertility is poor.

The plants need to look better.



AMENITY CENTER

Assigned To Steadfast.

The Firebush plant fertility is poor.



AMENITY CENTER.

Assigned To Steadfast.

Remove the dead Holly plant.

**AMENITY CENTER.**

Assigned To Clubhouse Manager.
The playground is clean and looks good.

**AMENITY CENTER.**

Assigned To Steadfast.
Remove the dead leaves on the
Crinum Lilly.



AMENITY CENTER.

Assigned To Clubhouse manager.
The clubhouse is clean and looks good.



AMENITY CENTER.

Assigned To Clubhouse Manager.
The table and chairs are clean and look good.



AMENITY CENTER.

Assigned To Steadfast.

Please send an estimate to cut down and remove.



AMENITY CENTER.

The pool is clear and blue.

**AMENITY CENTER.**

Assigned To Clubhouse Manager.

Looks good.

**POND # 9.**

Assigned To SiteX.

There is a filamentous algae bloom within the pond.



13:52 12/6/23

POND # 10.

Assigned To SiteX.

Looks good.



13:35 12/6/23

POND #11.

Assigned To SiteX.

There are many invasive plants within the pond that need to be treated.

**POND # 12.**

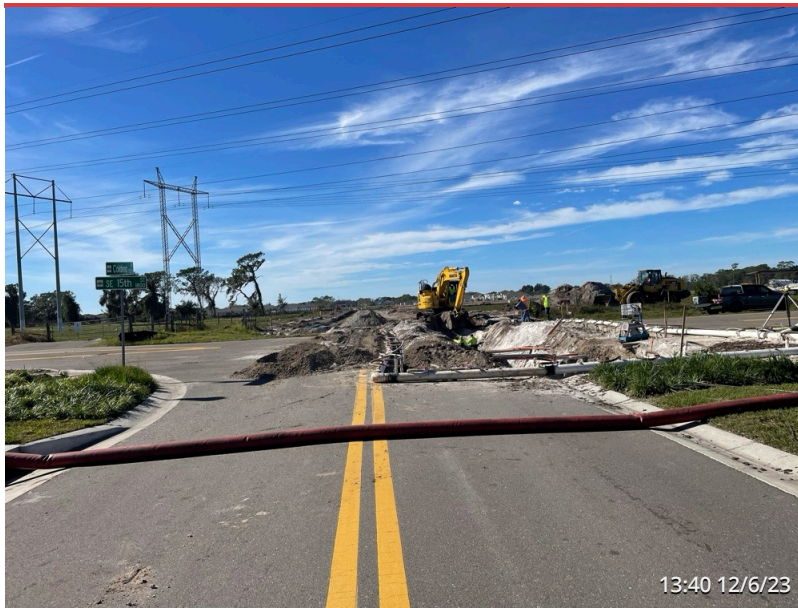
Assigned To SiteX.

There is a filamentous algae bloom within the pond. The pond vendor is treating it today.

**POND # 13**

Assigned To SiteX.

Looks good.



COLDING & 15TH ST SE.

Assigned To District Manager.
Construction.



COLDING & 15TH ST SE.

Assigned To Steadfast.
The entrance sign is clean and
looks good.



15TH ST SE.

Assigned To Steadfast.

Looks good.



Inframark, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Spencer CreekDate: Thursday December 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>Getting better</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	3	-2	<u>Could be better</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	94	-6	94%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Thursday December 21, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	15	-5	Filamentous algae in some ponds
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Hydrilla
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	3	0	Good
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	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
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Spencer Creek

Date: Thursday December 21, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	Good
HARDSCAPE ELEMENTS				
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
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	Good
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	691	-9	99%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____