

**SPENCER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 01, 2025

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Spencer Creek Community Development District

Board of Supervisors

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

District Staff

Michael Perez, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, May 01, 2025 at 2:00 p.m.

The Regular Meeting of the **Spencer Creek Community Development District** will be held **May 01, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 263 935 216 491 **Passcode:** Sd7Lo6KB

Dial-in by phone +1 646-838-1601 **Pin:** 151 133 964#

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

A. Annual Notice of Qualified Electors

B. Consideration of Blue Life Pool Service Proposal - Monthly Pool Service

4. CONSENT AGENDA

A. Approval of Minutes of the April 03, 2025, Regular Meeting

B. Consideration of Operation and Maintenance March 2025

C. Acceptance of the Financials and Approval of the Check Register for March 2025

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT



April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Spencer Creek CDD	554

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services



BLUE LIFE

POOL SERVICE

**ENJOY A
BETTER LIFE
WITH OUR POOL SERVICE**

**WE OFFER YOU
THE BEST SERVICES**

SPENCER CREEK

1643 FRED IVES ST

RUSKIN FL 33570

WE SERVICE

★ Hillsborough ★ Pasco ★ Pinellas ★ Manatee
★ Hernando ★ And other surrounding area

**Empty skimmers
and pump baskets**

**Water testing
and balance**

**Email electronic
reports**

**Pool system
inspections**

Pool vacuum

**Service 3 times
a week**

**Tile, walls and
steps brushing**

Pool log

SERVICE COST

**POOL SERVICE, 3 TIMES A WEEK
CLEANING AND CHEMICAL**

**PRICE: \$1200 A MONTH FOR A
POOL**

COMMERCIAL

**BLUE LIFE
POOL SERVICE**

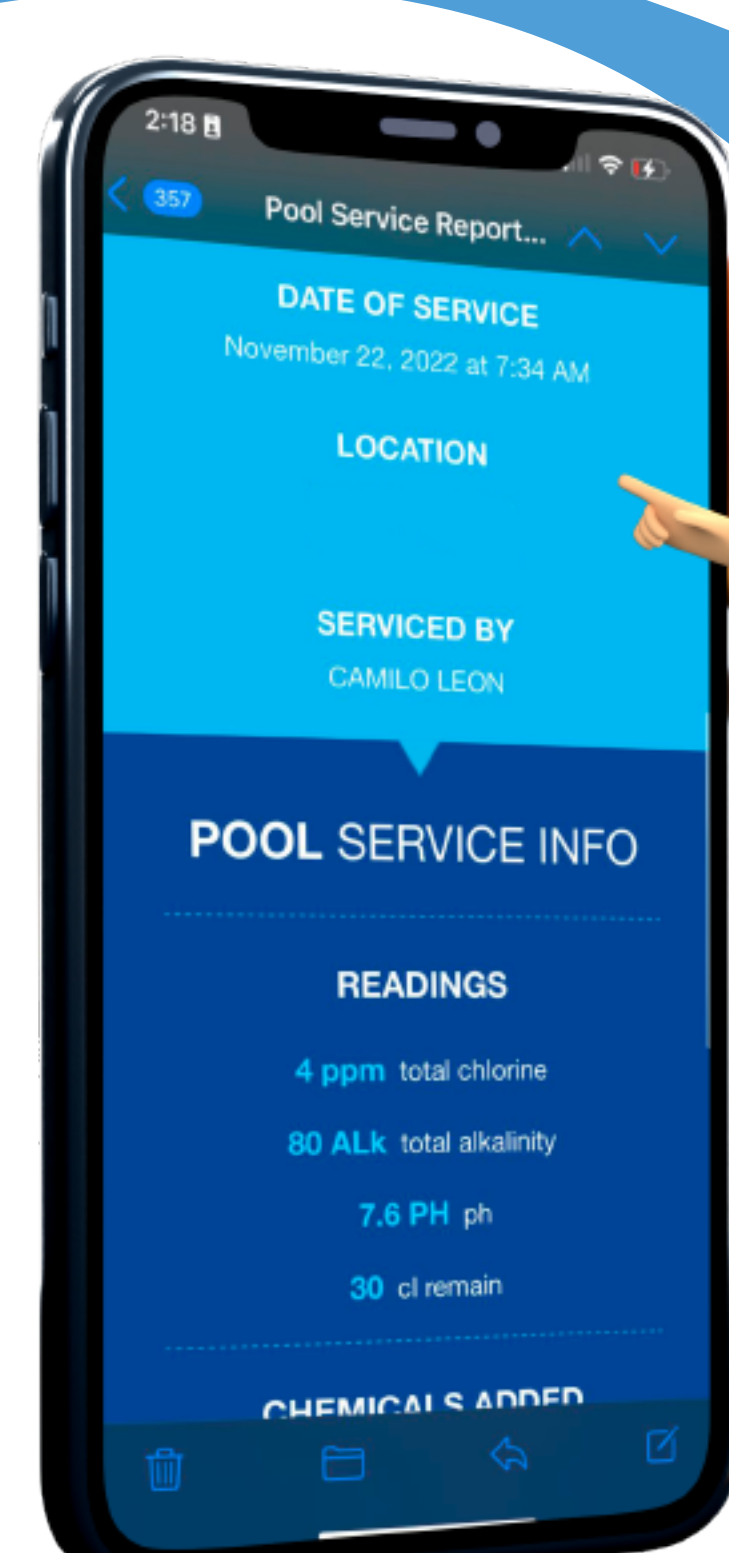
**BLUE LIFE
POOL SERVICE**

RESIDENTIAL

**RECEIVE INSTANT REPORT
UPON SERVICE COMPLETION**

APP SUPPORT

**BLUE LIFE
POOL SERVICE**



**¡Thanks for choosing
us to keep
your pool looking great!**

**BLUE LIFE
POOL SERVICE**

**Blue Life Pool Service LLC
5108 SWALLOW DR
LAND O LAKES FL 34639**

(813) 597-5009

CALL NOW!!!

