

# 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

## Regular Meeting Agenda

Thursday, September 07, 2023, at 2:00 p.m.

The Regular Meetings of the **Spencer Creek Community Development District** will be held on **Thursday, September 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:

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

**Meeting ID: 922 7119 1753 Passcode: 090333**

**Join Zoom: <https://zoom.us/j/92271191753?pwd=RktWM0l1ejJVdG8vdWdhdlFQVGV2UT09>**

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

### REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

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

#### 2. PUBLIC COMMENTS ON AGENDA ITEMS

#### 3. BUSINESS ITEMS

- A. Consideration of Resolution 2023-12; Redesignating Officers .....Tab 01
- B. Consideration of Resolution 2023- 13; Standard Encroachment Easement  
Policy Agreement .....Tab 02
- C. General Matters of the District

#### 4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Public Hearings &  
Regular Meeting August 03, 2023, .....Tab 03
- B. Consideration of Operation and Maintenance Expenditures July 2023 .....Tab 04
- C. Review of Financial Statements Month Ending July 2023, .....Tab 05

#### 5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

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

#### 7. ADJOURNMENT

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

Sincerely,

***Bryan Radcliff***

District Manager

#### District Office

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

#### Meeting Location:

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

## RESOLUTION 2023-12

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

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

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

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

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

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

|                          |                     |
|--------------------------|---------------------|
| <u>Carlos de la Ossa</u> | Chairman            |
| <u>Kelly Evans</u>       | Vice-Chairman       |
| <u>Brian Lamb</u>        | Secretary           |
| <u>Eric Davidson</u>     | Treasurer           |
| <u>Bryan Radcliff,</u>   | Assistant Secretary |
| <u>Lori Campagna</u>     | Assistant Secretary |
| <u>Ben Gainer</u>        | Assistant Secretary |
| <u>Nicholas Dister</u>   | Assistant Secretary |

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER 2023.**

**ATTEST:**

**SPENCER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**RESOLUTION 2023-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE SPENCER CREEK COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING A STANDARD ENCROACHMENT  
POLICY AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the District owns and maintains certain properties and public drainage easements within the boundaries of the District; and

WHEREAS, the District desires to adopt a standard Encroachment Policy on District property and public drainage easements within the community.

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

Section 1. The District hereby adopts the standard Encroachment Policy and the form(s) of the easement encroachment agreements attached hereto and incorporated herein as part of this resolution.

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

**PASSED AND ADOPTED THIS 7<sup>TH</sup> DAY OF SEPTEMBER, 2023.**

**Attest:**

**Spencer Creek  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary /Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair/Vice Chairman  
of the Board of Supervisors

## **SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT ENCROACHMENT POLICY**

The Spencer Creek Community Development District (the “**District**”) has adopted the following policy for landowners wishing to obtain an easement encroachment agreement (the “**Agreement**”) in order for said landowners to install encroachments on District property, easements, conservation areas, and/or wetland buffer areas.

1. No encroachments are allowed on District property, easements, drainage areas, conservation areas or wetland buffer areas without prior written authorization from the Chair or Vice-Chair of the Board of Supervisors (the “**Board Representative**”).
2. In order to begin the easement encroachment review process, a landowner should call the District Manager at (813) 873-7300 to review the current procedures. The District Manager will review with the landowner the proposed location of the encroachment, the associated plats of the property involved, and answer any questions about the process for submitting their request to the District Engineer and the Board Representative.
3. If a landowner desires to have a resident-installed encroachment considered by the Board Representative, a landowner must pay the \$150.00 review fee for an easement encroachment that consists of a normal public drainage area OR the \$250.00 review fee for an easement encroachment that contains a pipe within the public drainage area. The landowner will also need to submit the following information, in writing, to the District Manager for consideration by the Board Representative:
  - a. A copy of the design review documents that were submitted to the homeowners association, a description of the proposed encroachment, their physical address, their contact information, the subsequent approval letter from the homeowners association for the design of the encroachment, and the approval letters from any government agencies that may have jurisdiction over the property including, but not limited to,

Hillsborough County, the Southwest Florida Water Management District, and the U.S. Army Corps of Engineers.

- b. Proof of property ownership (if available) such as a copy of landowner's deed or a county property tax bill.
  - c. An 8.5 by 11-inch copy of the lot owner's survey showing the landowner's property and the District's property, easements, conservation areas, and/or wetland buffer areas.
  - d. An 8.5 by 11-inch copy of the plans or drawings for the proposed encroachment.
- 4. The District Manager will forward the request to the District Engineer and District Counsel for their review and recommendations as needed.
  - 5. District staff shall recommend to the Board Representative, after careful consideration of all documents provided as well as plat detailed information, the approval or denial of the request.
  - 6. The Board Representative shall review the recommendations of District staff. After its review of the staff recommendations, the Board Representative, in his/her delegated discretion, shall approve, deny, or request to modify the landowner's request.
  - 7. Upon Board Representative approval of an encroachment, the Easement Encroachment Agreement must be signed in the presence of a notary by the landowner(s) and the District. The landowner(s) may not commence the construction of the encroachment until the Agreement has been fully executed by the landowner and the District.
  - 8. At the next Board of Supervisor's Meeting, the signed Encroachment Agreement will be ratified by the entire Board of Supervisors and then filed with the County by District Counsel.
  - 9. The landowner must comply with the homeowner's association, deed restrictions, local, state, and Federal permits, rules, and regulations during the term of the Agreement.

10. The landowner is responsible for paying any fees or fines pursuant to any local, state, or Federal rules or regulations resulting from the encroachment.
11. If the Board approves and ratifies the Agreement, the District will record the Agreement in the public records of Hillsborough County, Florida.
12. At any time after the approval of the Agreement, the District may terminate the Agreement for cause with thirty (30) days written notice to the landowner's mailing address on file with the Property Appraiser's Office. If the District terminates the Agreement, the District may file a notice of termination of the Agreement in the public records of the county.
13. The District reserves the right to immediately remove any encroachment because of an emergency situation such as an emergency erosion repair or a broken drainage structure. In the event of an emergency removal, the District is not responsible for any costs associated with the repair or replacement of the encroachment and any such costs shall be the sole responsibility of the landowner. Other governmental agencies such as the state of Florida, Southwest Florida Water Management District ("SWFWMD"), and/or Hillsborough County may require the removal of an encroachment. The District is not responsible for any costs associated with the removal of the encroachments by those agencies.
14. Except for emergency situations requiring immediate removal, if the Agreement is terminated, the landowner must remove the encroachment at the landowner's expense within thirty (30) days. If the landowner does not remove the encroachment within thirty (30) days, the District may remove the encroachment at the landowner's expense.

**Policy Adoption Date:** \_\_\_\_\_.

Prepared by and return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Parcel No.: \_\_\_\_

---

### Easement Encroachment Agreement

This Easement Encroachment Agreement (the “**Agreement**”) is entered into as of [\_\_DATE\_\_] (the “**Effective Date**”), between the **Spencer Creek Community Development District** (the “**District**”) whose mailing address is [ADDRESS] and [NAME(S)], as [OWNERSHIP TYPE] (collectively the “**Landowner**”), whose mailing address is [ADDRESS].

