

**SPENCER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 05, 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, June 05, 2025 at 2:00 p.m.

The Regular Meeting of the **Spencer Creek Community Development District** will be held **June 05, 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. Consideration of Action Security Proposal – Key Fobs

B. Consideration of Resolution 2025-03; Authorizing Spending Authority for District Manager and Chair of the Board

C. Consideration of Resolution 2025-04; Approving Proposed Budget and Setting Public Hearing

D. Ratification of Pool Monitor Services Agreement

4. CONSENT AGENDA

A. Approval of Minutes of May 01, 2025, Regular Meeting

B. Consideration of Operation and Maintenance April 2025

C. Acceptance of the Financials and Approval of the Check Register for April 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



1505 Manor Rd, Englewood, Florida 34223

Phone – 941-475-0460

Email - sales@actionsecurityfl.com

Submitted To:

Inframark

Attn: Tabitha Vega

tvega@inframark.com

Reference:

Spencer Creek

1643 Fred Ives St.

Ruskin, Fl. 33570

Service Agreement Includes:

- **DATABASE MANAGEMENT (unlimited)**
- **PRIORITY RAPID RESPONSE GATE SERVICE**

Enclosed is our proposal to provide our "Service Agreement" for the community automated gate and entry systems. All labor required to support this agreement are included together with preventative maintenance service. Under this agreement, we shall provide guidance to management to allow for budgeting for the normal upkeep of your systems. We guarantee you the response and support that is outlined in this document. Contained in this proposal are the following:

- Schedule of Services and Rates
- Cost & Acceptance Page

If this Agreement is acceptable, please have the documents executed by an authorized company official and returned to our attention with a check for the first month. Upon receipt, your coverage will be activated.

Please contact us if you have any questions regarding our proposal. We look forward to serving you.

Sincerely,

Action Security, Inc

ACTION SECURITY, INC.

Schedule of Services & Rates

Database Management:	Email us at updates@actionsecurityfl.com for any database modifications and we will have the system up to date later that night. If you ever need a change pushed through faster than that, follow up with a phone call to 941-475-0460. With this agreement you can make an UNLIMITED number of requests per month.
Response Time:	Within 24 hours of a properly placed service call by an authorized representative. Often, we are able to respond the same day for our customers with a service agreement. Priority response. The customer is placed at the beginning of the service request log ahead of all non-service contract customers.
Rates(subject to change):	\$160 per hour & \$60 trip charge
Availability:	Monday to Friday, 8:00 a.m. to 5:00 p.m., included in this plan. Outside of these normal business hours service is available as an emergency service call.
Emergencies:	All nights, weekends, and holidays are considered an Emergency Service Call which all rates are double with a 2 hour minimum. These services are available upon request 24 hours per day, 365 days per year. Please call the main service line 941-475-0460 to receive the most prompt response.
Replacement Parts:	If equipment is deemed unrepairable additional charges may apply for replacement parts.

ACTION SECURITY, INC.

Service Agreement Cost and Acceptance

Equipment Location:

Service Agreement Includes:

- **DATABASE MANAGEMENT (unlimited)**
- **PRIORITY RAPID RESPONSE GATE SERVICE**

Term Of Contract: ONE YEAR. Automatic Renewal annually unless notified in writing 45 days prior to expiration. Renewal date is one year from the date the customer signs original

agreement. Annual Increases may occur but shall not exceed 5%, unless additional equipment has been added to the agreement.

Billing Period: MONTHLY (in advance). First payment to accompany a signed agreement. Payments are to be made monthly in advance and are to be received by the 15th day of the preceding month. A monthly invoice will be mailed unless you prefer quarterly, semi-annually or yearly payments.

Amount Per Month: \$150.00

ACCEPTED BY:

CUSTOMER:_____

ACTION SECURITY, INC.

Date

Date

Authorized Signature and Title

Authorized Signature and Title

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR 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;

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses that (1) are required to provide for the health, safety, and welfare of the residents within the District or (2) remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$2,500.00 per proposal/event.
 - b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$5,000.00 per proposal/event.
 - c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$15,000.00 per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on June 5, 2025.

Attest:

**Spencer Creek
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Spencer Creek Community Development District (**“District”**) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 7, 2025

HOOR: 2:00 p.m.

LOCATION: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 5, 2025.

Attest:

**Spencer Creek Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Spencer Creek
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Statement of Revenues and Expenditures
General Fund
Fiscal Year 2026 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
<i>Interest - Investments</i>	\$ -	\$ -
<i>Special Assmnts- Tax Collector</i>	454,114	489,807
TOTAL REVENUES	\$ 454,114	\$ 489,807
EXPENDITURES		
Legislative		
Supervisor Fees	\$ 12,000	\$ 12,000
Total Legislative	\$ 12,000	\$ 12,000
Financial and Administrative		
District Manager	\$ 30,000	\$ 30,900
District Engineer	5,000	5,000
Disclosure Report	4,200	4,200
Trustee Fees	4,100	4,100
Accounting Services	12,000	12,000
ProfServ-Expansion Services	-	-
Annual Mailing	500	500
Payroll-Part Time	-	-
Auditing Services	4,100	4,100
Postage, Phone, Faxes, Copies	500	500
Public Officials Insurance	2,819	4,104
General Liability Insurance	24,750	3,856
Property and Casualty Insurance	-	21,019
Deductible	-	2,500
Legal Advertising	2,500	3,000
Bank Fees	250	250
Dues, Licenses, & Fees	175	250
Website Administration	1,500	1,500
Email Hosting Vendor	600	600
ADA Website Compliance	1,500	1,500
Total Financial and Administrative	\$ 94,494	\$ 99,879
Legal Counsel		
District Counsel	\$ 5,000	\$ 13,000
Total Legal Counsel	\$ 5,000	13,000

**Statement of Revenues and Expenditures
General Fund
Fiscal Year 2026 Budget**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
<i>Utility Services</i>		
Amenity - Phone, internet, cable	\$ 1,800	\$ 2,300
Water/Wastewater	\$ 4,000	\$ 6,500
Electric Utility Services - All	75,000	65,000
<i>Total Utility Services</i>	\$ 80,800	\$ 73,800
 <i>Other Physical Environment</i>		
Entrance, Monument & Wall Maintenance & Repair	1,500	10,000
Onsite Staff	35,000	35,000
Field Management	12,000	12,000
Pool Monitor Security	12,000	12,000
Landscape - Other	2,000	2,000
Landscape Maintenance - Contract	110,000	110,000
Plant Replacement Program	4,000	4,000
Mulch & Tree Trimming	15,000	15,000
Irrigation Maintenance	1,500	3,500
Pool Maintenance - Contract	11,640	11,989
Pool Maintenance - Other	1,000	6,000
Aquatics Contract	9,180	9,639
Janitorial Supplies	9,000	7,000
Misc Repairs and Maintenance	20,000	25,000
Access Control R&M	2,500	2,500
Security Monitoring	4,500	4,500
Amenity Center Pest Control	1,000	1,000
Storm Cleanup	-	5,000
Amenity Center Maintenance & Repair	10,000	15,000
<i>Total Other Physical Environment</i>	\$ 261,820	\$ 291,128
 TOTAL EXPENDITURES	 \$ 454,114	 \$ 489,807

**Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025**

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET												
Product	General Fund			Debt Service Series 2023			Total Assessments per Unit				Units	
	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change	Percent Change		
SF 40'	\$ 1,165.06	\$ 1,080.16	\$ 84.90	\$ 1,276.60	\$ 1,276.60	\$ -	\$ 2,441.66	\$ 2,356.76	\$ 85	3.60%	70	
SF 50'	\$ 1,456.32	1,350.19	106.12	1,595.75	1,595.75	-	\$ 3,052.07	\$ 2,945.94	106	3.60%	239	
SF 60'	\$ 1,747.59	1,620.24	127.35	1,914.90	1,914.90	-	\$ 3,662.49	\$ 3,535.14	127	3.60%	51	
Estate	\$ 2,330.12	2,160.32	169.80	-	-	-	\$ 2,330.12	\$ 2,160.32	170	7.86%	1	
											361	

Pool Monitor Services Agreement

This Pool Monitor Services Agreement (this “**Agreement**”) is entered into as of May 21, 2025, by and between the **Spencer Creek Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the “**District**”), and **The Pool Attendant Company**, a Florida Profit Company (the “**Contractor**”).