/bluelifepools

www.bluelifepools.com

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

The regular meeting of the Board of Supervisors of Spencer Creek Community Development District was held on Thursday, April 3, 2025, and called to order at 2:34 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Michael Perez	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of ADA Chair Proposal(s)

On MOTION by Ms. Campagna seconded by Mr. de la Ossa, with all in favor, *BlueLife* proposal #3848 in the amount of \$11,150, as agreed was approved. 5-0

B. Review of FY 2024 Audit

C. Audit Response Letter (FY 2024)

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, Fiscal Year 2024 Audit including Fiscal Year 2024 response letter, was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of March 6, 2025, Special Meeting**
- B. Consideration of Operation and Maintenance February 2025**
- C. Acceptance of the Financials and Approval of the Check Register for February 2025**

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, the Consent Agenda was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next item followed.

Mr. Perez, informed the Board, ponds have been treated and the new staff hire date.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor the meeting was adjourned at 2:39 pm. 5-0

Michael Perez/Jayna Cooper
District Manager

Kelly Evans
Chairperson

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	3/9/2025	2472565030925	\$179.98	\$179.98	INTERNET 3/9 - 4/8/2025
INFRAMARK LLC	3/3/2025	144888	\$1,000.00		MANAGEMENT FEE March 2025
INFRAMARK LLC	3/3/2025	144888	\$350.00		dissemination services March 2025
INFRAMARK LLC	3/3/2025	144888	\$2,500.00		MANAGEMENT FEE March 2025
INFRAMARK LLC	3/3/2025	144888	\$1,000.00		field services March 2025
INFRAMARK LLC	3/3/2025	144888	\$125.00	\$4,975.00	Website admin March 2025
INFRAMARK LLC	3/6/2025	145450	\$11,666.68	\$11,666.68	Onsite staff 10/1/24 - 1/31/2025
STEADFAST CONTRACTORS ALIANCE	3/3/2025	SA-10022	\$7,534.90	\$7,534.90	LANDSCAPE SERVICES March 2025
STEADFAST CONTRACTORS ALIANCE	2/3/2025	SM-14454	\$7,166.90		LANDSCAPE SERVICES Feb 2025
STEADFAST CONTRACTORS ALIANCE	2/3/2025	SM-14454	\$368.00	\$7,534.90	waterway management Feb 2025
Monthly Contract Subtotal			\$31,891.46	\$31,891.46	
Variable Contract					
CARLOS DE LA OSSA	3/6/2025	CO 030625	\$200.00	\$200.00	BOARD 3/6/25
KELLY ANN EVANS	3/6/2025	KE 0302625	\$200.00	\$200.00	BOARD 3/6/25
KELLY ANN EVANS	9/5/2024	KE 090524A	\$200.00	\$200.00	SUPERVISOR FEE
LORI A CAMPAGNA	3/6/2025	LC 030625	\$200.00	\$200.00	BOARD 3/6/25
NICHOLAS J. DISTER	3/6/2025	ND 030625	\$200.00	\$200.00	BOARD 3/6/25
STRALEY ROBIN VERICKER	3/12/2025	26155	\$1,052.50	\$1,052.50	district counsel 2/28/2025
Variable Contract Subtotal			\$2,052.50	\$2,052.50	
Utilities					
BOCC ACH	2/27/2025	022725 6437	\$145.19	\$145.19	WATER
TECO ACH	3/4/2025	03042025 9930	\$18.74	\$18.74	ELECTRIC
TECO ACH	3/4/2025	03042025 9922	\$19.34	\$19.34	ELECTRIC
TECO ACH	3/4/2025	03042025 8083	\$88.44	\$88.44	ELECTRIC

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	3/4/2025	03042025 2437	\$4,773.38	\$4,773.38	ELECTRIC
TECO ACH	3/4/2025	03042025 9039	\$18.74	\$18.74	ELECTRIC
TECO ACH	3/5/2025	030525 4837	\$621.22	\$621.22	ELECTRIC 1/29-2/26/2025
Utilities Subtotal			\$5,685.05	\$5,685.05	
Regular Services					
GRAU AND ASSOCIATES	3/3/2025	27077	\$4,300.00	\$4,300.00	Auditing Service
Regular Services Subtotal			\$4,300.00	\$4,300.00	
Additional Services					
AFFORDABLE BACKFLOW	3/7/2025	030725	\$50.00	\$50.00	backflow testing
STEADFAST CONTRACTORS ALIANCE	3/10/2025	SA-10507	\$2,000.00	\$2,000.00	mulching
STEADFAST CONTRACTORS ALIANCE	3/11/2025	SA-10544	\$225.00	\$225.00	dead palm removal
Additional Services Subtotal			\$2,275.00	\$2,275.00	
TOTAL			\$46,204.01	\$46,204.01	

March 9, 2025
Invoice Number: 2472565030925
Account Number: 8337 12 028 2472565
Security Code: 8435
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

Auto Pay Notice

Contact Us

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

Summary

Service from 03/09/25 through 04/08/25
details on following pages

Previous Balance	179.97
Payments Received -Thank You!	-179.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	149.99
Spectrum Business™ Voice	29.99
Other Charges	0.00
Current Charges	\$179.98
YOUR AUTO PAY WILL BE PROCESSED 03/26/25	
Total Due by Auto Pay	\$179.98

NEWS AND INFORMATION

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

Call 1-866-415-5265 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stream the entertainment your customers love with TV Stream! Call 1-855-728-4167 today.

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
8633 2390 NO RP 09 03102025 NNNNNNNN 01 000969 0008

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



March 9, 2025

SPENCER CREEK CDD

Invoice Number: 2472565030925
Account Number: 8337 12 028 2472565
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

By _____

Total Due by Auto Pay \$179.98



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028247256500179986



Invoice Number:
Account Number:
Security Code:

SPENCER CREEK CDD
2472565030925
8337 12 028 2472565
8435

Contact Us

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

8633 2390 NO RP 09 03102025 NNNNNNNN 01 00069 0003

Charge Details

Previous Balance		179.97
EFT Payment	02/26	-179.97
Remaining Balance		\$0.00

Payments received after 03/09/25 will appear on your next bill.