#### WITNESSETH:

That for an in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

**1. Landowner Property.** Landowner is the fee simple landowner of Lot \_\_, Block \_\_, \_\_\_\_ (the “**Property**”), a subdivision according to the Plat thereof recorded at Plat Book \_\_, Page(s) \_\_ (the “**Plat**”), Public Records of Hillsborough County, Florida (the “**Property**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.

**2. District Easement.** The District has a \_\_\_\_\_ [Insert Easement Type] Easement (the “**Easement**”) on and/or abutting the Property, as shown on the Plat. Landowner desires to encroach into the Easement by constructing \_\_\_\_\_ (the “**Improvements**”). A diagram showing the Easement is attached as Exhibit “A.”

**3. Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes.

**4. Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain at its sole cost and expense, all necessary federal, state, local, and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work.

**5. Term and Termination.**

- a. This Agreement shall remain in effect until terminated by either party.
- b. Either party may terminate this Agreement for any reason with seven (7) days written

notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.

- c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Hillsborough County.
- d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

**6. Indemnification.** Landowner agrees to indemnify, defend, and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Hillsborough County improvements or structures located within the Easement; (4) any claims for injury to any person or damages to any property because of the Improvements; and (5) any liability which may be incurred for any erosion that may damage the Improvements.

**7. Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

**8. Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

**9. Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

**10. Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**11. No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

**12. Amendments.** This Agreement may only be amended in writing by the parties.



**13. Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

**14. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**15. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

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

**Witness 1:**

**Spencer Creek Community  
Development District**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair of the Board of Supervisors

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of either ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as Chair of the Board of Supervisors, on behalf of the District, who ☐ is personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as identification.

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

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of  
Notary Public)

**Witness 1:**

**Landowner**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or  
☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_. They are  
☐ personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as  
identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

**Witness 1:**

**Landowner**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or  
☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_. They are  
☐ personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as  
identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

**Easement Encroachment Agreement With Drainage Pipe**

Prepared by and return to:

Prepared by and return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Parcel No.: \_\_\_\_

**EASEMENT ENCROACHMENT AGREEMENT**

This Easement Encroachment Agreement (the "**Agreement**") is entered into as of the \_\_\_\_ day of \_\_\_\_\_ (the "**Effective Date**"), between **Spencer Creek Community Development District** (the "**District**") whose mailing address is [Address] and [NAME(S)], [OWNERSHIP TYPE](collectively, the "**Landowner**"), whose mailing address is \_\_\_\_\_.

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of Two Hundred and Fifty Dollars (\$250.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

16. Landowner is the fee simple landowner of **Lot** \_\_\_\_, **Block** \_\_\_\_, of \_\_\_\_\_, according to the plat thereof, as recorded in **Plat Book** \_\_\_\_, **Page(s)** \_\_\_\_ - \_\_\_\_\_, of the Public Records of Hillsborough County, Florida (the "**Property**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of Hillsborough County.

17. The District has a drainage easement ("**Easement**") on and/or abutting the Property, as shown on the plat. Landowner desires to encroach into the Easement by constructing a six foot white vinyl fence abutting the Property (the "**Improvements**").

18. Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the

exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables.

**19.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to the construction of the Improvements.

**20.** This Agreement shall remain in effect until terminated by either party. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

**21.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be

incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Hillsborough County improvements or structures located within the Easement; (4) any claims for injury to any person or damages to any property because of the Improvements; and (5) any liability which may be incurred for any erosion that may damage the Improvements

**22.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

**23.** Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.

**24.** Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of Hillsborough County.

**25.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

**26.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

**27.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs

incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**28.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

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

**Witness 1:**

**Spencer Creek Community  
Development District**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair of the Board of Supervisors

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as Chair of the Board of Supervisors, on behalf of the District. They are ☐ personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

**Witness 1:**

**Landowner**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or  
☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_. They are  
☐ personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as  
identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)



**Witness 1:**

**Landowner**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or  
☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_. They are  
☐ personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as  
identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

1                   **MINUTES OF PUBLIC HEARING AND REGULAR MEETING**  
2                                   **SPENCER CREEK**  
3                                   **COMMUNITY DEVELOPMENT DISTRICT**  
4

5                   The Public Hearing and regular meeting of the Board of Supervisors of Spencer Creek  
6 Community Development District was held on Thursday, August 3, 2023, and called to order at  
7 3:02 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL  
8 33607.

9  
10                  Present and constituting a quorum were:

|    |                        |                     |
|----|------------------------|---------------------|
| 11 |                        |                     |
| 12 | Kelly Evans            | Chairperson         |
| 13 | Carlos de la Ossa      | Vice Chairman       |
| 14 | Lori Campagna          | Assistant Secretary |
| 15 | Nicholas "Nick" Dister | Assistant Secretary |
| 16 |                        |                     |

17                  Also present were:

|    |                        |                  |
|----|------------------------|------------------|
| 18 |                        |                  |
| 19 | Bryan Radcliff         | District Manager |
| 20 | Angie Grunwald         | District Manager |
| 21 | John Vericker          | District Counsel |
| 22 | Kathryn "KC" Hopkinson | District Counsel |
| 23 | Michael Broadus        | District Counsel |
| 24 | Residents              |                  |
| 25 |                        |                  |

26                  *The following is a summary of the discussions and actions taken.*  
27

28                  **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

29                  Mr. Radcliff called the meeting to order, and a quorum was established.  
30

31                  **SECOND ORDER OF BUSINESS**

**Public Comments Agenda Items**

32                  There being no public comments, the next order of business followed.  
33

34                  **THIRD ORDER OF BUSINESS**

**Recess to Public Hearings**

35                  Mr. Radcliff directed the Board of Supervisors to recess to the Public Hearings.

36                  **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adopting Fiscal Year  
2024 Final Budget**

38                  **A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget**  
39  
40

41                                   On MOTION by Ms. Evans seconded by Ms. Campagna with  
42                                   all in favor Public Hearing on Adopting Fiscal Year 2024 Final  
43                                   Budget was opened. 4-0

44  
45                  **B. Staff Presentations**

46                  Mr. Radcliff presented the Fiscal Year 2024 Budget to the Board.  
47

**C. Public Comment**

A conversation ensued between the Board and residents.

**D. Consideration of Resolution 2023-09; Adopting Final Fiscal Year 2024 Budget**

Mr. Radcliff reviewed and discussed the Resolution with the Board.

On MOTION by Ms. Campagna seconded by Ms. Evans with all in favor Resolution 2023-09 for the Fiscal Year 2024 Final Budget, was adopted. 4-0

**E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget**

On MOTION by Ms. Evans seconded by Ms. Campagna with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was closed. 4-0

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Levying O&M Assessments**

**A. Open Public Hearing on Levying O&M Assessments**

On MOTION by Ms. Evans seconded by Ms. Campagna with all in favor Public Hearing on Levying O&M Assessments was opened. 4-0

**B. Staff Presentations**

Mr. Radcliff discussed the assessments with the Board.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2023-10; Levying O&M Assessments**

Mr. Radcliff reviewed and discussed the Resolution with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor Resolution 2023-10 for Levying O&M Assessments, was adopted. 4-0

**E. Close Public Hearing on Adopting Levying O&M Assessments**

On MOTION by Ms. Campagna seconded by Ms. Evans with all in favor Public Hearing on Levying O&M Assessments was closed. 4-0

**SIXTH ORDER OF BUSINESS**

**Return to Regular Meeting**

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

**SEVENTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2023-11; Setting Fiscal Year 2024 Meeting Schedule**

Mr. Radcliff discussed the Resolution with the Board.