Background Information:

The District owns and operates a swimming pool at the amenity facilities located in Ruskin, Florida. The District desires to hire an independent contractor to provide professional pool monitoring services for the pool. The Contractor represents that it is qualified to provide such services, has represented to the District that it is duly licensed in the state of Florida and has any and all approvals and licenses as required by law to provide these services, and is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described herein, the District agrees to enter into this Agreement in accordance with the terms of this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.

2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, training, uniforms, services, transportation, and all other necessary incidental items required for the complete performance of the following on-site pool monitoring services:
 - a. Familiarity with District Rules, Regulations, Policies, Operating Procedures
 - i. Full knowledge/awareness of all rules, regulations, or policies of the District.
 - ii. Prepare any incident or accident reports and forward to the District Manager.
 - b. Greet guests and require them to sign in upon entry to the amenity area.
 - c. Enforce the rules, regulations, and policies of the District.
 - i. The Contractor’s staff have the authority to have patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
 - d. Provide the best possible customer service to maintain a welcoming, safe and comfortable environment, including inspecting and maintaining cleanliness of the amenity area, organizing furniture and cleaning litter.
 - e. Manage and monitor access to and from the amenities and ensure all gates and doors requiring key/card entry are locked during the appropriate times.
 - f. Monitor, observe, and report any issues (including, but not limited to, trespassing, vandalism, and theft).
 - g. Contact 911 for any emergency issues.
 - h. Provide a monthly written report which will include their observations, interactions, calls to 911, recommendations, or other related comments.
 - i. Schedule: May 31, 2025 through August 10, 2025 (198 hours total)
 - j. Coordinate with the District Manager on the exact hours requested by the District.

3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best practices in the industry.

- b. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages, or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Term.** The initial term of this Agreement shall end on August 10, 2025. At the end of the initial term, the Agreement shall automatically terminate.
5. **Termination.** Either party may terminate this Agreement without cause with 48 hours written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
6. **Compensation.** The District agrees to compensate the Contractor for the work described above in the not to exceed amount of **\$4,999.50** for the term of the Agreement (198 hours at \$25.25 an hour). Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice. Contractor shall only invoice the District for days/hours they rendered service.
7. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization. The current hourly rate for all pool monitors is \$25.25.
8. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
9. **Subcontractor and Affiliates of Contractor.** The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.
10. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
11. **Background Screening:** Contractor shall provide the District with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the "**Screening**") for all of Contractor's staff performing services under this Agreement and shall update the Screening upon request. If the Screening reveals any information which causes the District to determine in its sole discretion that the Contractor is unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.

12. **Permits and Approvals.** Contractor will be responsible for obtaining and the District will be responsible for paying for all necessary permits and other governmental approvals.
13. **Compliance with Governmental Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state, and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
14. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$2,000,000 insuring against any liability arising out of any act, omission, or alleged act or omission of Contractor, or any of its employees, agents, or subcontractors, including but not limited to property damage, including loss of use, personal or bodily injury, discrimination and harassment, false arrest, detention, or imprisonment, defamation and slander, damage or injury caused by firearms or other weapons and automobile liability. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
15. **Indemnification.** Contractor agrees to indemnify, defend, and hold the District and its supervisors, officers, managers, agents, and employees harmless from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage, discrimination and harassment, false arrest, detention, or imprisonment, assault, and battery of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
16. **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
17. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
18. **Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or

replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

19. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

20. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

21. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM,

OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33609.

22. **Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
23. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.
24. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
25. **Arm's Length Transaction and Interpretation.** 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.
26. **Amendment.** This Agreement may not be altered, changed, or amended, except by an instrument in writing, signed by both parties.
27. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
28. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
29. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the Contractor:

1221 Brickell Ave

#900

Miami, Florida 33131

Admin@thepoolattendantcompany.com

To the District:

c/o Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33609

Attn: Michael Perez

Michael.Perez@Inframark.com

30. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
31. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

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

The Pool Attendant Company

Signed by:

J. Miles Reece

By: J. Miles Reece

Title: CEO

**Spencer Creek
Community Development District**

DocuSigned by:

Kelly Evans

Kelly Evans

Chair of the Board of Supervisors

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared J. Miles Reece, who being duly sworn, deposes and says (the “Affiant”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the CEO (Title) of The Pool Attendant Company (the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Spencer Creek Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signed by:
J. Miles Reece
625A972315E54C7
Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

**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, May 1, 2025, and called to order at 2:18 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>)
Tabitha Vega	On-Site Manager

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. Annual Notice of Qualified Electors

Mr. Perez notified the Board there are 554 registered voters in the District.

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

The Board agreed to not change pool companies at this time.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of April 3, 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

On MOTION by Mr. de la Ossa seconded by Ms. Evans, 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.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. Mr. de la Ossa requested the report be strengthened and improved.

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 Mr. de la Ossa seconded by Ms. Evans, with all in favor the meeting was adjourned at 2:22 pm. 5-0
--

Michael Perez
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	4/9/2025	2472565040925	\$179.98	\$179.98	INTERNET
INFRAMARK LLC	4/1/2025	147058	\$1,000.00		Accounting Services April 2025
INFRAMARK LLC	4/1/2025	147058	\$350.00		dissemination services April 2025
INFRAMARK LLC	4/1/2025	147058	\$2,500.00		district manager April 2025
INFRAMARK LLC	4/1/2025	147058	\$1,000.00		field services April 2025
INFRAMARK LLC	4/1/2025	147058	\$125.00	\$4,975.00	website maint April 2025
INFRAMARK LLC	4/21/2025	147970	\$30.95	\$30.95	gate monitoring
SITEX AQUATICS	2/1/2025	9576-B	\$765.00	\$765.00	SERVICE February 2025
SITEX AQUATICS	3/1/2025	9681-B	\$765.00	\$765.00	Aquatics March 2025
SPEAREM ENTERPRISES	4/9/2025	6200	\$650.00	\$650.00	cleaning 2/16 - 3/16/2025
STEADFAST CONTRACTORS ALIANCE	4/1/2025	040125	\$7,534.90	\$7,534.90	LANDSCAPE SERVICES
SUNCOAST POOL SERVICE	3/3/2025	10983	\$970.00	\$970.00	SERVICE March 2025
Monthly Contract Subtotal			\$15,870.83	\$15,870.83	
Variable Contract					
BENJAMIN D. GAINER	4/3/2025	BG 040325	\$200.00	\$200.00	BOARD 4/3/25
CARLOS DE LA OSSA	4/3/2025	CO 040325	\$200.00	\$200.00	BOARD 4/3/25
KELLY ANN EVANS	4/3/2025	KE 040325	\$200.00	\$200.00	BOARD 4/3/25
LORI A CAMPAGNA	4/3/2025	LC 040325	\$200.00	\$200.00	BOARD 4/3/25
NICHOLAS J. DISTER	4/3/2025	ND 040325	\$200.00	\$200.00	BOARD 4/3/25
STANTEC CONSULTING SERVICES	4/17/2025	2384722	\$285.00	\$285.00	district engineer March 2025
STRALEY ROBIN VERICKER	4/8/2025	26294	\$1,472.50	\$1,472.50	DISTRICT counsel March 2025
Variable Contract Subtotal			\$2,757.50	\$2,757.50	
Utilities					
BOCC ACH	3/31/2025	03312025 6437	\$131.44	\$131.44	SERVICE 02/25/25 - 03/27/25

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	4/2/2025	040225 9930 ACH	\$18.74	\$18.74	ELECTRIC
TECO ACH	4/2/2025	040225 8083 ACH	\$75.21	\$75.21	ELECTRIC
TECO ACH	4/2/2025	040225 9039 ACH	\$18.74	\$18.74	ELECTRIC
TECO ACH	4/2/2025	040225 2437	\$4,773.38	\$4,773.38	ELECTRIC
TECO ACH	4/2/2025	040225 9922	\$18.89	\$18.89	ELECTRIC
TECO ACH	4/2/2025	040225 4837	\$790.58	\$790.58	ELECTRIC
Utilities Subtotal			\$5,826.98	\$5,826.98	
Regular Services					
ADA SITE COMPLIANCE	4/16/2025	INV8891	\$1,500.00	\$1,500.00	website compliance
Regular Services Subtotal			\$1,500.00	\$1,500.00	
Additional Services					
INFRAMARK LLC	3/20/2025	146036	\$30.95		gate monitoring
INFRAMARK LLC	3/20/2025	146036	\$24.69	\$55.64	postage
INFRAMARK LLC	4/21/2025	147970	\$0.69	\$0.69	postage
STEADFAST CONTRACTORS ALIANCE	3/27/2025	SA-10826	\$112.81	\$112.81	irrigation repairs March 2025
Additional Services Subtotal			\$169.14	\$169.14	
TOTAL			\$26,124.45	\$26,124.45	