Service from 03/09/25 through 04/08/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-80.01

Your promotional price will expire on 12/08/25

Business WiFi	10.00
	\$149.99

Spectrum Business™ Internet Total \$149.99

Spectrum Business™ Voice**Phone number (813) 331-3528**

Spectrum Business Voice	50.00
Promotional Discount	-20.01

Your promotional price will expire on 12/08/25

Voice Mail	0.00
	\$29.99

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$29.99

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$179.98

Total Due by Auto Pay \$179.98

Billing Information

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

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

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

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



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





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

144888

CUSTOMER ID

C2312

PO#

INVOICE

DATE

3/3/2025

NET TERMS

Net 30

DUE DATE

4/2/2025

BILL TO

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

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,500.00		2,500.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					4,975.00

Subtotal

\$4,975.00

Tax

\$0.00

Total Due

\$4,975.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

145450

DATE

3/6/2025

CUSTOMER ID

C2312

NET TERMS

Net 30

PO#**DUE DATE**

4/5/2025

BILL TO

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

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Onsite Staff (October 2024 retrobilling)	1	Ea	2,916.67		2,916.67
Onsite Staff (November 2024 retrobilling)	1	Ea	2,916.67		2,916.67
Onsite Staff (December 2024 retrobilling)	1	Ea	2,916.67		2,916.67
Onsite Staff (January 2025 retrobilling)	1	Ea	2,916.67		2,916.67
Subtotal					11,666.68

Subtotal

\$11,666.68

Tax

\$0.00

Total Due

\$11,666.68

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: March 6, 2025

	Name	Please X	Paid
1	Kelly Evans	X	\$200.00
2	Carlos De La Ossa	X	\$200.00
3	Lori Campagna	X	\$200.00
4	Ben Gainer		Yes
5	Nick Dister	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

3/10/2025
Date

REVISED 3/10/2025 9:25

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: March 6, 2025

	Name	Please X	Paid
1	Kelly Evans	X	\$200.00
2	Carlos De La Ossa	X	\$200.00
3	Lori Campagna	X	\$200.00
4	Ben Gainer		Yes
5	Nick Dister	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

3/10/2025
Date

REVISED 3/10/2025 9:25

Spencer Creek CDD

MEETING DATE: September 05, 2024

DMS: *Bryan Radcliff*

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: March 6, 2025

	Name	Please X	Paid
1	Kelly Evans	X	\$200.00
2	Carlos De La Ossa	X	\$200.00
3	Lori Campagna	X	\$200.00
4	Ben Gainer		Yes
5	Nick Dister	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

3/10/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: March 6, 2025

	Name	Please X	Paid
1	Kelly Evans	X	\$200.00
2	Carlos De La Ossa	X	\$200.00
3	Lori Campagna	X	\$200.00
4	Ben Gainer		Yes
5	Nick Dister	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

3/10/2025
Date

REVISED 3/10/2025 9:25

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Spencer Creek CDD
Inframark
2005 Pan Am Ste. 300
Tampa, FL 33607

March 12, 2025

Client: 001511

Matter: 000001

Invoice #: 26155

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
2/5/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
2/6/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
2/6/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
2/21/2025	KCH	REVIEW AGREEMENT WITH INFRMARK FOR ON-SITE MANAGEMENT.	1.3	\$422.50
2/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50
Total Professional Services			3.1	\$1,052.50

March 12, 2025
Client: 001511
Matter: 000001
Invoice #: 26155

Page: 2

Total Services	\$1,052.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,052.50
Previous Balance		\$1,322.50
Less Payments		(\$1,322.50)
PAY THIS AMOUNT		\$1,052.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	02/27/2025	03/20/2025

Service Address: 1643 FRED IVES ST

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11361547	01/24/2025	5885	02/25/2025	5949	6400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$19.33
Water Base Charge	\$20.91
Water Usage Charge	\$6.59
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$41.73

Summary of Account Charges

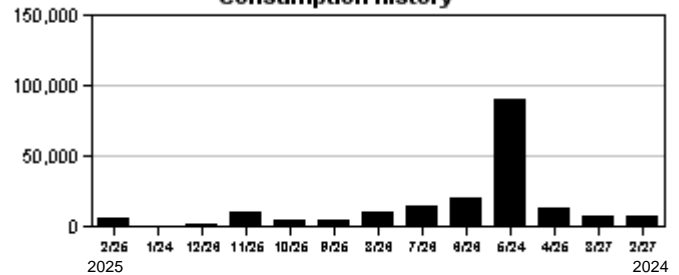
Previous Balance	\$79.65
Net Payments - Thank You	\$-79.65
Total Account Charges	\$145.19

AMOUNT DUE	\$145.19
-------------------	-----------------

Important Message

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: HCF LGov.net/WaterBill

Additional Information: HCF LGov.net/Water



THANK YOU!



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

2,158 8

DUE DATE	03/20/2025
AMOUNT DUE	\$145.19
AMOUNT PAID	

0023747464370 00000145193



SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT
1802 15TH ST SE
RUSKIN, FL 33570-6010

Statement Date: March 04, 2025

Amount Due: \$18.74

Due Date: March 25, 2025

Account #: 221009259039

DO NOT PAY. Your account will be drafted on March 25, 2025

Account Summary

Current Service Period: January 29, 2025 - February 26, 2025

Previous Amount Due \$20.68

Payment(s) Received Since Last Statement -\$20.68

Current Month's Charges \$18.74

Amount Due by March 25, 2025 \$18.74

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



Scan here to view
your account online.

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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



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

Account #: 221009259039

Due Date: March 25, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$18.74

Payment Amount: \$ _____

666198996302

Your account will be
drafted on March 25, 2025

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:
1802 15TH ST SE
RUSKIN, FL 33570-6010

Account #: 221009259039
Statement Date: March 04, 2025
Charges Due: March 25, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Jan 29, 2025 - Feb 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000936781	02/26/2025	0		0		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	Electric Service Cost		\$18.74

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$18.74

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: March 04, 2025

Amount Due: \$19.34

Due Date: March 25, 2025

Account #: 221008759922

DO NOT PAY. Your account will be drafted on March 25, 2025

Account Summary

Current Service Period: January 29, 2025 - February 26, 2025

Previous Amount Due \$21.20

Payment(s) Received Since Last Statement -\$21.20

Current Month's Charges \$19.34

Amount Due by March 25, 2025 \$19.34

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 the same period last year.