On MOTION by Ms. Evans seconded by Mr. de la Ossa with all in favor Resolution 2023-11, Setting the Fiscal Year 2024 Meeting Schedule, was adopted. 4-0

**B. General Matters of the District**

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

**EIGHTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting June 1, 2023**

**B. Consideration of Operation and Maintenance Expenditures May-June 2023**

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

The Board reviewed the consent agenda items as presented.

On MOTION by Ms. Evans seconded by Ms. Campagna with all in favor the Consent Agenda items A through C, were approved. 4-0

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

**i. Community Inspection Reports**

There being no staff reports, the next order of business followed.

**TENTH 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 3:23 p.m.

\_\_\_\_\_  
Bryan Radcliff  
Assistant Secretary

\_\_\_\_\_  
Kelly Evans  
Chairperson

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

| Vendor                              | Invoice/Account Number | Amount             | Vendor Total | Comments/Description                                       |
|-------------------------------------|------------------------|--------------------|--------------|--|
| <b>Monthly Contract</b>             |                        |                    |              |  |
| CHARTER COMMUNICATIONS              | 09230 070923 ACH       | \$137.96           |              | INTERNET SERVICE - 07/19/23-08/08/23                       |
| INFRAMARK LLC                       | 98313                  | \$350.00           |              | DISTRICT INVOICE JULY 2023                                 |
| SITEX AQUATICS                      | 7640B                  | \$765.00           |              | LAKE MAINT. 13 PONDS - JULY 2023                           |
| STEADFAST CONTRACTORS ALIANCE       | SM-9364                | \$7,534.90         |              | LANDSCAPE MAINT. JULY 2023                                 |
| SUNCOAST POOL SERVICE               | 9230                   | \$970.00           |              | SWIMMING POOL SERVICE - NOV 2022                           |
| SUNCOAST POOL SERVICE               | 9231                   | \$970.00           |              | SWIMMING POOL SERVICE - DEC 2022                           |
| SUNCOAST POOL SERVICE               | 9232                   | \$970.00           |              | SWIMMING POOL SERVICE - OCT 2022                           |
| SUNCOAST POOL SERVICE               | 9233                   | \$970.00           |              | SWIMMING POOL SERVICE - SEPT 2022                          |
| SUNCOAST POOL SERVICE               | 9234                   | \$970.00           |              | SWIMMING POOL SERVICE - AUG 2022                           |
| SUNCOAST POOL SERVICE               | 9235                   | \$970.00           |              | SWIMMING POOL SERVICE - JULY 2022                          |
| SUNCOAST POOL SERVICE               | 9236                   | \$970.00           | \$6,790.00   | SWIMMING POOL SERVICE - JUNE 2022                          |
| <b>Monthly Contract Subtotal</b>    |                        | <b>\$15,577.86</b> |              |  |
| <b>Variable Contract</b>            |                        |                    |              |  |
| STRALEY ROBIN VERICKER              | 23290                  | \$1,395.00         |              | GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/11/23 |
| <b>Variable Contract Subtotal</b>   |                        | <b>\$1,395.00</b>  |              |  |
| <b>Utilities</b>                    |                        |                    |              |  |
| BOCC                                | 6437 063023 ACH        | \$153.45           |              | WATER SERVICE 05/26/23-06/28/23                            |
| TECO                                | 2437 070323 ACH        | \$4,733.91         |              | ELECTRICITY SERVICES 05/27/23-06/27/23                     |
| TECO                                | 4837 070323 ACH        | \$804.04           |              | ELECTRICITY SERVICES 05/27/23-06/24/23                     |
| TECO                                | 8083 070323 ACH        | \$149.89           |              | ELECTRICITY SERVICES 05/27/23-06/27/23                     |
| TECO                                | 9922 070323 ACH        | \$25.08            |              | ELECTRICITY SERVICES 05/27/23-06/27/23                     |
| TECO                                | 9930 070323 ACH        | \$25.08            | \$5,738.00   | ELECTRICITY SERVICES 05/27/23-06/27/23                     |
| <b>Utilities Subtotal</b>           |                        | <b>\$5,891.45</b>  |              |  |
| <b>Regular Services</b>             |                        |                    |              |  |
| SPEAREM ENTERPRISES                 | 5824                   | \$650.00           |              | LABOR - 06/16/23-7/16/23 MATERIAL                          |
| TIMES PUBLISHING COM                | 189465 070523          | \$412.00           |              | BUDGET HEARING   |
| <b>Regular Services Subtotal</b>    |                        | <b>\$1,062.00</b>  |              |  |
| <b>Additional Services</b>          |                        | <b>\$0.00</b>      |              |  |
| <b>Additional Services Subtotal</b> |                        | <b>\$0.00</b>      |              |  |
| <b>TOTAL</b>                        |                        | <b>\$23,926.31</b> |              |  |

|   |
|---|
| <b>SPENCER CREEK CDD</b><br><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

July 9, 2023  
Invoice Number: 2472565070923  
Account Number: 8337 12 028 2472565  
Security Code: 8435  
Service At: 1643 FRED IVES ST  
RUSKIN FL 33570-5745

Received

JUL 13 2023

Auto Pay Notice

NEWS AND INFORMATION

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

**Summary** *Service from 07/09/23 through 08/08/23  
details on following pages*

|  |                 |
|--|-----------------|
| Previous Balance                         | 137.96          |
| Payments Received -Thank You!            | -137.96         |
| <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 07/26/23 |                 |
| <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.

**Telecommunications Relay Service (TRS)**

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

**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 07102023 NNNNNNNN 01 003119 0015

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

July 9, 2023

SPENCER CREEK CDD

Invoice Number: 2472565070923  
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



Invoice Number: 2472565070923  
 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 07102023 NNNNNNNN 01 003119 0015

### Charge Details

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 137.96        |
| EFT Payment              | 06/26 | -137.96       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 07/09/23 will appear on your next bill.

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

### Spectrum Business™ Internet

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

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

### Spectrum Business™ Voice

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

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

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

**Current Charges \$137.96**  
**Total Due by 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](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 \$1.01, Florida CST \$2.10, Sales Tax \$0.02, TRS Surcharge \$0.10.

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

Continued on the next page...

