

**SPENCER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 07, 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

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, August 07, 2025 at 2:00 p.m.

The Public Hearing and Regular Meeting of the **Spencer Creek Community Development District** will be held **August 07, 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#

THE PUBLIC HEARING & 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. PUBLIC HEARING ON ADOPTING FY 2026 FINAL BUDGET

- A. Open Public Hearing on Adopting FY 2026 Final Budget
- B. Discussion on Fiscal Year 2026 Budget
- C. Close Public Hearing on Adopting FY 2026 Final Budget
- D. Consideration of Resolution 2025-07; Adopting the FY 2026 Budget
- E. Consideration of Resolution 2025-08; Levying O&M Assessments

4. BUSINESS ITEMS

- A. Consideration of Resolution 2025-09, Authorizing Organization Attestation Form - Credit Card and Spending Limits
- B. Consideration of Resolution 2025-10; Setting the FY 2026 Meeting Schedule

5. CONSENT AGENDA

- A. Approval of Minutes of July 10, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance June 2025
- C. Acceptance of the Financials and Approval of the Check Register for June 2025
- D. Ratification of McCall Pest Management Proposal #48125 (\$1,500/Year)
- E. Ratification of Aqua Sentry Swimming Pool Maintenance and Chemical Services Agreement

6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Sencer

Creek Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

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

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

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

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

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

Passed and Adopted on August 7, 2025.

Attested By:

**Spencer Creek
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2025-2026 Adopted Budget

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>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	30,000.00	30,900.00
District Engineer	5,000	5,000
Disclosure Report	4,200	4,200
Trustee Fees	4,100	4,100
Accounting Services	12,000	12,000
Annual Mailing	500	500
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
Utility Services		
Amenity - Phone, internet, cable	1,800.00	2,300.00

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

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
Water/Wastewater	4,000.00	6,500.00
Electric Utility Services - All	75,000	65,000
Total Utility Services	\$ 80,800	\$ 73,800
 Other Physical Environment		
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
Total Other Physical Environment	\$ 261,820	\$ 291,128
 TOTAL EXPENDITURES	\$ 454,114	\$ 489,807

Spencer Creek

Community Development District

All Funds

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	

*** New Area is assessed solely on Admin fees

RESOLUTION 2025-08

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

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

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

Passed and Adopted on August 7, 2025.

Attested By:

**Spencer Creek Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2025-2026 Budget

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ESTABLISHMENT OF A BUSINESS CREDIT CARD ACCOUNT RELATIONSHIP WITH VALLEY BANK; PROVIDING THE TREASURER AND THE OPERATIONS MANAGER WITH DISCRETIONARY SPENDING AUTHORITY UNDER LIMITED CONDITIONS AS SPECIFIED HEREIN; AUTHORIZING THE EXECUTION OF AN ORGANIZATION ATTESTATION FORM ON BEHALF OF THE DISTRICT IN CONNECTION WITH THE BUSINESS CREDIT CARD ACCOUNT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Spencer Creek Community Development District (the “District”) is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and having those powers set forth in Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District has determined that it is appropriate to enter into and establish a business credit card account (“**Card Account**”) relationship with Valley Bank; and

WHEREAS, the Board of Supervisors of District has determined that it is appropriate to execute the Organization Attestation Form—Credit Card to establish the Card Account with Valley Bank, attached hereto as Exhibit A, and to provide both the Treasurer and the Operations Manager with certain discretionary authority to make certain expenditures with respect to services benefiting the District and the District’s clubhouse or recreational facilities, provided that such expenditures do not exceed established thresholds and that the expenditure is contemplated or within the funding designated for such service, as reflected in the applicable fiscal year budget for the District; and

WHEREAS, the Board of Supervisors has determined that it is in the best interest of the public and the residents of the District, will provide for greater efficiency in the delivery of services required by the District, and will therefore benefit those residing within the boundaries of the District, to delegate such discretionary spending authority to the Treasurer and Operations Manager in utilizing the Card Account; and

WHEREAS, the Board of Supervisors now desires to approve and authorize the District Manager, the Treasurer, or the Chair to execute the Organization Attestation Form—Credit Card authorizing the establishment of the Card Account, designate the discretionary spending authority thresholds to be delegated to the Treasurer and Operations Manager, and authorize the designated individuals named herein to enter into, execute, and deliver in the name of the District all agreements, documents, or instruments necessary to establish and administer the Card Account and to serve as program administrator(s) of the Card Account on behalf of the District.