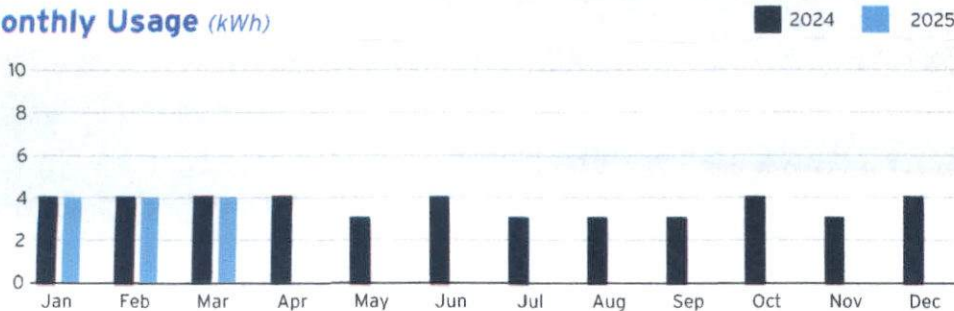


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless



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

Account #: 221008759922

Due Date: March 25, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$19.34

Payment Amount: \$ _____

661260761660

Your account will be drafted on March 25, 2025

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: March 04, 2025
Charges Due: March 25, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Jan 29, 2025 - Feb 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	02/26/2025	79		75		4 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
	Fuel Charge	4 kWh @ \$0.03083/kWh	\$0.12
	Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
	Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
	Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.34

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$19.34

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: March 04, 2025

Amount Due: \$88.44

Due Date: March 25, 2025

Account #: 211025808083

DO NOT PAY. Your account will be drafted on March 25, 2025

Account Summary

Current Service Period: January 29, 2025 - February 26, 2025

Previous Amount Due \$81.73

Payment(s) Received Since Last Statement -\$81.73

Current Month's Charges \$88.44

Amount Due by March 25, 2025 \$88.44

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 **5.88% lower** than the same period last year.

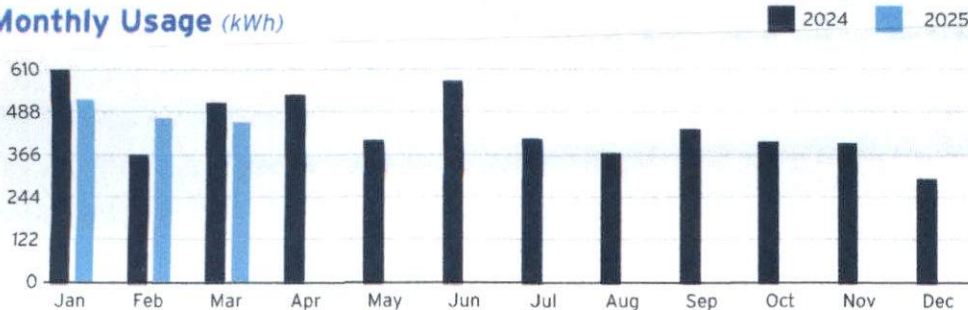


Your average daily kWh used was **6.67% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless



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

Account #: 211025808083

Due Date: March 25, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$88.44

Payment Amount: \$ _____

688421119785

Your account will be drafted on March 25, 2025

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: March 04, 2025
Charges Due: March 25, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Jan 29, 2025 - Feb 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000621201	02/26/2025	31,909	31,451	458 kWh	1	29 Days

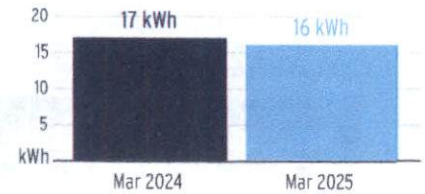
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	458 kWh @ \$0.08641/kWh	\$39.58
Fuel Charge	458 kWh @ \$0.03083/kWh	\$14.12
Storm Protection Charge	458 kWh @ \$0.00577/kWh	\$2.64
Clean Energy Transition Mechanism	458 kWh @ \$0.00418/kWh	\$1.91
Storm Surcharge	458 kWh @ \$0.02121/kWh	\$9.71
Florida Gross Receipt Tax		\$2.21
Electric Service Cost		\$88.44

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$88.44

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Ways To Pay Your Bill



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Tampa, FL 33601-0111



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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: March 04, 2025

Amount Due: \$4,773.38

Due Date: March 25, 2025

Account #: 221008452437

DO NOT PAY. Your account will be drafted on March 25, 2025

Account Summary

Current Service Period: January 29, 2025 - February 26, 2025

Previous Amount Due \$4,746.42

Payment(s) Received Since Last Statement -\$4,746.42

Current Month's Charges \$4,773.38

Amount Due by March 25, 2025 \$4,773.38

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



Scan here to view
your account online.

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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



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

Account #: 221008452437

Due Date: March 25, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$4,773.38

Payment Amount: \$ _____

661260761659

Your account will be
drafted on March 25, 2025

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: March 04, 2025
Charges Due: March 25, 2025

Service Period: Jan 29, 2025 - Feb 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	1824 kWh @ \$0.03412/kWh	\$62.23
Fixture & Maintenance Charge	96 Fixtures	\$1594.56
Lighting Pole / Wire	96 Poles	\$2718.72
Lighting Fuel Charge	1824 kWh @ \$0.03059/kWh	\$55.80
Storm Protection Charge	1824 kWh @ \$0.00559/kWh	\$10.20
Clean Energy Transition Mechanism	1824 kWh @ \$0.00043/kWh	\$0.78
Storm Surcharge	1824 kWh @ \$0.01230/kWh	\$22.44
Florida Gross Receipt Tax		\$3.88
Franchise Fee		\$292.69
Municipal Public Service Tax		\$12.08