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

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







2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#98313

**DATE**

7/19/2023

**CUSTOMER ID**

C2312

**NET TERMS**

Net 30

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

8/18/2023

**BILL TO**

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

Services provided for the Month of: July 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   | 2   | Ea  | 0.15     |        | 0.30            |
| Postage  | 11  | Ea  | 0.60     |        | 6.60            |
| Eric Davidson 4-21-23 DOORKING INC : Gate control \$30.95;<br>DOORKING INC : Client system Payment \$30.95 | 1   | Ea  | 61.90    |        | 61.90           |
| Dissemination Services   | 1   | Ea  | 350.00   |        | 350.00          |
| <b>Subtotal</b>  |     |     |          |        | <b>4,793.80</b> |

**Subtotal**

\$4,793.80

**Tax**

\$0.00

**Total Due**

\$4,793.80

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

**SITEX Aquatics llc.**  
PO Box 917  
Parrish, FL 34219

[office@sitexaquatics.com](mailto:office@sitexaquatics.com)  
+1 (813) 564-2322

## Spencer Creek CDD

|  |  |  |
|--|--|--|
| <b>Bill to</b><br>Spencer Creek CDD<br>2005 Pan Am Circle suite 300<br>Tampa, FL 33607 | <b>Ship to</b><br>Spencer Creek CDD<br>2005 Pan Am Circle suite 300<br>Tampa, FL 33607 | <b>Invoice details</b><br>Invoice no.: 7640B<br>Invoice date: 07/01/2023<br>Due date: 07/31/2023 |
|--|--|--|

| Product or service                          |              | Amount          |
|---|--------------|-----------------|
| 1. <b>Lake Maintenance- Spencer Creek</b>   | 1 x \$765.00 | \$765.00        |
| Monthly Waterway Maintenance- 13 Ponds-July |              |                 |
| <b>Total</b>                                |              | <b>\$765.00</b> |



# Steadfast Contractors Alliance, LLC

844-347-0702 | [ar@steadfastalliance.com](mailto:ar@steadfastalliance.com)

| Date     | Invoice # |
|----------|-----------|
| 7/1/2023 | SM-9364   |

**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.

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

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 11/8/2022 | 9230      |

|   |
|---|
| Bill To   |
| Spencer Creek CDD<br>1502 Tiger Tooth<br>Ruskin, FL 33570 |

| P.O. No. | Terms  | Project |
|----------|--------|---------|
| Nov 2022 | 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.<br><br>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

**Total**

\$970.00

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 12/8/2022 | 9231      |

|   |
|---|
| Bill To   |
| Spencer Creek CDD<br>1502 Tiger Tooth<br>Ruskin, FL 33570 |

| P.O. No. | Terms  | Project |
|----------|--------|---------|
| Dec 2022 | 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.<br><br>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

**Total**

\$970.00

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

| Date      | Invoice # |
|-----------|-----------|
| 10/7/2022 | 9232      |

| Bill To   |
|---|
| Spencer Creek CDD<br>1502 Tiger Tooth<br>Ruskin, FL 33570 |

| P.O. No. | Terms  | Project |
|----------|--------|---------|
| Oct 2022 | 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.<br><br>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 |
|--------------|----------|

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 9/7/2022 | 9233      |

|   |
|---|
| Bill To   |
| Spencer Creek CDD<br>1502 Tiger Tooth<br>Ruskin, FL 33570 |

| P.O. No.  | Terms  | Project |
|-----------|--------|---------|
| Sept 2022 | 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.<br><br>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

**Total**

\$970.00

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 8/9/2022 | 9234      |

|   |
|---|
| Bill To   |
| Spencer Creek CDD<br>1502 Tiger Tooth<br>Ruskin, FL 33570 |

| P.O. No. | Terms  | Project |
|----------|--------|---------|
| Aug 2022 | 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.<br><br>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

**Total**

\$970.00



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 7/7/2022 | 9235      |

|   |
|---|
| Bill To   |
| Spencer Creek CDD<br>1502 Tiger Tooth<br>Ruskin, FL 33570 |

| P.O. No.  | Terms  | Project |
|-----------|--------|---------|
| July 2022 | 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.<br><br>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

**Total**

\$970.00

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

| Date     | Invoice # |
|----------|-----------|
| 6/7/2022 | 9236      |

| Bill To   |
|---|
| Spencer Creek CDD<br>1502 Tiger Tooth<br>Ruskin, FL 33570 |

| P.O. No.  | Terms  | Project |
|-----------|--------|---------|
| June 2022 | 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.<br><br>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 |

# 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

July 17, 2023

Client: 001511

Matter: 000001

Invoice #: 23290

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

## SERVICES

| Date                        | Person | Description of Services  | Hours | Amount     |
|-----------------------------|--------|--|-------|------------|
| 5/22/2023                   | JMV    | REVIEW COMMUNICATION RE: CDD BOARD MEETING;<br>REVIEW LEGAL NOTICE.  | 0.2   | \$75.00    |
| 5/23/2023                   | LB     | FINALIZE RESOLUTION APPROVING PROPOSED<br>BUDGET FOR FY 2023/2024 AND SETTING PUBLIC<br>HEARING; PREPARE CORRESPONDENCE TO DISTRICT<br>MANAGER RE SAME.    | 0.3   | \$52.50    |
| 5/31/2023                   | JMV    | REVIEW AGENDA PACKET AND PREPARE FOR CDD<br>BOARD MEETING.   | 0.3   | \$112.50   |
| 5/31/2023                   | KCH    | REVIEW AGENDA AND ATTACHMENTS FOR BOS<br>MEETING.  | 0.4   | \$130.00   |
| 6/1/2023                    | JMV    | PREPARE FOR AND ATTEND CDD BOARD MEETING.  | 0.5   | \$187.50   |
| 6/1/2023                    | KCH    | FINAL PREP FOR BOS MEETING; ATTEND BOS<br>MEETING.   | 0.5   | \$162.50   |
| 6/12/2023                   | LB     | REVIEW FY 2023/2024 BUDGET; PREPARE DRAFT<br>MAILED NOTICE LETTER AND PUBLICATION ADS RE FY<br>2023/2024 O&M ASSESSMENTS AND BUDGET.                       | 1.2   | \$210.00   |
| 6/16/2023                   | JMV    | PREPARE LEGAL NOTICE FOR CDD BOARD MEETING<br>AND PUBLIC HEARING.  | 1.1   | \$412.50   |
| 6/19/2023                   | LB     | FINALIZE MAILED NOTICE LETTER AND PUBLICATION<br>ADS RE FY 2023/2024 BUDGET AND O&M<br>ASSESSMENTS; PREPARE CORRESPONDENCE TO<br>DISTRICT MANAGER RE SAME. | 0.3   | \$52.50    |
| Total Professional Services |        |  | 4.8   | \$1,395.00 |

July 17, 2023  
Client: 001511  
Matter: 000001  
Invoice #: 23290

Page: 2

---

|                        |            |                   |
|------------------------|------------|-------------------|
| Total Services         | \$1,395.00 |                   |
| Total Disbursements    | \$0.00     |                   |
| Total Current Charges  |            | \$1,395.00        |
| Previous Balance       |            | \$3,211.15        |
| Less Payments          |            | (\$778.10)        |
| <b>PAY THIS AMOUNT</b> |            | <b>\$3,828.05</b> |

***Please Include Invoice Number on all Correspondence***

**Outstanding Invoices**

| Invoice Number                     | Invoice Date     | Services   | Disbursements | Interest | Tax    | Total             |
|------------------------------------|------------------|------------|---------------|----------|--------|-------------------|
| 22095                              | October 05, 2022 | \$2,132.00 | \$18.30       | \$0.00   | \$0.00 | \$3,545.30        |
| 22233                              | October 27, 2022 | \$233.50   | \$49.25       | \$0.00   | \$0.00 | \$1,677.75        |
| <b>Total Remaining Balance Due</b> |                  |            |               |          |        | <b>\$3,828.05</b> |