April 9, 2025

Invoice Number: 2472565040925
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 04/09/25 through 05/08/25
details on following pages*

Previous Balance	179.98
Payments Received -Thank You!	-179.98
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 04/26/25	
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 04102025 NNNNNNNN 01 000965 0003

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



April 9, 2025

SPENCER CREEK CDD

Invoice Number: 2472565040925
Account Number: 8337 12 028 2472565
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

Total Due by Auto Pay \$179.98



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028247256500179986

April 9, 2025

Invoice Number:
Account Number:
Security Code:

SPENCER CREEK CDD
2472565040925
8337 12 028 2472565
8435

**Contact Us**

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

8633 2390 NO RP 09 04102025 NNNNNNNN 01 000965 0003

Charge Details

Previous Balance		179.98
EFT Payment	03/26	-179.98
Remaining Balance		\$0.00

Payments received after 04/09/25 will appear on your next bill.

Service from 04/09/25 through 05/08/25

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 7:00pm

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

147058

DATE

4/1/2025

CUSTOMER ID

C2312

NET TERMS

Net 30

PO#**DUE DATE**

5/1/2025

BILL TO

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

Services provided for the Month of: April 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#

147970

CUSTOMER ID

C2312

PO#

INVOICE

DATE

4/21/2025

NET TERMS

Net 30

DUE DATE

5/21/2025

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
Eric J Davidson - 02-07-24 DKS IM SERVER : gate monitoring \$30.95	1	Ea	30.95		30.95
Postage	1	Ea	0.69		0.69
Subtotal					31.64

Subtotal

\$31.64

Tax

\$0.00

Total Due

\$31.64

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

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

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

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

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

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



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

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

Invoice details

Invoice no.: 9576-B
Terms: Net 30
Invoice date: 02/01/2025
Due date: 03/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Waterway Maintenance- 13 Ponds	1	\$765.00	\$765.00

Total **\$765.00**

Overdue 03/03/2025

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



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

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

Invoice details

Invoice no.: 9681-B
Terms: Net 30
Invoice date: 03/01/2025
Due date: 03/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Waterway Maintenance- 13 Ponds	1	\$765.00	\$765.00

Total **\$765.00**

Overdue 03/31/2025

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101



Bill to
Spencer Creek
Inframark
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

Ship to
Spencer Creek
Inframark
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

Invoice details

Invoice no.: 6200
Terms: Net 15
Invoice date: 04/09/2025
Due date: 04/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	2/16/25 to 3/16/25 4 weeks at 2 times per week clubhouse cleaning services including dog waste can and trash cans at basketball court and playground	4	\$131.25	\$525.00
2.		Material	trash bags paper goods soap and mut mits	1	\$75.00	\$75.00
3.		Fuel Surcharge	cost of fuel has went up DRASTICALLY.	1	\$50.00	\$50.00

Total **\$650.00**

Note to customer

Thank You! We Appreciate Your Business.



INVOICE

DATE **DUE** **INVOICE #**
4/1/2025 5/1/2025

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

Please make all Checks payable to:
Steadfast Alliance

BILL TO

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

SHIP TO

Spencer Creek CDD
1502 Tiger Tooth Place
Ruskin FL 33570

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

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Landscape Maintenance for the month of April 2025.			
	Core Landscape Maintenance	1.00	6,849.40	6,849.40
	Water Management	1.00	368.00	368.00
	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds	1.00	317.50	317.50

TOTAL **7,534.90**
APPLIED PAYMENTS/CREDITS **0.00**
BALANCE REMAINING **7,534.90**

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
3/3/2025	10983

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

P.O. No.	Terms	Project
March 2025	Net 30	

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

Phone #
(727) 271-1395

\$970.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: April 3, 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	X	\$200.00
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

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: April 3, 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	X	\$200.00
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

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: April 3, 2025

	Name	Please X	Paid
1	Kelly Evans	X	\$200.00
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Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: April 3, 2025

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Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: April 3, 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	X	\$200.00
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

4/3/2025
Date

Invoice Number	2384722
Invoice Date	April 17, 2025
Purchase Order	238202109
Customer Number	150692
Project Number	238202109

Bill To

Spencer Creek Community
Development District
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Spencer Creek CDD			
	Project Manager	Stewart, Tonja L	Contract Upset	8,617.50
	Current Invoice Total (USD)	285.00	Contract Billed to Date	518.50
			For Period Ending	April 11, 2025

Top Task 2025 2025 FY General Consulting

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 10	Waag, R Tyson (Tyson)	1.50	190.00	285.00
	Subtotal Professional Services	<u>1.50</u>		<u>285.00</u>

Top Task Subtotal	2025 FY General Consulting	285.00
	Total Fees & Disbursements	<u>285.00</u>
	INVOICE TOTAL (USD)	285.00

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-02-06	238202109	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW AGENDA AND MONTHLY BOARD MEETING ATTENDANCE.	
2025-03-06	238202109	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW AGENDA AND MEETING ATTENDANCE.	
2025-04-03	238202109	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
Total Project 238202109					1.50		\$285.00		

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

April 08, 2025

Client: 001511

Matter: 000001

Invoice #: 26294

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/5/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
3/6/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
3/6/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
3/14/2025	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/18/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	\$87.50
3/20/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.1	\$412.50
3/21/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON; ATTEND PROPOSED BUDGET DISCUSSION AND REVIEW IN PERSON.	0.4	\$130.00
3/29/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50
Total Professional Services			4.9	\$1,472.50

April 08, 2025
Client: 001511
Matter: 000001
Invoice #: 26294

Page: 2

Total Services	\$1,472.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,472.50
Previous Balance		\$1,052.50
Less Payments		(\$1,052.50)
PAY THIS AMOUNT		\$1,472.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	03/31/2025	04/21/2025

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	02/25/2025	5949	03/27/2025	6000	5100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$15.40
Water Base Charge	\$20.91
Water Usage Charge	\$5.25
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$33.25

Summary of Account Charges

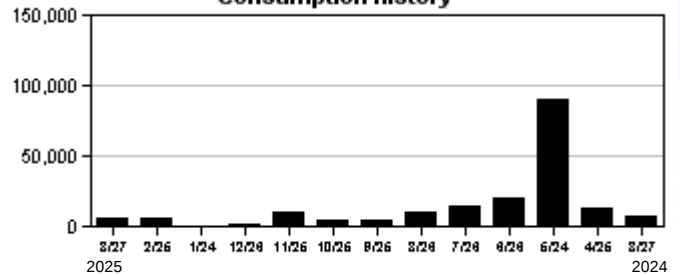
Previous Balance	\$145.19
Net Payments - Thank You	\$-145.19
Total Account Charges	\$131.44

AMOUNT DUE	\$131.44
-------------------	-----------------

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

2,130 8

DUE DATE	04/21/2025
AMOUNT DUE	\$131.44
AMOUNT PAID	



0023747464370 00000131441



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

Statement Date: April 02, 2025

Amount Due: \$18.74

Due Date: April 23, 2025

Account #: 221008759930

DO NOT PAY. Your account will be drafted on April 23, 2025

Account Summary

Current Service Period: February 27, 2025 - March 27, 2025

Previous Amount Due \$18.74

Payment(s) Received Since Last Statement -\$18.74

Current Month's Charges \$18.74

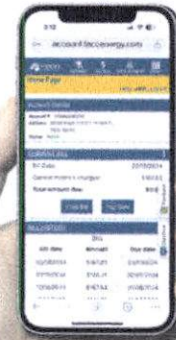
Amount Due by April 23, 2025 \$18.74

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



Scan here to view
your account online.