Lighting Charges

\$4,773.38

Total Current Month's Charges

\$4,773.38

00000035-0000382-Page 20 of 26

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Credit or Debit Card

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P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

Statement Date: March 04, 2025

Amount Due: \$18.74

Due Date: March 25, 2025

Account #: 221008759930

DO NOT PAY. Your account will be drafted on March 25, 2025

Account Summary

Current Service Period: January 29, 2025 - February 26, 2025

Previous Amount Due \$20.68

Payment(s) Received Since Last Statement -\$20.68

Current Month's Charges \$18.74

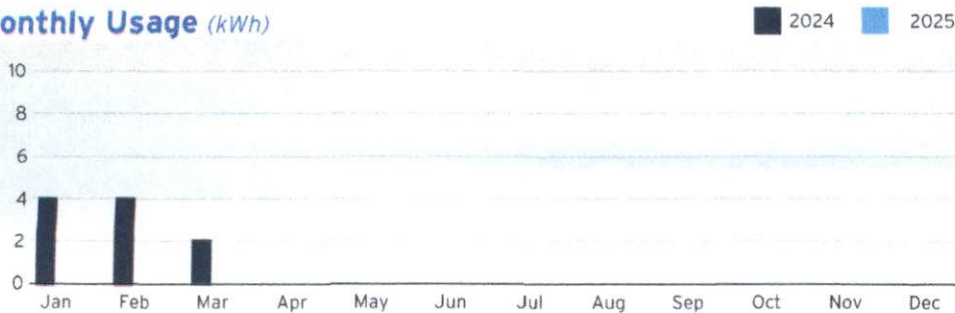
Amount Due by March 25, 2025 \$18.74

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



Scan here to view
your account online.

Monthly Usage (kWh)



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One Less Worry :)

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track of your bill.



TampaElectric.com/Paperless



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

Account #: 221008759930

Due Date: March 25, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$18.74

Payment Amount: \$ _____

661260761661

Your account will be
drafted on March 25, 2025

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: March 04, 2025
Charges Due: March 25, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Jan 29, 2025 - Feb 26, 2025

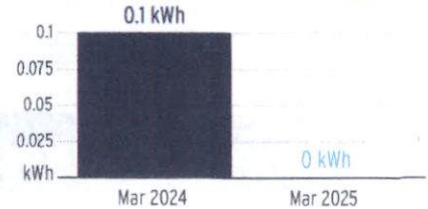
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874874	02/26/2025	37		37		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	Electric Service Cost		\$18.74

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$18.74

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Hearing Impaired/TTY:
7-1-1

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813-275-3909

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

Statement Date: March 05, 2025

Amount Due: \$621.22

Due Date: March 26, 2025

Account #: 221008474837

DO NOT PAY. Your account will be drafted on March 26, 2025

Account Summary

Current Service Period: January 29, 2025 - February 26, 2025

Previous Amount Due	\$70.78
Payment(s) Received Since Last Statement	-\$70.78
Miscellaneous Credits	-\$1.77
Credit balance after payments and credits	-\$1.77
Current Month's Charges	\$622.99

Amount Due by March 26, 2025 \$621.22

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 **27.89% lower** than the same period last year.



Your average daily kWh used was **1041.67% higher** than it was in your previous period.



Scan here to view your account online.

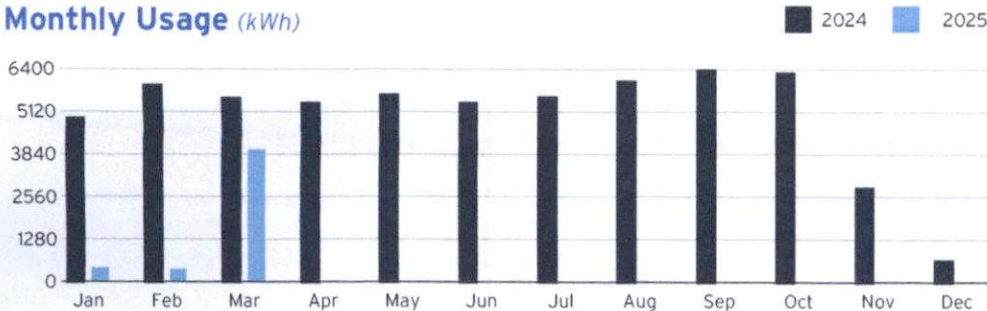
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TampaElectric.com/Paperless

Monthly Usage (kWh)



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

Account #: 221008474837

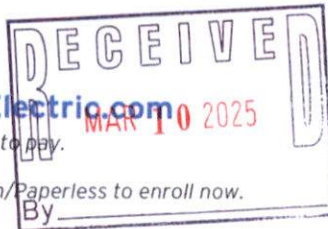
Due Date: March 26, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$621.22

Payment Amount: \$ _____

600000730825

Your account will be drafted on March 26, 2025

00006271 FTECO103062501445310 00000 02 00000000 13494 002

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



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

Account #: 221008474837
Statement Date: March 05, 2025
Charges Due: March 26, 2025

Meter Read

Service Period: Jan 29, 2025 - Feb 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000240439	02/26/2025	70,187	66,217	3,970 kWh	1	29 Days

Charge Details



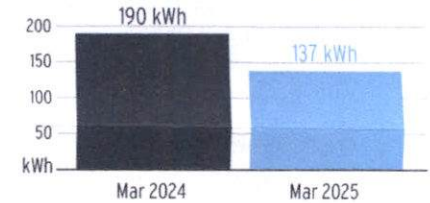
Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,970 kWh @ \$0.08641/kWh	\$343.05
Fuel Charge	3,970 kWh @ \$0.03083/kWh	\$122.40
Storm Protection Charge	3,970 kWh @ \$0.00577/kWh	\$22.91
Clean Energy Transition Mechanism	3,970 kWh @ \$0.00418/kWh	\$16.59
Storm Surcharge	3,970 kWh @ \$0.02121/kWh	\$84.20
Florida Gross Receipt Tax		\$15.57

Electric Service Cost

\$622.99

Avg kWh Used Per Day



Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Total Current Month's Charges

\$622.99



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$1.77
Total Current Month's Credits	-\$1.77

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Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Spencer Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 27077
Date 03/03/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>4,300.00</u>
Current Amount Due	\$ <u><u>4,300.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,300.00	0.00	0.00	0.00	0.00	4,300.00

Payment due upon receipt.