**AGED ACCOUNTS RECEIVABLE**

| 0-30 Days  | 31-60 Days | 61-90 Days | Over 90 Days |
|------------|------------|------------|--------------|
| \$1,395.00 | \$0.00     | \$0.00     | \$2,433.05   |



Hillsborough  
County Florida

| CUSTOMER NAME                                   | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|---|----------------|------------|------------|
| SPENCER CREEK COMMUNITY DEVELOPMENT<br>DISTRICT | 2374746437     | 06/30/2023 | 07/21/2023 |

Service Address: 1643 FRED IVES ST

S-Page 1 of 1

| METER<br>NUMBER | PREVIOUS<br>DATE | PREVIOUS<br>READ | PRESENT<br>DATE | PRESENT<br>READ | CONSUMPTION | READ<br>TYPE | METER<br>DESCRIPTION |
|-----------------|------------------|------------------|-----------------|-----------------|-------------|--------------|----------------------|
| 11361547        | 05/26/2023       | 3257             | 06/28/2023      | 3345            | 8800 GAL    | ACTUAL       | WATER                |

#### Service Address Charges

|                          |         |
|--------------------------|---------|
| Customer Service Charge  | \$5.28  |
| Purchase Water Pass-Thru | \$26.58 |
| Water Base Charge        | \$18.34 |
| Water Usage Charge       | \$8.65  |
| Sewer Base Charge        | \$44.35 |
| Sewer Usage Charge       | \$50.25 |

#### Summary of Account Charges

|                          |                 |
|--------------------------|-----------------|
| Previous Balance         | \$170.29        |
| Net Payments - Thank You | \$-170.29       |
| Total Account Charges    | <b>\$153.45</b> |

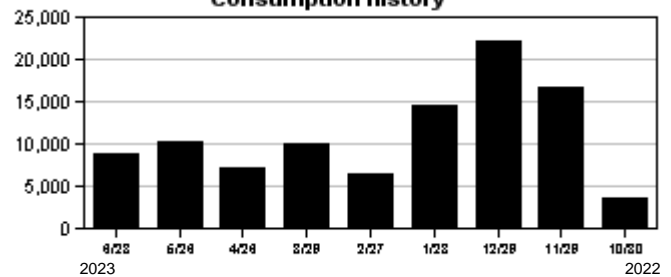
|                   |                 |
|-------------------|-----------------|
| <b>AMOUNT DUE</b> | <b>\$153.45</b> |
|-------------------|-----------------|

#### 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

2,119 8

|             |            |
|-------------|------------|
| DUE DATE    | 07/21/2023 |
| AMOUNT DUE  | \$153.45   |
| AMOUNT PAID |            |

0023747464370 00000153452



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

Statement Date: July 03, 2023

Amount Due: \$4,733.91

Due Date: July 24, 2023  
Account #: 221008452437

DO NOT PAY. Your account will be drafted on July 24, 2023

## Account Summary

Current Service Period: May 27, 2023 - June 27, 2023

Previous Amount Due \$4,733.91

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

Current Month's Charges \$4,733.91

Amount Due by July 24, 2023 \$4,733.91

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



Scan here to view  
your account online.



**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting  
your equipment from harmful surges.

**TampaElectric.com/SurgeProtection**



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: July 24, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$4,733.91

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

643976584208

Your account will be  
drafted on July 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

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: July 03, 2023  
Charges Due: July 24, 2023

**Service Period:** May 27, 2023 - Jun 27, 2023

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 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](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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: July 03, 2023

Amount Due: \$804.04

Due Date: July 24, 2023

Account #: 221008474837

DO NOT PAY. Your account will be drafted on July 24, 2023

## Account Summary

Current Service Period: May 27, 2023 - June 27, 2023

|  |           |
|--|-----------|
| Previous Amount Due                      | \$598.16  |
| Payment(s) Received Since Last Statement | -\$598.16 |

|                         |          |
|-------------------------|----------|
| Current Month's Charges | \$804.04 |
|-------------------------|----------|

|                             |          |
|-----------------------------|----------|
| Amount Due by July 24, 2023 | \$804.04 |
|-----------------------------|----------|

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 **20.71% lower** than the same period last year.



Your average daily kWh used was **22.66% higher** than it was in your previous period.



Scan here to view your account online.



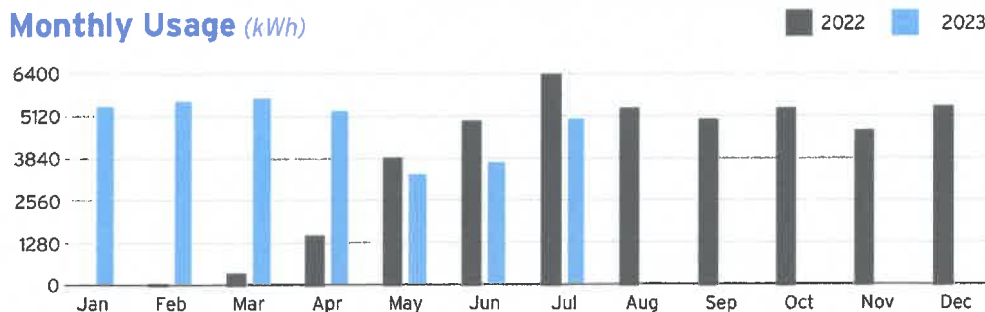
ACT NOW FOR FREE INSTALL!

Keep your business running by protecting your equipment from harmful surges.

TampaElectric.com/SurgeProtection



## Monthly Usage (kWh)



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.



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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.

Account #: 221008474837

Due Date: July 24, 2023

Amount Due: \$804.04

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

627927233089

Your account will be  
drafted on July 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 33631-3118

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: July 03, 2023  
Charges Due: July 24, 2023

## Meter Read

**Service Period:** May 27, 2023 - Jun 27, 2023

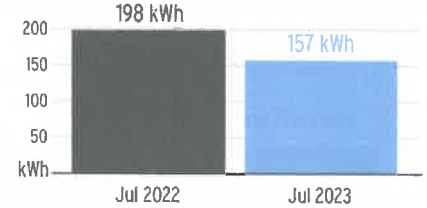
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000240439   | 06/27/2023 | 76,537          |   | 71,510           |   | 5,027 kWh  | 1          | 32 Days        |

## Charge Details

|  |                                   |                           |                 |
|--|-----------------------------------|---------------------------|-----------------|
|  | <b>Electric Charges</b>           |                           |                 |
|  | Daily Basic Service Charge        | 32 days @ \$0.75000       | \$24.00         |
|  | Energy Charge                     | 5,027 kWh @ \$0.07990/kWh | \$401.66        |
|  | Fuel Charge                       | 5,027 kWh @ \$0.05239/kWh | \$263.36        |
|  | Storm Protection Charge           | 5,027 kWh @ \$0.00400/kWh | \$20.11         |
|  | Clean Energy Transition Mechanism | 5,027 kWh @ \$0.00427/kWh | \$21.47         |
|  | Storm Surcharge                   | 5,027 kWh @ \$0.01061/kWh | \$53.34         |
|  | Florida Gross Receipt Tax         |                           | \$20.10         |
|  | <b>Electric Service Cost</b>      |                           | <b>\$804.04</b> |

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$804.04**

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

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

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

Statement Date: July 03, 2023

Amount Due: \$149.89

Due Date: July 24, 2023

Account #: 211025808083

JUL 7 2023

DO NOT PAY. Your account will be drafted on July 24, 2023

## Your Energy Insight



Your average daily kWh used was **28.57% lower** than the same period last year.