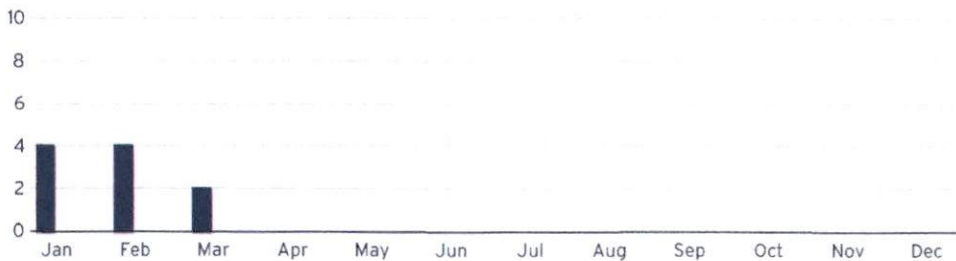
A one-stop shop to manage your account.



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- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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



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

Account #: 221008759930

Due Date: April 23, 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: \$ _____

631631308736

Your account will be
drafted on April 23, 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: April 02, 2025
Charges Due: April 23, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Feb 27, 2025 - Mar 27, 2025

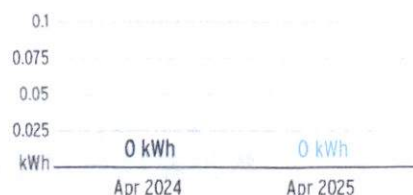
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000874874	03/27/2025	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

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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- Mail A Check**
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P.O. Box 31318
Tampa, FL 33631-3318
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- 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
SPENCER CREEK COMMUNITY DEVELOPMENT
1629 FRED IVES ST, IRRG
RUSKIN, FL 33570-5745

Statement Date: April 02, 2025

Amount Due: \$75.21

Due Date: April 23, 2025
Account #: 211025808083

DO NOT PAY. Your account will be drafted on April 23, 2025

Account Summary

Current Service Period: February 27, 2025 - March 27, 2025

Previous Amount Due	\$88.44
Payment(s) Received Since Last Statement	-\$88.44
Current Month's Charges	\$75.21

Amount Due by April 23, 2025 \$75.21

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 **27.78% lower** than the same period last year.

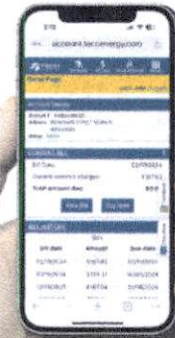


Your average daily kWh used was **18.75% lower** than it was in your previous period.



Scan here to view your account online.

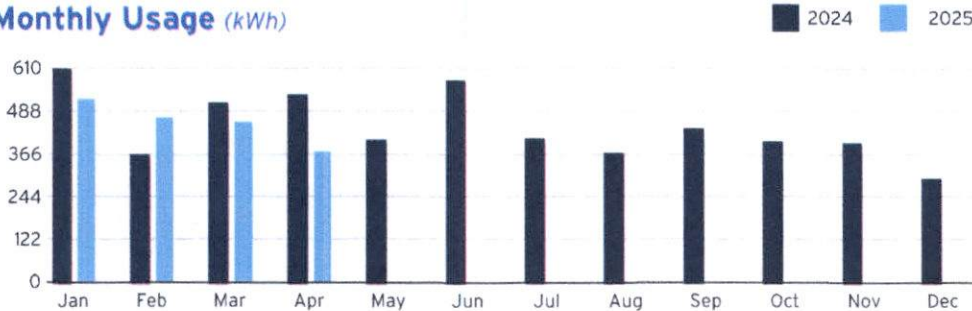
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- Check the status of your account
- Review and pay your balance
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- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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

Account #: 211025808083

Due Date: April 23, 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: \$75.21

Payment Amount: \$ _____

687186591338

Your account will be
drafted on April 23, 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: April 02, 2025
Charges Due: April 23, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Feb 27, 2025 - Mar 27, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	03/27/2025	32,280	31,909		371 kWh	1	29 Days

Charge Details



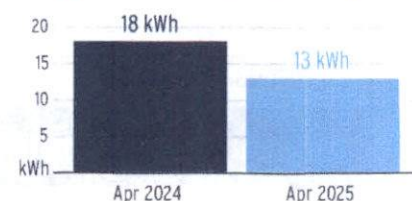
Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	371 kWh @ \$0.08641/kWh	\$32.06
Fuel Charge	371 kWh @ \$0.03083/kWh	\$11.44
Storm Protection Charge	371 kWh @ \$0.00577/kWh	\$2.14
Clean Energy Transition Mechanism	371 kWh @ \$0.00418/kWh	\$1.55
Storm Surcharge	371 kWh @ \$0.02121/kWh	\$7.87
Florida Gross Receipt Tax		\$1.88

Electric Service Cost

\$75.21

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$75.21

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Bank Draft

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Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: April 02, 2025

Amount Due: \$18.74

Due Date: April 23, 2025

Account #: 221009259039

DO NOT PAY. Your account will be drafted on April 23, 2025

Account Summary

Current Service Period: February 27, 2025 - March 27, 2025

Previous Amount Due \$18.74

Payment(s) Received Since Last Statement -\$18.74

Current Month's Charges \$18.74

Amount Due by April 23, 2025 \$18.74

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



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

Account #: 221009259039

Due Date: April 23, 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: \$ _____

631631308738

Your account will be
drafted on April 23, 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: April 02, 2025
Charges Due: April 23, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Feb 27, 2025 - Mar 27, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000936781	03/27/2025	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

00000023-0000519-Page 20 of 30

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Payments:
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Credit or Debit Card

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Phone

Toll Free:
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All Other

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

Statement Date: April 02, 2025

Amount Due: \$4,773.38

Due Date: April 23, 2025

Account #: 221008452437

DO NOT PAY. Your account will be drafted on April 23, 2025

Account Summary

Current Service Period: February 27, 2025 - March 27, 2025

Previous Amount Due \$4,773.38

Payment(s) Received Since Last Statement -\$4,773.38

Current Month's Charges \$4,773.38

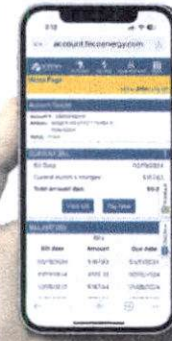
Amount Due by April 23, 2025 \$4,773.38

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



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

Account #: 221008452437

Due Date: April 23, 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: \$ _____

661260779208

Your account will be
drafted on April 23, 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: April 02, 2025
Charges Due: April 23, 2025

Service Period: Feb 27, 2025 - Mar 27, 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

00000023-0000517-Page 16 of 30

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

Ways To Pay Your Bill



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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: April 02, 2025

Amount Due: \$18.89

Due Date: April 23, 2025
Account #: 221008759922

DO NOT PAY. Your account will be drafted on April 23, 2025

Account Summary

Current Service Period: February 27, 2025 - March 27, 2025

Previous Amount Due	\$19.34
Payment(s) Received Since Last Statement	-\$19.34
Current Month's Charges	\$18.89

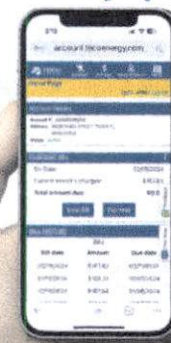
Amount Due by April 23, 2025 \$18.89

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



Scan here to view
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A one-stop shop to manage your account.



- Report an outage
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Log in at TECOaccount.com today!

Monthly Usage (kWh)



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



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

Account #: 221008759922

Due Date: April 23, 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: \$18.89

Payment Amount: \$ _____

661260779210

Your account will be
drafted on April 23, 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: April 02, 2025
Charges Due: April 23, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Feb 27, 2025 - Mar 27, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000874860	03/27/2025	80	79	1 kWh	1	29 Days

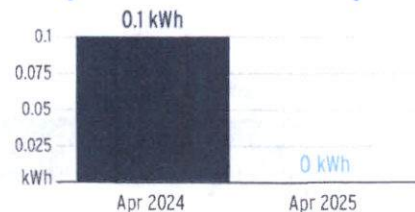
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1 kWh @ \$0.08641/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03083/kWh	\$0.03
Storm Protection Charge	1 kWh @ \$0.00577/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.47
Electric Service Cost		\$18.89

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$18.89

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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

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: April 02, 2025

Amount Due: \$790.58

Due Date: April 23, 2025

Account #: 221008474837

DO NOT PAY. Your account will be drafted on April 23, 2025

Account Summary

Current Service Period: February 27, 2025 - March 27, 2025

Previous Amount Due \$621.22

Payment(s) Received Since Last Statement -\$621.22

Current Month's Charges \$790.58

Amount Due by April 23, 2025 \$790.58

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 **5.41% lower** than the same period last year.