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

NAME Spencer Creek CDD c/o						DATE OF ORDER 3-7-25	
ADDRESS Inframark						PHONE 873-7300 DATE PROMISED	
JOB NAME / LOCATION 1043 Fred Ives St.						ORDER TAKEN BY	
DESCRIPTION OF WORK Ruskin, 33570						<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA	
QTY.	DESCRIPTION				PRICE	AMOUNT	
1	Backflow Preventer Test					\$50	⁰⁰
michael.perez@inframark.com inframark@avidbill.com							
LABOR		HOURS	RATE	AMOUNT	TOTAL MATERIALS		
					TOTAL LABOR		
Direct: (656) 209-7919							
WORK ORDERED BY Michael Perez			TOTAL LABOR		TAX		
WORK ORDER 22334			DATE COMPLETED	Thank You TOTAL		\$50	⁰⁰
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.)							



INVOICE

DATE	DUE	INVOICE #
3/11/2025	4/10/2025	SA-10544

Please make all Checks payable to:
Steadfast Alliance

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

BILL TO

Spencer Creek CDD
C/O Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607

SHIP TO

1502 Tiger Tooth Place
Ruskin FL 33570

P.O. No.	Account #	Terms	Project
		Net 30	SM1052 Spencer Creek CDD

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	One Time Landscape Service	1.00	0.00	0.00
	Tree Removal- dead palm flush cut and remove- haul debris to local landfill.	1.00	225.00	225.00

TOTAL	225.00
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	225.00

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

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 March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 276,269	\$ -	\$ -	\$ -	\$ -	\$ 276,269
Due From Other Funds	-	2,606	27	-	-	2,633
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	582,554	-	-	-	582,554
Utility Deposits - TECO	7,549	-	-	-	-	7,549
Fixed Assets						
Water System	-	-	-	4,579,001	-	4,579,001
Construction Work In Process	-	-	-	2,934,666	-	2,934,666
Amount Avail In Debt Services	-	-	-	-	738,545	738,545
Amount To Be Provided	-	-	-	-	6,756,455	6,756,455
TOTAL ASSETS	\$ 283,818	\$ 853,196	\$ 27	\$ 7,513,667	\$ 7,495,000	\$ 16,145,708
LIABILITIES						
Accounts Payable	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ 168
Bonds Payable	-	-	-	-	7,495,000	7,495,000
Due To Other Funds	2,633	-	-	-	-	2,633
TOTAL LIABILITIES	2,801	-	-	-	7,495,000	7,497,801

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	853,196	-	-	-	-	853,196
Capital Projects	-	-	27	-	-	-	27
Unassigned:	281,017	-	-	7,513,667	-	-	7,794,684
TOTAL FUND BALANCES	281,017	853,196	27	7,513,667	-	-	8,647,907
TOTAL LIABILITIES & FUND BALANCES	\$ 283,818	\$ 853,196	\$ 27	\$ 7,513,667	\$ 7,495,000	\$	\$ 16,145,708

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,347	\$ 1,347	0.00%
Special Assmnts- Tax Collector	454,114	450,862	(3,252)	99.28%
TOTAL REVENUES	454,114	452,209	(1,905)	99.58%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,800	6,200	48.33%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,781	2,419	42.40%
District Counsel	5,000	5,515	(515)	110.30%
District Engineer	5,000	1,616	3,384	32.32%
District Manager	30,000	15,353	14,647	51.18%
Accounting Services	12,000	6,031	5,969	50.26%
Auditing Services	4,100	4,300	(200)	104.88%
Onsite Staff	35,000	11,667	23,333	33.33%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	39	461	7.80%
Insurance - General Liability	24,750	23,274	1,476	94.04%
Public Officials Insurance	2,819	2,819	-	100.00%
Legal Advertising	2,500	1,315	1,185	52.60%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	206	(31)	117.71%
Total Administration	158,494	80,466	78,028	50.77%
<u>Electric Utility Services</u>				
Utility - Electric	75,000	31,516	43,484	42.02%
Total Electric Utility Services	75,000	31,516	43,484	42.02%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,000	2,626	1,374	65.65%
Total Water-Sewer Comb Services	4,000	2,626	1,374	65.65%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Field Manager	12,000	6,000	6,000	50.00%
Amenity Center Cleaning & Supplies	9,000	650	8,350	7.22%
Contracts-Aquatic Control	9,180	1,530	7,650	16.67%
Contracts-Pools	11,640	6,832	4,808	58.69%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Security Monitoring Services	4,500	-	4,500	0.00%
Telephone, Cable & Internet Service	1,800	991	809	55.06%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	10,000	3,316	6,684	33.16%
R&M-Monument, Entrance & Wall	1,500	3,803	(2,303)	253.53%
Landscape - Mulch	15,000	-	15,000	0.00%
Landscape Maintenance	110,000	50,466	59,534	45.88%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	985	515	65.67%
Misc-Contingency	20,000	10,853	9,147	54.27%
Access Control	2,500	-	2,500	0.00%
Total Other Physical Environment	216,620	85,426	131,194	39.44%
TOTAL EXPENDITURES	454,114	200,034	254,080	44.05%
Excess (deficiency) of revenues				
Over (under) expenditures	-	252,175	252,175	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,842		
FUND BALANCE, ENDING		\$ 281,017		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
Series 2019 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,407	\$ 11,407	0.00%
Special Assmnts- Tax Collector	531,403	521,997	(9,406)	98.23%
TOTAL REVENUES	531,403	533,404	2,001	100.38%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	341,506	-	341,506	0.00%
Interest Expense	189,897	189,897	-	100.00%
Total Debt Service	531,403	189,897	341,506	35.74%
TOTAL EXPENDITURES	531,403	189,897	341,506	35.74%
Excess (deficiency) of revenues				
Over (under) expenditures	-	343,507	343,507	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		509,689		
FUND BALANCE, ENDING		<u>\$ 853,196</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
Series 2019 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		27		
FUND BALANCE, ENDING		<u>\$ 27</u>		