Your average daily kWh used was **50% lower** than it was in your previous period.



Scan here to view your account online.



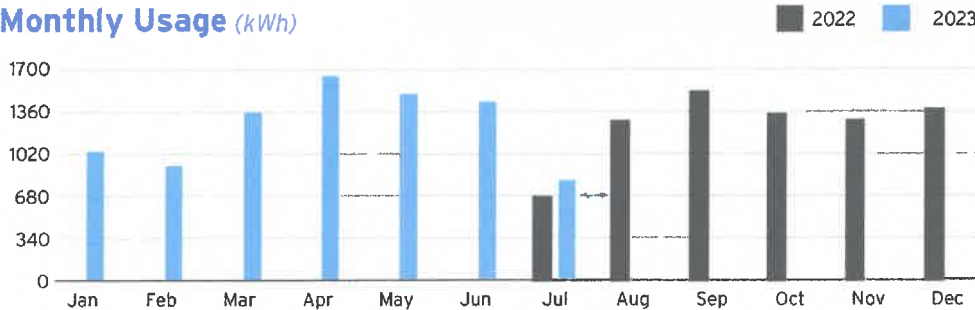
**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting your equipment from harmful surges.  
**TampaElectric.com/SurgeProtection**

Zap Cap  
SYSTEMS



## Monthly Usage (kWh)



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 #: 211025808083

Due Date: July 24, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$149.89

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

610643322855

Your account will be  
drafted on July 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

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: July 03, 2023  
Charges Due: July 24, 2023

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** May 27, 2023 - Jun 27, 2023

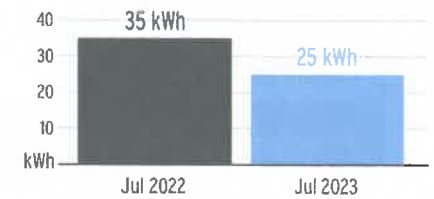
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000621201   | 06/27/2023 | 22,028          |   | 21,220           |   | 808 kWh    | 1          | 32 Days        |

## Charge Details

|  |                                   |                         |                 |
|--|-----------------------------------|-------------------------|-----------------|
|  | <b>Electric Charges</b>           |                         |                 |
|  | Daily Basic Service Charge        | 32 days @ \$0.75000     | \$24.00         |
|  | Energy Charge                     | 808 kWh @ \$0.07990/kWh | \$64.56         |
|  | Fuel Charge                       | 808 kWh @ \$0.05239/kWh | \$42.33         |
|  | Storm Protection Charge           | 808 kWh @ \$0.00400/kWh | \$3.23          |
|  | Clean Energy Transition Mechanism | 808 kWh @ \$0.00427/kWh | \$3.45          |
|  | Storm Surcharge                   | 808 kWh @ \$0.01061/kWh | \$8.57          |
|  | Florida Gross Receipt Tax         |                         | \$3.75          |
|  | <b>Electric Service Cost</b>      |                         | <b>\$149.89</b> |

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$149.89**

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

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

Statement Date: July 03, 2023

Amount Due: \$25.08

Due Date: July 24, 2023  
Account #: 221008759922

DO NOT PAY. Your account will be drafted on July 24, 2023

## Account Summary

Current Service Period: May 27, 2023 - June 27, 2023

|  |                |
|--|----------------|
| Previous Amount Due                      | \$22.77        |
| Payment(s) Received Since Last Statement | -\$22.77       |
| <b>Current Month's Charges</b>           | <b>\$25.08</b> |

**Amount Due by July 24, 2023 \$25.08**

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 view  
your account online.



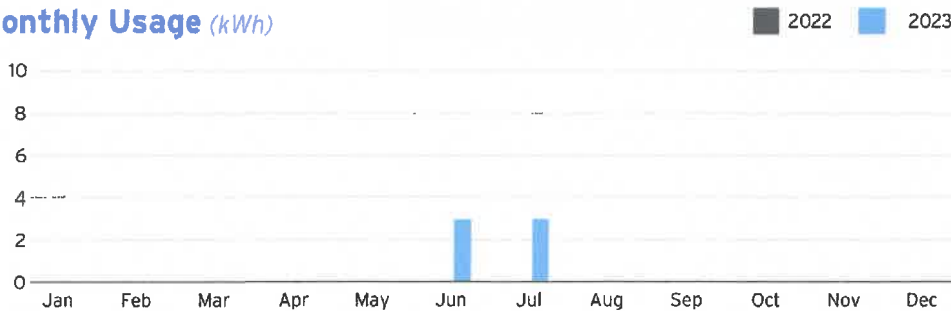
**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting  
your equipment from harmful surges.  
**TampaElectric.com/SurgeProtection**

Zap Cap  
SYSTEMS™



## Monthly Usage (kWh)



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 #: 221008759922

Due Date: July 24, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$25.08

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

627927233090

Your account will be  
drafted on July 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

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: July 03, 2023  
Charges Due: July 24, 2023

## Meter Read

**Meter Location:** ENTRANCE SIGN

**Service Period:** May 27, 2023 - Jun 27, 2023

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

| Meter Number | Read Date  | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| 1000874860   | 06/27/2023 | 6               | 3                |   | 3 kWh      | 1          | 32 Days        |

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

|                                   |                       |         |
|-----------------------------------|-----------------------|---------|
| Daily Basic Service Charge        | 32 days @ \$0.75000   | \$24.00 |
| 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         |                       | \$0.63  |

### Electric Service Cost

**\$25.08**

**Total Current Month's Charges**

**\$25.08**

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

## Ways To Pay Your Bill



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**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

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

Statement Date: July 03, 2023

Amount Due: \$25.08

Due Date: July 24, 2023

Account #: 221008759930

Received

JUL 7 2023

DO NOT PAY. Your account will be drafted on July 24, 2023

## Your Energy Insight



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



Scan here to view  
your account online.



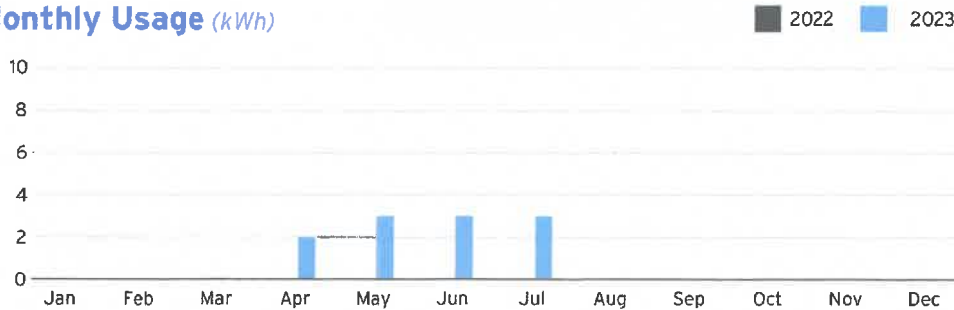
**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting  
your equipment from harmful surges.