Your average daily kWh used was **27.74% higher** than it was in your previous period.



Scan here to view your account online.

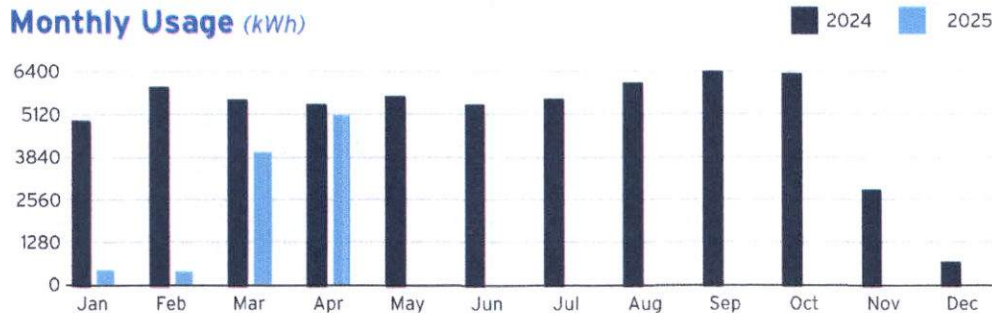
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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



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

Account #: 221008474837

Due Date: April 23, 2025

Amount Due: \$790.58

Payment Amount: \$ _____

661260779209

Your account will be
drafted on April 23, 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:
1643 FRED IVES ST
CLBHSE, RUSKIN, FL 33570-5745

Account #: 221008474837
Statement Date: April 02, 2025
Charges Due: April 23, 2025

Meter Read

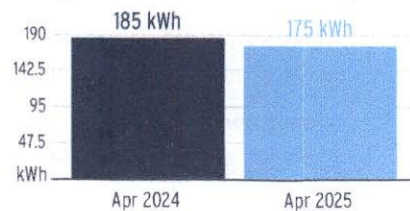
Service Period: Feb 27, 2025 - Mar 27, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000240439	03/27/2025	75,258	70,187	5,071 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	5,071 kWh @ \$0.08641/kWh	\$438.19
Fuel Charge	5,071 kWh @ \$0.03083/kWh	\$156.34
Storm Protection Charge	5,071 kWh @ \$0.00577/kWh	\$29.26
Clean Energy Transition Mechanism	5,071 kWh @ \$0.00418/kWh	\$21.20
Storm Surcharge	5,071 kWh @ \$0.02121/kWh	\$107.56
Florida Gross Receipt Tax		\$19.76
Electric Service Cost		\$790.58

Total Current Month's Charges

\$790.58

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

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7-1-1

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an
AudioEye®
company

Invoice

5210 E Williams Circle
Suite 750
Tucson AZ 85711
United States

Date	Invoice #
04/16/2025	INV8891

Bill To
Spencer Creek CDD 2005 Pan Am Circle, Suite 300 Tampa CA 33607 United States

Terms	Due Date	PO #
Net 14	04/30/2025	

Memo:					
Item	Quantity	Service Start	Service End	Rate	Amount
SaaS Support Services - ADA SC	1	03/03/2025	03/02/2026		\$1,500.00
Sales Tax				0%	\$0.00
				Tax Total	\$0.00
				Total	\$1,500.00

PLEASE NOTE OUR BANK DETAILS HAVE CHANGED

If you have any billing questions, contact: ar@audioeye.com

ACH / Wire Payments

Bank Account Name:	Audio Eye, Inc.
Bank Name:	JP Morgan
Bank City and State:	New York, NY
Wire Routing Number:	021000021
ACH Routing Number:	122100024
Account Number:	729516705
SWIFT CODE:	CHASUS33

Check Payments

USPS Delivery
AudioEye Inc
Dept # 880461
PO Box 29650
Phoenix, AZ 85038

Overnight Courier Service

AudioEye Inc
JP Morgan Chase (AZ1-2170)
Attn: AudioEye Inc & Dept # 880461
2108 E Elliot Rd
Tempe, AZ 85284

By paying the amount referenced in the invoice, client agrees to the renewal of the term referenced in the invoice.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

146036

DATE

3/20/2025

CUSTOMER ID

C2312

NET TERMS

Net 30

PO#**DUE DATE**

4/19/2025

BILL TO

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

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson - 01-07-24 DKS IM SERVER : gate monitoring \$30.95	1	Ea	30.95		30.95
Postage	18	Ea	1.37		24.69
Subtotal					55.64

Subtotal

\$55.64

Tax

\$0.00

Total Due

\$55.64

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

DATE	DUE	INVOICE #
3/27/2025	4/26/2025	SA-10826

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
3/12/2025	Water Management Program - Irrigation techs went through the irrigation system and found a couple issues that have been repaired. At the club house, there was a cracked pipe under the lawn area and a broken fittings for the drip.	1.00	0.00	0.00
3/12/2025	Irrigation Parts to complete repair	1.00	27.81	27.81
3/12/2025	Irrigation Labor	1.00	85.00	85.00

TOTAL	112.81
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	112.81

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					
	GENERAL	SERIES 2019	CAPITAL	GENERAL	GENERAL	TOTAL
	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM		
FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 252,074	\$ -	\$ -	\$ -	\$ -	\$ 252,074
Due From Other Funds	-	2,606	27	-	-	2,633
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	587,669	-	-	-	587,669
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	\$ 259,623	\$ 858,311	\$ 27	\$ 7,513,667	\$ 7,495,000	\$ 16,126,628
LIABILITIES						
Accounts Payable	\$ 921	\$ -	\$ -	\$ -	\$ -	\$ 921
Bonds Payable	-	-	-	-	7,495,000	7,495,000
Due To Other Funds	2,633	-	-	-	-	2,633
TOTAL LIABILITIES	3,554	-	-	-	7,495,000	7,498,554

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					TOTAL
	GENERAL	SERIES 2019	CAPITAL	GENERAL	GENERAL	
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	858,311	-	-	-	858,311
Capital Projects	-	-	27	-	-	27
Unassigned:	256,069	-	-	7,513,667	-	7,769,736
TOTAL FUND BALANCES	256,069	858,311	27	7,513,667	-	8,628,074
TOTAL LIABILITIES & FUND BALANCES	\$ 259,623	\$ 858,311	\$ 27	\$ 7,513,667	\$ 7,495,000	\$ 16,126,628

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 1,512	\$ 1,512	0.00%
Special Assmnts- Tax Collector	454,114	452,602	(1,512)	99.67%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	454,114	454,139	25	100.01%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,800	5,200	56.67%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	2,131	2,069	50.74%
District Counsel	5,000	6,988	(1,988)	139.76%
District Engineer	5,000	1,901	3,099	38.02%
District Manager	30,000	17,853	12,147	59.51%
Accounting Services	12,000	7,031	4,969	58.59%
Auditing Services	4,100	4,300	(200)	104.88%
Onsite Staff	35,000	11,667	23,333	33.33%
Website Compliance	1,500	2,375	(875)	158.33%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	40	460	8.00%
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	88,700	69,794	55.96%
<u>Electric Utility Services</u>				
Utility - Electric	75,000	37,212	37,788	49.62%
Total Electric Utility Services	75,000	37,212	37,788	49.62%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,000	3,522	478	88.05%
Total Water-Sewer Comb Services	4,000	3,522	478	88.05%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	7,000	5,000	58.33%
Amenity Center Cleaning & Supplies	9,000	1,395	7,605	15.50%
Contracts-Aquatic Control	9,180	3,060	6,120	33.33%
Contracts-Pools	11,640	7,802	3,838	67.03%
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	1,170	630	65.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	10,000	3,377	6,623	33.77%
R&M-Monument, Entrance & Wall	1,500	3,834	(2,334)	255.60%
Landscape - Mulch	15,000	-	15,000	0.00%
Landscape Maintenance	110,000	58,001	51,999	52.73%
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	97,477	119,143	45.00%
TOTAL EXPENDITURES	454,114	226,911	227,203	49.97%
Excess (deficiency) of revenues				
Over (under) expenditures	-	227,228	227,228	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,841		
FUND BALANCE, ENDING		\$ 256,069		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 14,474	\$ 14,474	0.00%
Special Assmnts- Tax Collector	531,403	524,045	(7,358)	98.62%
TOTAL REVENUES	531,403	538,519	7,116	101.34%
<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	-	348,622	348,622	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		509,689		
FUND BALANCE, ENDING		<u>\$ 858,311</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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