Bank Account Statement

Spencer Creek CDD

Monday, April 14, 2025
Page 1

Bank Account No. 9015
Statement No. 03_25

Statement Date 03/31/2025

G/L Account No. 101001 Balance	276,268.52	Statement Balance	276,738.36
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	276,268.52	Subtotal	276,738.36
Negative Adjustments	0.00	Outstanding Checks	-469.84
Ending G/L Balance	276,268.52	Ending Balance	276,268.52

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
01/31/2025		JE000394	Utility - Electric	Bank recon adj Teco	9.10	9.10	0.00
Total Deposits					9.10	9.10	0.00
Checks							
01/31/2025		JE000394	Utility - Electric	Bank recon adj Teco	-9.10	-9.10	0.00
02/21/2025	Payment	1607	INFRAMARK LLC	Check for Vendor V00025	-43.37	-43.37	0.00
02/28/2025	Payment	100001	STEADFAST CONTRACTORS ALIANCE	Inv: SM-15007	-1,750.00	-1,750.00	0.00
02/28/2025	Payment	100002	SPEAREM ENTERPRISES	Inv: 6186	-650.00	-650.00	0.00
02/28/2025	Payment	100003	FLA POOLS INC	Inv: 01194317A	-118.13	-118.13	0.00
03/11/2025	Payment	1608	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
03/11/2025	Payment	1609	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
03/11/2025	Payment	1610	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
03/11/2025	Payment	1611	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
03/12/2025	Payment	100004	GRAU AND ASSOCIATES	Inv: 27077	-4,300.00	-4,300.00	0.00
03/12/2025	Payment	100005	INFRAMARK LLC	Inv: 144888, Inv: 145450	-16,641.68	-16,641.68	0.00
03/12/2025	Payment	100006	STEADFAST CONTRACTORS ALIANCE	Inv: SA-10022	-7,534.90	-7,534.90	0.00
03/12/2025	Payment	DD251	BOCC ACH	Payment of Invoice 001055	-145.19	-145.19	0.00
03/21/2025	Payment	1612	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
03/20/2025	Payment	100007	STEADFAST CONTRACTORS ALIANCE	Inv: SA-10544, Inv: SA-10507	-2,225.00	-2,225.00	0.00
03/20/2025	Payment	100008	STRALEY ROBIN VERICKER	Inv: 26155	-1,052.50	-1,052.50	0.00
03/20/2025	Payment	100009	AFFORDABLE BACKFLOW	Inv: 030725	-50.00	-50.00	0.00

Bank Account Statement

Spencer Creek CDD

Monday, April 14, 2025
Page 2

Bank Account No. 9015
Statement No. 03_25

Statement Date 03/31/2025

03/20/2025	Payment	300008	CHARTER COMMUNICATION S ACH	Inv: 2472565030925	-179.98	-179.98	0.00
03/24/2025	Payment	300009	TECO ACH	Inv: 03042025 9930	-18.74	-18.74	0.00
03/24/2025	Payment	300010	TECO ACH	Inv: 03042025 9922	-19.34	-19.34	0.00
03/24/2025	Payment	300011	TECO ACH	Inv: 03042025 8083	-88.44	-88.44	0.00
03/24/2025	Payment	300012	TECO ACH	Inv: 03042025 2437	-4,773.38	-4,773.38	0.00
03/24/2025	Payment	300013	TECO ACH	Inv: 03042025 9039	-18.74	-18.74	0.00
03/26/2025	Payment	100010	STEADFAST CONTRACTORS ALIANCE	Inv: SM-14454	-7,534.90	-7,534.90	0.00
03/26/2025	Payment	300014	TECO ACH	Inv: 030525 4837	-621.22	-621.22	0.00
Total Checks					-48,774.61	-48,774.61	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/28/2024		JE000313		TECO ELECTRIC 9039 PAID		-30.03
06/24/2024	Payment	DD198	TECO ACH	Payment of Invoice 000842		-99.45
09/12/2024	Payment	1521	KELLY ANN EVANS	Check for Vendor V00021		-200.00
09/20/2024	Payment	DD211	TECO ACH	Payment of Invoice 000820		-140.36
Total Outstanding Checks						-469.84