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



## Monthly Usage (kWh)



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 #: 221008759930

Due Date: July 24, 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: \$25.08

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

627927233091

Your account will be  
drafted on July 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

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: July 03, 2023  
Charges Due: July 24, 2023

## Meter Read

**Meter Location:** ENTRANCE SIGN

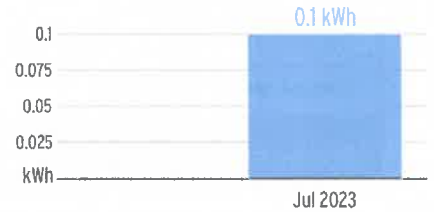
**Service Period:** May 27, 2023 - Jun 27, 2023

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

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000874874   | 06/27/2023 | 11              |   | 8                |   | 3 kWh      | 1          | 32 Days        |

## Charge Details

### Avg kWh Used Per Day



### Electric Charges

|                                   |                       |         |
|-----------------------------------|-----------------------|---------|
| Daily Basic Service Charge        | 32 days @ \$0.75000   | \$24.00 |
| 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         |                       | \$0.63  |

### Electric Service Cost

**\$25.08**

### Important Messages

**Total Current Month's Charges**

**\$25.08**

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.



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 5824  
DATE 07/12/2023  
TERMS Net 15  
DUE DATE 07/27/2023

| ACTIVITY  | QTY | RATE   | AMOUNT |
|---|-----|--------|--------|
| Labor<br>6/16 to 7/16 4 weeks at 2 times per week<br>clubhouse cleaning services including dog waste can and trash cans at<br>basketball court and playground | 4   | 131.25 | 525.00 |
| Material<br>trash bags paper goods soap and mut mits  | 1   | 75.00  | 75.00  |
| Fuel Surcharge<br>cost of fuel has went up DRASTICALLY.   | 1   | 50.00  | 50.00  |

Thank You! We Appreciate Your Business.

BALANCE DUE **\$650.00**



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

| Advertising Run Dates | Advertiser Name   |                  |
|-----------------------|-------------------|------------------|
| 07/ 5/23              | SPENCER CREEK CDD |                  |
| Billing Date          | Sales Rep         | Customer Account |
| 07/05/2023            | Deirdre Bonett    | 189465           |
| Total Amount Due      |                   | Ad Number        |
| \$412.00              |                   | 0000294717       |

Received

JUL 13 2023

## PAYMENT DUE UPON RECEIPT

| Start    | Stop     | Ad Number  | Product      | Placement  | Description<br>PO Number            | Ins. | Size   | Net Amount       |
|----------|----------|------------|--------------|------------|-------------------------------------|------|--------|------------------|
| 07/05/23 | 07/05/23 | 0000294717 | Times        | Legals CLS | Budget Hearing                      | 1    | 2x49 L | \$408.00         |
| 07/05/23 | 07/05/23 | 0000294717 | Tampabay.com | Legals CLS | Budget Hearing<br>AffidavitMaterial | 1    | 2x49 L | \$0.00<br>\$4.00 |

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

| Advertising Run Dates | Advertiser Name   |                  |
|-----------------------|-------------------|------------------|
| 07/ 5/23              | SPENCER CREEK CDD |                  |
| Billing Date          | Sales Rep         | Customer Account |
| 07/05/2023            | Deirdre Bonett    | 189465           |
| Total Amount Due      |                   | Ad Number        |
| \$412.00              |                   | 0000294717       |

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

SPENCER CREEK CDD

C/O MERITUS

2005 PAN AM CIRCLE, #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

# **Spencer Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 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 July 31, 2023

*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | SERIES 2019      |                      |                             |                                 |                                   |             | TOTAL                |
|--|------------------|----------------------|-----------------------------|---------------------------------|-----------------------------------|-------------|----------------------|
|  | GENERAL<br>FUND  | DEBT SERVICE<br>FUND | CAPITAL<br>PROJECTS<br>FUND | GENERAL<br>FIXED ASSETS<br>FUND | GENERAL<br>LONG-TERM<br>DEBT FUND |             |                      |
| <b>ASSETS</b>                                |                  |                      |                             |                                 |                                   |             |                      |
| Cash - Operating Account                     | \$ 29,330        | \$ -                 | \$ -                        | \$ -                            | \$ -                              | \$ -        | \$ 29,330            |
| 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                                 | -                | 201,638              | -                           | -                               | -                                 | -           | 201,638              |
| 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>\$ 36,879</b> | <b>\$ 474,645</b>    | <b>\$ 27</b>                | <b>\$ 7,513,667</b>             | <b>\$ 7,721,946</b>               | <b>\$ -</b> | <b>\$ 15,747,164</b> |
|  |                  |                      |                             |                                 |                                   |             |                      |
| <b>LIABILITIES</b>                           |                  |                      |                             |                                 |                                   |             |                      |
| Accounts Payable                             | \$ 8,296         | \$ -                 | \$ -                        | \$ -                            | \$ -                              | \$ -        | \$ 8,296             |
| Bonds Payable                                | -                | -                    | -                           | -                               | 7,721,947                         | -           | 7,721,947            |
| Due To Other Funds                           | 4,530            | -                    | -                           | -                               | -                                 | -           | 4,530                |
| <b>TOTAL LIABILITIES</b>                     | <b>12,826</b>    | <b>-</b>             | <b>-</b>                    | <b>-</b>                        | <b>7,721,947</b>                  | <b>-</b>    | <b>7,734,773</b>     |
|  |                  |                      |                             |                                 |                                   |             |                      |
| <b>FUND BALANCES</b>                         |                  |                      |                             |                                 |                                   |             |                      |
| Restricted for:                              |                  |                      |                             |                                 |                                   |             |                      |
| Debt Service                                 | -                | 474,645              | -                           | -                               | -                                 | -           | 474,645              |
| Capital Projects                             | -                | -                    | 27                          | -                               | -                                 | -           | 27                   |
| Unassigned:                                  | 24,053           | -                    | -                           | 7,513,667                       | (1)                               | -           | 7,537,719            |
| <b>TOTAL FUND BALANCES</b>                   | <b>24,053</b>    | <b>474,645</b>       | <b>27</b>                   | <b>7,513,667</b>                | <b>(1)</b>                        | <b>-</b>    | <b>8,012,391</b>     |
|  |                  |                      |                             |                                 |                                   |             |                      |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 36,879</b> | <b>\$ 474,645</b>    | <b>\$ 27</b>                | <b>\$ 7,513,667</b>             | <b>\$ 7,721,946</b>               | <b>\$ -</b> | <b>\$ 15,747,164</b> |