Friday, May 23, 2025

Page 1

Bank Account No. 9015

Statement No. 04_25

Statement Date 04/30/2025

G/L Account No. 101001 Balance	252,074.04	Statement Balance	255,010.52
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	255,010.52
Subtotal	252,074.04	Outstanding Checks	-2,936.48
Negative Adjustments	0.00	Ending Balance	252,074.04
Ending G/L Balance	252,074.04		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025		JE000426	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	3,788.85	3,788.85	0.00
04/04/2025		JE000438	Other Miscellaneous Revenues	Deposit	25.00	25.00	0.00
04/25/2025		JE000439	Interest - Tax Collector	Hillstax Collect	164.24	164.24	0.00
04/25/2025		JE000437	Interest - Tax Collector	Hillstax collect	164.24	164.24	0.00
04/04/2025		JE000436	Other Miscellaneous Revenues	Deposit	25.00	25.00	0.00
Total Deposits					4,167.33	4,167.33	0.00
Checks							
							0.00
04/04/2025	Payment	1613	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
04/04/2025	Payment	1614	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
04/04/2025	Payment	1615	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
04/04/2025	Payment	1616	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
04/04/2025	Payment	1617	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
04/10/2025	Payment	1618	SPENCER CREEK CDD	Check for Vendor V00019	-2,048.12	-2,048.12	0.00
04/10/2025	Payment	100011	STEADFAST CONTRACTORS	Inv: SA-10826, Inv: 040125	-7,647.71	-7,647.71	0.00
04/10/2025	Payment	100012	ALIANCE INFRAMARK LLC	Inv: 146036, Inv: 147058	-5,030.64	-5,030.64	0.00
04/15/2025	Payment	300015	TECO ACH	Inv: 040225 9930 ACH	-18.74	-18.74	0.00
04/15/2025	Payment	300016	TECO ACH	Inv: 040225 8083 ACH	-75.21	-75.21	0.00
04/15/2025	Payment	300017	TECO ACH	Inv: 040225 9039 ACH	-18.74	-18.74	0.00
04/15/2025	Payment	300018	TECO ACH	Inv: 040225 2437	-4,773.38	-4,773.38	0.00
04/15/2025	Payment	1619	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
04/17/2025	Payment	300019	TECO ACH	Inv: 040225 9922	-18.89	-18.89	0.00

Bank Account Statement

Spencer Creek CDD

Friday, May 23, 2025

Page 2

Bank Account No. 9015

Statement No. 04_25

Statement Date

04/30/2025

04/17/2025	Payment	300020	TECO ACH	Inv: 040225 4837	-790.58	-790.58	0.00
04/17/2025	Payment	1620	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
04/17/2025	Payment	1621	STRALEY ROBIN VERICKER	Check for Vendor V00014	-1,472.50	-1,472.50	0.00
04/17/2025	Payment	1622	SUNCOAST POOL SERVICE	Check for Vendor V00040	-970.00	-970.00	0.00
04/21/2025	Payment	300021	BOCC ACH	Inv: 03312025 6437	-131.44	-131.44	0.00
04/22/2025	Payment	300022	COMMUNICATION S ACH	Inv: 2472565040925	-179.98	-179.98	0.00
04/04/2025		JE000436	Other Miscellaneous Revenues	Deposit	-25.00	-25.00	0.00
04/25/2025		JE000437	Interest - Tax Collector	Hillstax collect	-164.24	-164.24	0.00
Total Checks					-25,895.17	-25,895.17	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	
04/30/2025	Payment	100013	STANTEC CONSULTING SERVICES	Inv: 2384722		-285.00	
04/30/2025	Payment	100014	INFRAMARK LLC	Inv: 147970		-31.64	
04/30/2025	Payment	100015	ADA SITE COMPLIANCE	Inv: INV8891		-1,500.00	
04/30/2025	Payment	100016	SPEAREM ENTERPRISES	Inv: 6200		-650.00	
Total Outstanding Checks						-2,936.48	

Outstanding Deposits

Total Outstanding Deposits

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(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	100011	04/10/25	STEADFAST CONTRACTORS ALIANCE	SA-10826	irrigation repairs March 2025	Irrigation Maintenance	546930-53908	\$112.81
001	100011	04/10/25	STEADFAST CONTRACTORS ALIANCE	040125	Landscape Contract April 2025	LANDSCAPE SERVICES	546300-53908	\$7,534.90
001	100012	04/10/25	INFRAMARK LLC	146036	dks reimburse to Eric Davidson and postage	gate monitoring	546034-53908	\$30.95
001	100012	04/10/25	INFRAMARK LLC	146036	dks reimburse to Eric Davidson and postage	postage	541024-51301	\$24.69
001	100012	04/10/25	INFRAMARK LLC	147058	management services April 2025	Accounting Services April 2025	532001-51301	\$1,000.00
001	100012	04/10/25	INFRAMARK LLC	147058	management services April 2025	dissemination services April 2025	531142-51301	\$350.00
001	100012	04/10/25	INFRAMARK LLC	147058	management services April 2025	district manager April 2025	531150-51301	\$2,500.00
001	100012	04/10/25	INFRAMARK LLC	147058	management services April 2025	field services April 2025	531152-53908	\$1,000.00
001	100012	04/10/25	INFRAMARK LLC	147058	management services April 2025	website maint April 2025	534397-51301	\$125.00
001	100013	04/30/25	STANTEC CONSULTING SERVICES	2384722	district engineer March 2025	District Engineer	531147-51301	\$285.00
001	100014	04/30/25	INFRAMARK LLC	147970	postage and gate monitoring	postage	541024-51301	\$0.69
001	100014	04/30/25	INFRAMARK LLC	147970	postage and gate monitoring	gate monitoring	546034-53908	\$30.95
001	100015	04/30/25	ADA SITE COMPLIANCE	INV8891	ada site compliance	website compliance	534397-51301	\$1,500.00
001	100016	04/30/25	SPEAREM ENTERPRISES	6200	clubhouse cleaning 2/16 - 3/16/2025	cleaning 2/16 - 3/16/2025	531165-53908	\$650.00
001	1613	04/04/25	BENJAMIN D. GAINER	BG 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1614	04/04/25	CARLOS DE LA OSSA	CO 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1615	04/04/25	KELLY ANN EVANS	KE 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1616	04/04/25	LORI A CAMPAGNA	LC 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1617	04/04/25	NICHOLAS J. DISTER	ND 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1619	04/15/25	SITEX AQUATICS	9576-B	aquatics monthly charge February 2025	SERVICE February 2025	531085-53908	\$765.00
001	1620	04/17/25	SITEX AQUATICS	9681-B	aquatics March 2025	Contracts-Aquatic Control	534067-53908	\$765.00
001	1621	04/17/25	STRALEY ROBIN VERICKER	26294	dist counsel March 2025	DISTRICT counsel March 2025	531146-51401	\$1,472.50
001	1622	04/17/25	SUNCOAST POOL SERVICE	10983	pool service March 2025	SERVICE March 2025	534078-53908	\$970.00
001	300015	04/15/25	TECO ACH	040225 9930 ACH	ELECTRIC 02/27/25-03/27/25	ELECTRIC	543041-53100	\$18.74
001	300016	04/15/25	TECO ACH	040225 8083 ACH	ELECTRIC 02/27/25-03/27/25	ELECTRIC	543041-53100	\$75.21
001	300017	04/15/25	TECO ACH	040225 9039 ACH	ELECTRIC 02/27/25-03/27/25	ELECTRIC	543041-53100	\$18.74
001	300018	04/15/25	TECO ACH	040225 2437	ELECTRIC 02/27/25-03/27/25	ELECTRIC	543041-53100	\$4,773.38
001	300019	04/17/25	TECO ACH	040225 9922	ELECTRIC 02/27/25-03/27/25	ELECTRIC	543041-53100	\$18.89
001	300020	04/17/25	TECO ACH	040225 4837	ELECTRIC 02/27/25-03/27/25	ELECTRIC	543041-53100	\$790.58
001	300021	04/21/25	BOCC ACH	03312025 6437	SERVICE 02/25/25 - 03/27/25	Utility - Water	543018-53908	\$131.44
001	300022	04/22/25	CHARTER COMMUNICATIONS ACH	2472565040925	SERVICES 04/09/25-05/08/25	INTERNET	541016-53908	\$179.98