Outstanding Deposits

Total Outstanding Deposits

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100004	03/12/25	GRAU AND ASSOCIATES	27077	Auditing Service	Auditing Services	532002-51301	\$4,300.00
001	100005	03/12/25	INFRAMARK LLC	144888	management services March 2025	MANAGEMENT FEE March 2025	532001-51301	\$1,000.00
001	100005	03/12/25	INFRAMARK LLC	144888	management services March 2025	dissemination services March 2025	531142-51301	\$350.00
001	100005	03/12/25	INFRAMARK LLC	144888	management services March 2025	MANAGEMENT FEE March 2025	531150-51301	\$2,500.00
001	100005	03/12/25	INFRAMARK LLC	144888	management services March 2025	field services March 2025	531152-53908	\$1,000.00
001	100005	03/12/25	INFRAMARK LLC	144888	management services March 2025	Website admin March 2025	534397-51301	\$125.00
001	100005	03/12/25	INFRAMARK LLC	145450	Onsite staff 10/1/24 - 1/31/2025	Onsite Staff	534215-51301	\$11,666.68
001	100006	03/12/25	STEADFAST CONTRACTORS ALIANCE	SA-10022	Landscape Contract March 2025	LANDSCAPE SERVICES March 2025	546300-53908	\$7,534.90
001	100007	03/20/25	STEADFAST CONTRACTORS ALIANCE	SA-10507	mulching	Landscape Maintenance	546300-53908	\$2,000.00
001	100007	03/20/25	STEADFAST CONTRACTORS ALIANCE	SA-10544	dead palm removal	Landscape Maintenance	546300-53908	\$225.00
001	100008	03/20/25	STRALEY ROBIN VERICKER	26155	dist counsel 2/28/2028	district counsel 2/28/2025	531146-51401	\$1,052.50
001	100009	03/20/25	AFFORDABLE BACKFLOW	030725	backflow test	backflow testing	546930-53908	\$50.00
001	100010	03/26/25	STEADFAST CONTRACTORS ALIANCE	SM-14454	Landscape Contract Feb 2025	LANDSCAPE SERVICES Feb 2025	546300-53908	\$7,166.90
001	100010	03/26/25	STEADFAST CONTRACTORS ALIANCE	SM-14454	Landscape Contract Feb 2025	waterway management Feb 2025	531085-53908	\$368.00
001	1608	03/11/25	KELLY ANN EVANS	KE 0302625	BOARD 3/6/25	Supervisor Fees	511100-51101	\$200.00
001	1609	03/11/25	LORI A CAMPAGNA	LC 030625	BOARD 3/6/25	Supervisor Fees	511100-51101	\$200.00
001	1610	03/11/25	NICHOLAS J. DISTER	ND 030625	BOARD 3/6/25	Supervisor Fees	511100-51101	\$200.00
001	1611	03/11/25	CARLOS DE LA OSSA	CO 030625	BOARD 3/6/25	Supervisor Fees	511100-51101	\$200.00
001	1612	03/21/25	KELLY ANN EVANS	KE 090524A	BOS MEETING 09/05/24 REPLACEMENT CHECK	SUPERVISOR FEE	511100-51101	\$200.00
001	300008	03/20/25	CHARTER COMMUNICATIONS ACH	2472565030925	internet 3/9-4/8/2025	INTERNET 3/9 - 4/8/2025	541016-53908	\$179.98
001	300009	03/24/25	TECO ACH	03042025 9930	SERVICIE 01/29/25 - 02/26/2025	ELECTRIC	543041-53100	\$18.74
001	300010	03/24/25	TECO ACH	03042025 9922	SERVICE 01/29/25 - 02/26/2025	ELECTRIC	543041-53100	\$19.34
001	300011	03/24/25	TECO ACH	03042025 8083	SERVICE 01/29/25 - 02/26/2025	ELECTRIC	543041-53100	\$88.44
001	300012	03/24/25	TECO ACH	03042025 2437	SERVICE 01/29/25 - 02/26/2025	ELECTRIC	543041-53100	\$4,773.38
001	300013	03/24/25	TECO ACH	03042025 9039	SERVICE 01/29/25 - 02/26/2025	ELECTRIC	543041-53100	\$18.74
001	300014	03/26/25	TECO ACH	030525 4837	ELECTRIC 01/29-02/26/25	ELECTRIC 1/29-2/26/2025	543041-53100	\$621.22
001	DD251	03/12/25	BOCC ACH	022725 6437	SERVICE 01/24/25 - 02/25/25	WATER	543018-53908	\$145.19
Fund Total								\$46,204.01

Total Checks Paid	\$46,204.01
--------------------------	--------------------



Arturo Gandarilla
INFRAMARK

SPENCER CREEK APRIL INSPECTION REPORT 4/15/25, 12:49 PM

SPENCER CREEK CDD, STEADFAST.

Tuesday, April 15, 2025

Prepared For Board Of Supervisors.

25 Photos Identified



POND 6.

Assigned To Sitex Aquatic.

The pond is well-maintained.



14TH & 21ST.

Assigned To Steadfast.

Trim the hedges and away from fence.



GOLDEN GLOW.

Assigned To Steadfast.

The community entrance facade is well-maintained.



FRED IVES.

Assigned To Steadfast.

I recommend flush cutting the palm tree, please check for disease.



GOLDEN GLOW/

Assigned To Steadfast.

The plants are green, healthy and well-maintained.



15TH ST SE.

Assigned To Steadfast.

Straighten the tree by the pond 1.



GOLDEN GLOW.

Assigned To Steadfast.

Treat the ant mounds throughout the CDD.



FRED IVES.

Assigned To Steadfast.

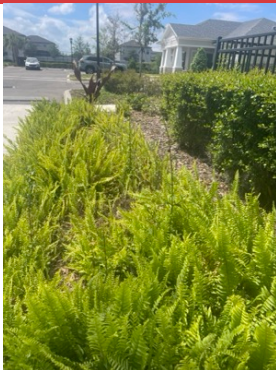
Provide a proposal to add more mulch in the playground.



GOLDEN GLOW.

Assigned To Steadfast.

Staple the drip line throughout the clubhouse and playground.



CLUBHOUSE.

Assigned To Steadfast.

Remove the Walter viburnum growing in the fern plant.



GOLDEN GLOW.

Assigned To Steadfast.

The dog park and common area are well-maintained.



GOLDEN GLOW.

Assigned To Steadfast.

Straighten the oak tree by the mailboxes.



CLUBHOUSE PARKING LOT.

Assigned To Steadfast.

Remove any dead plant material throughout the clubhouse.



CLUBHOUSE.

Assigned To Suncoast Pools.

The pool is blue, clear and well-maintained.



CLUBHOUSE.

Assigned To Steadfast.

Trim the hedges throughout the clubhouse area.



ST. IVES.

Assigned To Steadfast.

The pond needs to be mowed.



ST. IVES.

Assigned To Steadfast.

Same pond needs to be mowed.



COLDING DR.

Assigned To Steadfast.

Remove the tree sprouts.



COLDING DR.

Assigned To Steadfast.

Looks like this was missed please mow on next visit.



COLDING DR. & FAN ALOE WAY.

Assigned To Steadfast.

Trim the overgrowth.



COLDING DR.

Assigned To Steadfast.

Trim back or mow the overgrowth next to 1589 COLDING DR.



COLDING DR.

Assigned To Steadfast.

Same spot as the top report.



COLDING DR.

Assigned To Steadfast.

Missed mowing.



COLDING DR.

Assigned To Steadfast.

Remove from the weeds throughout the beds at the entrance way.



15TH ST. SE

Assigned To Steadfast.

Trim the hedges throughout the fence line.