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                     | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>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                       | 3,500                  | 700                         | 83.33%                                 |
| District Counsel                        | 5,000                       | 5,519                  | (519)                       | 110.38%                                |
| District Engineer                       | 3,000                       | 4,645                  | (1,645)                     | 154.83%                                |
| District Manager                        | 30,000                      | 31,000                 | (1,000)                     | 103.33%                                |
| ProfServ-Expansion Services             | -                           | 22,500                 | (22,500)                    | 0.00%                                  |
| Accounting Services                     | -                           | 1,500                  | (1,500)                     | 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                         | 280                    | 220                         | 56.00%                                 |
| Public Officials Insurance              | 2,819                       | 2,694                  | 125                         | 95.57%                                 |
| Legal Advertising                       | 2,500                       | 9,148                  | (6,648)                     | 365.92%                                |
| Bank Fees                               | 250                         | -                      | 250                         | 0.00%                                  |
| Website Administration                  | 1,500                       | 1,489                  | 11                          | 99.27%                                 |
| Dues, Licenses, Subscriptions           | 175                         | 175                    | -                           | 100.00%                                |
| <b>Total Administration</b>             | <b>83,444</b>               | <b>92,955</b>          | <b>(9,511)</b>              | <b>111.40%</b>                         |
| <b><u>Electric Utility Services</u></b> |                             |                        |                             |  |
| Utility - Electric                      | 55,000                      | 57,553                 | (2,553)                     | 104.64%                                |
| <b>Total Electric Utility Services</b>  | <b>55,000</b>               | <b>57,553</b>          | <b>(2,553)</b>              | <b>104.64%</b>                         |
| <b><u>Water-Sewer Comb Services</u></b> |                             |                        |                             |  |
| Utility - Water                         | 6,000                       | 2,460                  | 3,540                       | 41.00%                                 |
| <b>Total Water-Sewer Comb Services</b>  | <b>6,000</b>                | <b>2,460</b>           | <b>3,540</b>                | <b>41.00%</b>                          |

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>Other Physical Environment</u></b>     |                             |                        |                             |  |
| Waterway Management                          | 9,180                       | 7,650                  | 1,530                       | 83.33%                                 |
| Field Manager                                | 12,000                      | 10,036                 | 1,964                       | 83.63%                                 |
| Amenity Center Cleaning & Supplies           | 7,200                       | 8,734                  | (1,534)                     | 121.31%                                |
| Contracts-Pools                              | 11,640                      | 7,381                  | 4,259                       | 63.41%                                 |
| 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                       | 663                    | 837                         | 44.20%                                 |
| 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                       | 5,954                  | (954)                       | 119.08%                                |
| R&M-Monument, Entrance & Wall                | 1,500                       | -                      | 1,500                       | 0.00%                                  |
| Landscape Maintenance                        | 90,500                      | 68,921                 | 21,579                      | 76.16%                                 |
| 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>142,260</b>         | <b>28,760</b>               | <b>83.18%</b>                          |
| <b>TOTAL EXPENDITURES</b>                    | <b>315,464</b>              | <b>295,228</b>         | <b>20,236</b>               | <b>93.59%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 24,153                 | 24,153                      | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b> |                             | <b>(100)</b>           |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 24,053</b>       |                             |  |

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
Series 2019 Debt Service Fund (200)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                       |                             |                        |                             |  |
| Interest - Investments                       | \$ -                        | \$ 5,561               | \$ 5,561                    | 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>545,736</b>         | <b>12,598</b>               | <b>102.36%</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                    | -                           | 9,880                  | 9,880                       | 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                   | \$ -                        | \$ 9,879               | \$ 9,879                    | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b> |                             | <b>464,766</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 474,645</b>      |                             |  |

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
Series 2019 Capital Projects Fund (300)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>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 July 31, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL     | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>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. 07-23  
Statement Date 7/31/2023

|                      |           |                      |           |
|----------------------|-----------|----------------------|-----------|
| G/L Balance (LCY)    | 29,329.82 | Statement Balance    | 31,348.98 |
| G/L Balance          | 29,329.82 | Outstanding Deposits | 0.00      |
| Positive Adjustments | 0.00      |                      |           |
|                      |           | Subtotal             | 31,348.98 |
| Subtotal             | 29,329.82 | Outstanding Checks   | 2,019.16  |
| Negative Adjustments | 0.00      | Differences          | 0.00      |
|                      |           |                      |           |
| Ending G/L Balance   | 29,329.82 | Ending Balance       | 29,329.82 |
|                      |           |                      |           |
| Difference           | 0.00      |                      |           |

| Posting Date                  | Document Type | Document No. | Description                   | Amount    | Cleared Amount | Difference |
|-------------------------------|---------------|--------------|-------------------------------|-----------|----------------|------------|
| <b>Checks</b>                 |               |              |                               |           |                |            |
| 6/15/2023                     | Payment       | 1364         | NICHOLAS J. DISTER            | 200       | 200.00         | 0.00       |
| 6/29/2023                     | Payment       | 1370         | CORLIN SERVICES LLC           | 100       | 100.00         | 0.00       |
| 6/29/2023                     | Payment       | 1371         | SPEAREM ENTERPRISES           | 650       | 650.00         | 0.00       |
| 6/29/2023                     | Payment       | 1372         | STEADFAST CONTRACTORS ALIANCE | 67.5      | 67.50          | 0.00       |
| 7/13/2023                     | Payment       | 1373         | INFRAMARK LLC                 | 4971.75   | 4,971.75       | 0.00       |
| 7/13/2023                     | Payment       | 1374         | SITEX AQUATICS                | 765       | 765.00         | 0.00       |
| 7/13/2023                     | Payment       | 1375         | STEADFAST CONTRACTORS ALIANCE | 7534.9    | 7,534.90       | 0.00       |
| 7/13/2023                     | Payment       | 1376         | TIMES PUBLISHING COM          | 1972      | 1,972.00       | 0.00       |
| 7/13/2023                     | Payment       | 1377         | U. S. BANK                    | 4040.63   | 4,040.63       | 0.00       |
| 7/25/2023                     | Payment       | DD120        | Payment of Invoice 000390     | 153.45    | 153.45         | 0.00       |
| 7/25/2023                     | Payment       | DD121        | Payment of Invoice 000397     | 137.96    | 137.96         | 0.00       |
| 7/25/2023                     | Payment       | DD122        | Payment of Invoice 000391     | 804.04    | 804.04         | 0.00       |
| 7/25/2023                     | Payment       | DD123        | Payment of Invoice 000392     | 149.89    | 149.89         | 0.00       |
| 7/25/2023                     | Payment       | DD124        | Payment of Invoice 000393     | 4733.91   | 4,733.91       | 0.00       |
| 7/25/2023                     | Payment       | DD125        | Payment of Invoice 000394     | 25.08     | 25.08          | 0.00       |
| 7/25/2023                     | Payment       | DD126        | Payment of Invoice 000395     | 25.08     | 25.08          | 0.00       |
| 7/27/2023                     | Payment       | 1379         | SUNCOAST POOL SERVICE         | 6790      | 6,790.00       | 0.00       |
| Total Checks                  |               |              |                               | 33,121.19 | 33,121.19      | 0.00       |
| <b>Outstanding Checks</b>     |               |              |                               |           |                |            |
| 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      |
| 7/27/2023                     | Payment       | 1378         | SPEAREM ENTERPRISES           | 650.00    | 0.00           | 650.00     |
| 7/27/2023                     | Payment       | 1380         | TIMES PUBLISHING COM          | 412.00    | 0.00           | 412.00     |
| Total Outstanding Checks..... |               |              |                               | 2,019.16  |                | 2,019.16   |