Fund Total **\$26,124.45**

SERIES 2019 DEBT SERVICE FUND - 200

200	1618	04/10/25	SPENCER CREEK CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2019 FY25 TAX DIST ID 719	103200	\$2,048.12
Fund Total								\$2,048.12

Total Checks Paid **\$28,172.57**

Paul Young
District Field Inspector

Green - Completed
Red - Not Completed/ No response
Orange - Scheduled/Monitor

SPENCER CREEK CDD

Field Inspection Report May 2025 - Steadfast Contractors

Thursday, May 22, 2025

Prepared For Board of Supervisors

17 Items Identified

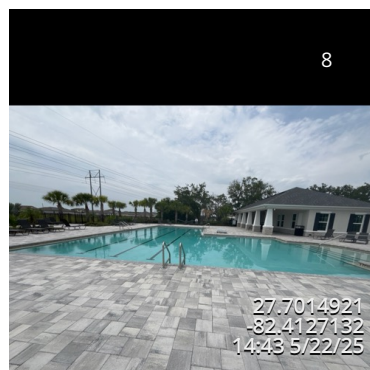
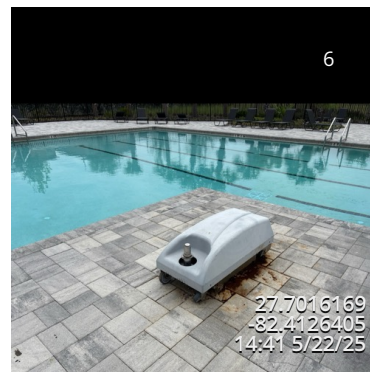
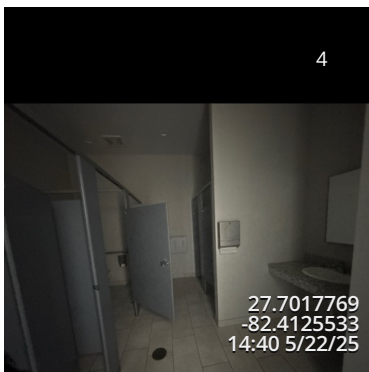
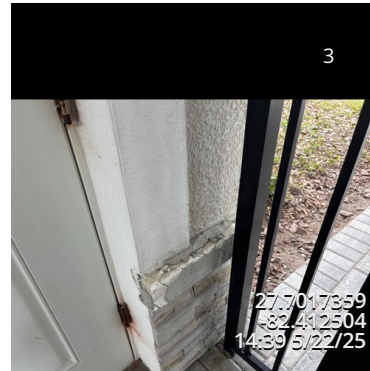
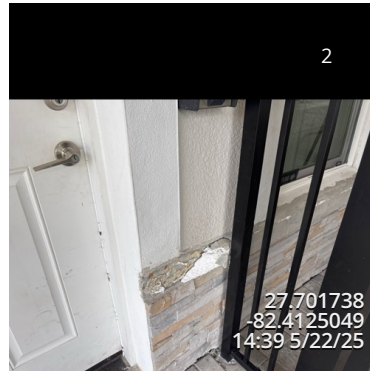
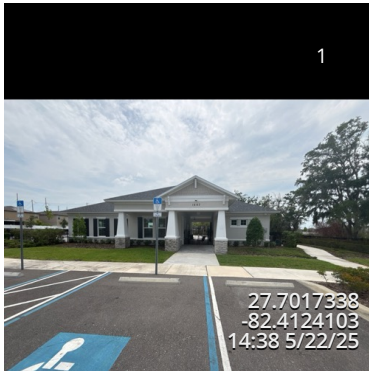
AMENITY CENTER

ITEM 1

Due By: Wednesday, May 28, 2025

Assigned To: Inframark Maintenance Solutions

- 1). Amenity Center - Well maintained
- 2). Structure damage - Inframark Maintenance Solutions - Proposal in progress" Left" 3).
- Structure damage - Inframark Maintenance Solutions - Proposal in progress "Right" 4).
- Woman's bathroom interior lights - Not working - also soap dispenser- Inframark Maintenance Solutions Proposal in progress
- 5). Water fountain not working does not turn off- Inframark Maintenance Solutions Proposal in progress
- 6). ADA chair - new expected delivery - present chair needs removal - Inframark Maintenance Solutions will dispose of chair and install new chair when delivered
- 7). Pool furniture developing holes - Replacement in progress-Tabitha Vega
- 8). Pool appears clean and blue - monitored by Tabitha Vega and pool vendor.

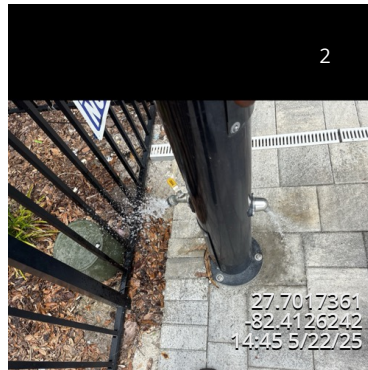
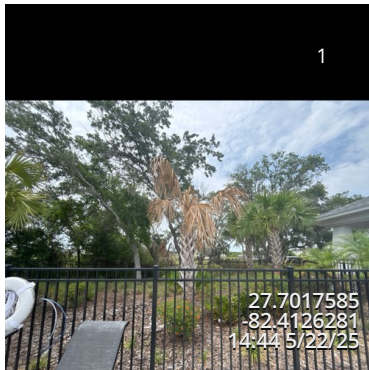


AMENITY POOL

ITEM 2

Assigned To: Steadfast Contractors

- 1). Submit quote to remove and or replace - Steadfast will provide estimate
- 2). Pool pre-shower operational.

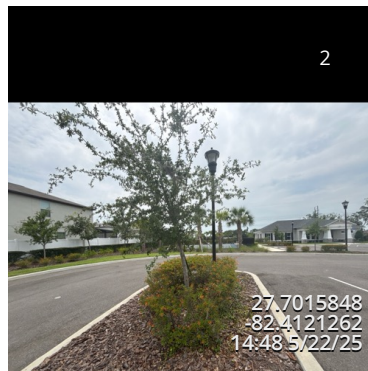


AMENITY LANDSCAPE

ITEM 3

Assigned To: Steadfast Contractors

- 1). Basketball court needs painting - Steadfast will provide estimate for board to review
- 2). Reattach broken strap on leaning tree. - Steadfast will provide estimate for board to review

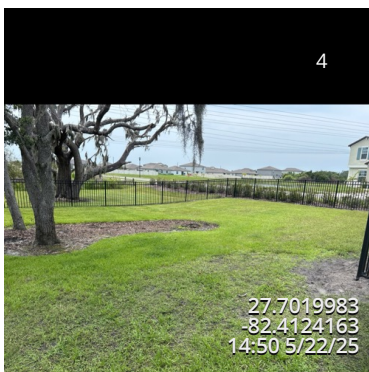
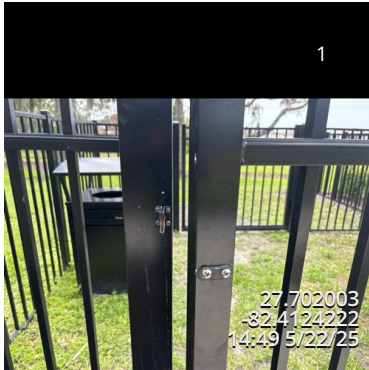


AMENITY DOG PARK

ITEM 4

Assigned To: Inframark Maintenance Solution

- 1). Latch broken at Dog Park - Inframark Maintenance Solution will provide Proposal IMS
- 2). Dog water fountain operational
- 3). Dog park well maintained
- 4). Overflow well maintained

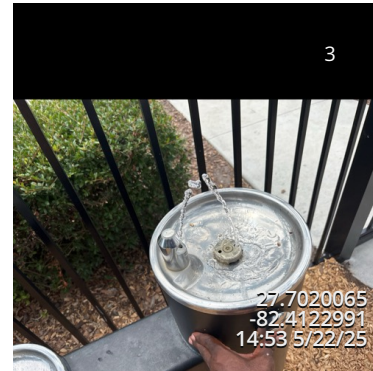
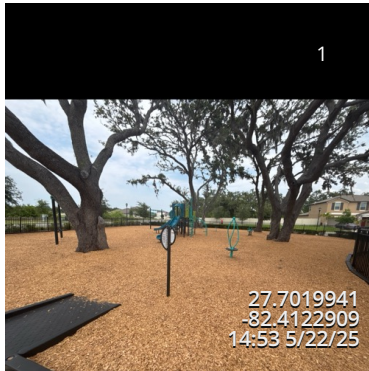


AMENITY PLAYGROUND

ITEM 5

Assigned To: District

- 1). Well maintained
- 2). Water fountain operational
- 3). Second water fountain operational 4).
- Swing operational



MAILBOXES

ITEM 6

Assigned To: District - Tabitha Vega

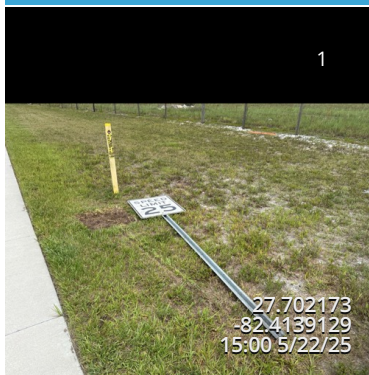
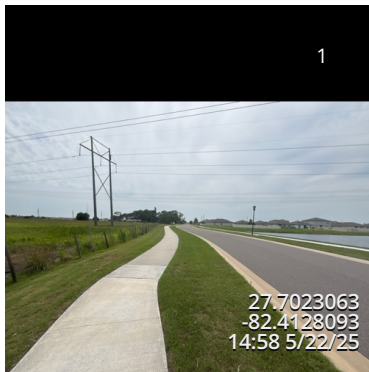
Trash can needed or relocate existing can for mail debris.

GOLDEN GLOBE DRIVE

ITEM 7

Assigned To: Sitex Aquatics

- 1). Golden Globe Drive - well maintained
- 2). Pond - Sitex on-site treating ponds.



GOLDEN GLOBE DRIVE - FALLEN SIGN

ITEM 8

Assigned To: Inframark Maintenance Solutions

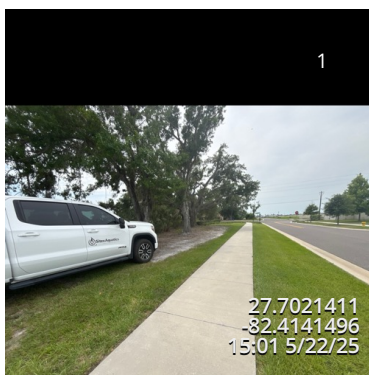
Erect speed limit sign - **Inframark Maintenance Solutions - Proposal in progress**

GOLDEN GLOBE DRIVE - IRRIGATION

ITEM 9

Assigned To: Steadfast Contractors

- 1). Sitex on-site 5/22/25
- 2). Irrigation drip line causing hole on south side bed at entrance monument - 15th street SE and Golden Globe Drive



15TH STREET SE ENTRANCE

ITEM 10

Assigned To: Steadfast Contractors

Well maintained

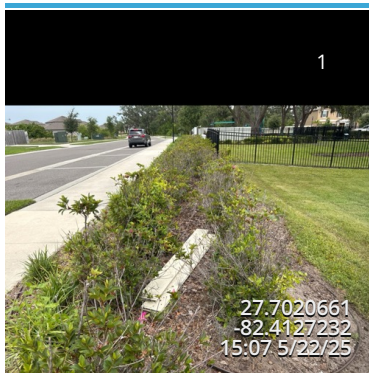
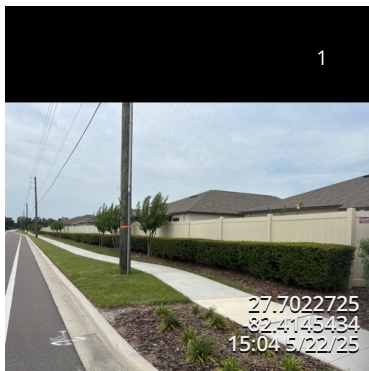


15TH STREET SE - LANDSCAPE

ITEM 11

Assigned To: Steadfast Contractors

Well maintained



MAILBOX BED - GOLDEN GLOBE DR.

ITEM 12

- Assigned To: Steadfast Contractors

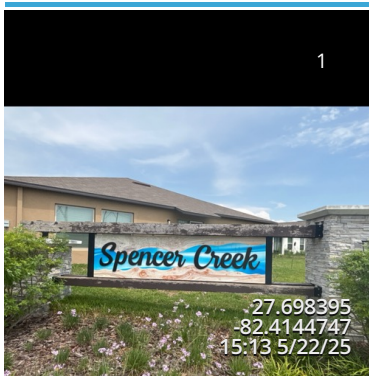
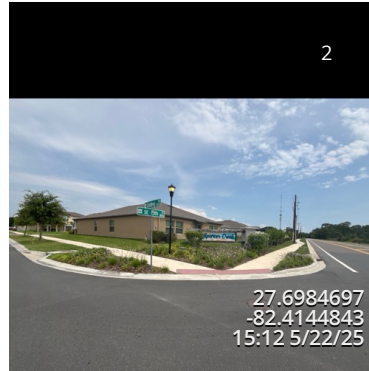
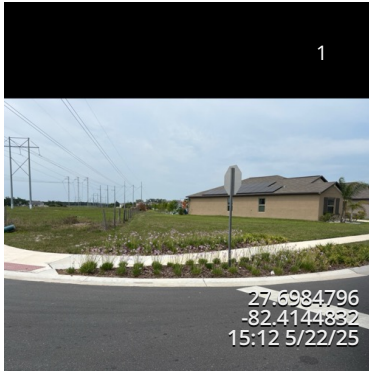
Remove all debris from landscape beds.

COLDING DRIVE - STREET LIGHT

ITEM 13

Assigned To: District

- 1). Entrance beds well maintained
- 2). Street lights on during the day - 26583-32311



COLDING DRIVE

ITEM 14

Due By: Wednesday, May 28, 2025

Assigned To: Inframark Maintenance Solutions

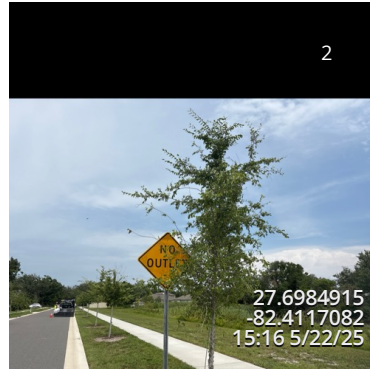
Inframark Maintenance Solutions - Proposal in progress

COLDING DRIVE

ITEM 15

Assigned To: Steadfast Contractors

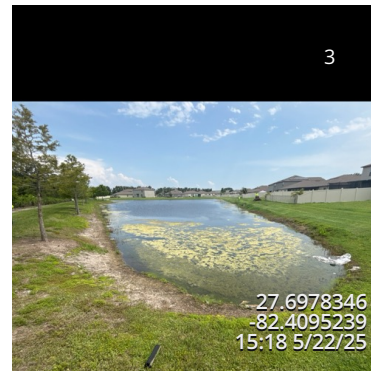
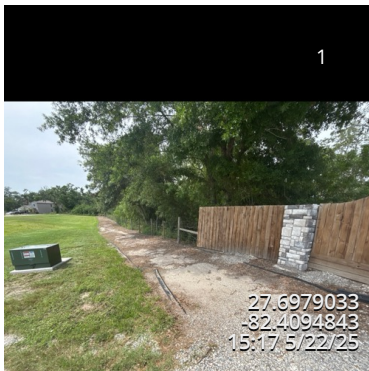
- 1). Remove tree suckers
- 2). Minimally prune back limbs blocking sign.



ITEM 16 - COLDING WALKING PATH

Assigned To: Sitex Aquatics - Steadfast Contractors

- 1). Walking path well maintained.
- 2). Steadfast maintenance team on-site 5/22/25
- 3). Sitex aquatics on-site 5/22/25



14TH AVENUE SE ENTRANCE

ITEM 17

Assigned To: Steadfast Contractors

- 1). East view
- 2). West view