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

Section 1. The above recitals are true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. The establishment of the Card Account with Valley Bank is hereby authorized and the District Manager, the Treasurer, or the Chair are hereby authorized to execute the Organization Attestation Form—Credit Card.

Section 3. The Treasurer and/or the Operations Manager of the District are/is hereby authorized to make certain expenditures utilizing the Card Account with respect to services benefiting the District, provided that each of the following conditions is satisfied:

A. The amount of an expenditure does not exceed One Thousand Five Hundred Dollars and Zero Cents (\$1,500.00) per month.

B. The expenditure for such goods or services does not exceed that which is contemplated or designated for such goods or service in the applicable fiscal year budget for the District.

C. The expenditure is within the District's power as reflected in the District Charter and in Chapter 190, Florida Statutes, and is not contrary to any applicable statute, regulation, or District Rule of Procedure.

Section 4. The following individuals are hereby authorized to enter into, execute and deliver in the name of the District all agreements, documents, or instruments necessary to establish and administer the Card Account and to serve as program administrator(s) of the Card Account on behalf of the District:

A. _____

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any clause, section, or other part application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or the applications of the Resolution.

Section 7. This Resolution shall take effect immediately and shall terminate when so directed by resolution of the Board of Supervisors.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF
THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT, THIS
7TH DAY OF AUGUST 2025.**

ATTEST:

**SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary/Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

RESOLUTION 2025-10

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:

**SPENCER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

**October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026**

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

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

The regular meeting of the Board of Supervisors of Spencer Creek Community Development District was held on Thursday, July 10, 2025, and called to order at 2:02 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
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 (<i>via phone</i>)

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-05; Re-Designation of Officers

The following persons were elected to the offices shown:

• Kelly Evans	Chairperson
• Carlos de la Ossa	Vice Chairperson
• Brian Lamb	Secretary
• Leah Popelka	Treasurer
• Jayna Cooper	Assistant Secretary
• Ben Gainer	Assistant Secretary

- Nicholas Dister Assistant Secretary
- Lori Campagna Assistant Secretary

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, Resolution 2025-05; Re-Designation of Officers, as detailed above, was adopted. 5-0

B. Consideration of Resolution 2025-06; No Fishing Policy

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, Resolution 2025-06; No Fishing Policy, was adopted. 5-0

UNDER SEPARATE COVER

Action & Gate Pros: Mr. Perez presented the proposal and prioritized the need.

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, the *Action & Gate Pros* proposal presented, was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of June 05, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance May 2025
- C. Acceptance of the Financials and Approval of the Check Register for May 2025
- D. Ratification of Steadfast Proposal #EST-SCA1750
- E. Ratification of Aqua Sentry Agreement - Swimming Pool Maintenance and Chemical Services Agreement

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. The Board expressed appreciation on a job well done.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

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SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Gainer, with all in favor the meeting was adjourned at 2:08 pm. 5-0

Michael Perez/Jayna Cooper
District Manager

Kelly Evans
Chairperson

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	6/9/2025	2472565060925	\$179.98	\$179.98	6/9 - 7/5/2025 Internet
INFRAMARK LLC	6/1/2025	150745	\$1,000.00		June 2025 Accounting services
INFRAMARK LLC	6/1/2025	150745	\$350.00		June 2025 Dissemination services
INFRAMARK LLC	6/1/2025	150745	\$2,500.00		June 2025 District Manager
INFRAMARK LLC	6/1/2025	150745	\$1,000.00		June 2025 Field management
INFRAMARK LLC	6/1/2025	150745	\$125.00	\$4,975.00	June 2025 Website maint and admin
SITEX AQUATICS	6/1/2025	10084-B	\$765.00	\$765.00	June 2025 Pond maintenance services
STEADFAST CONTRACTORS ALIANCE	6/1/2025	SA-12539	\$7,534.90	\$7,534.90	June 2025 Landscaping service
SUNCOAST POOL SERVICE	6/2/2025	11167	\$970.00	\$970.00	June 2025 Pool services
Monthly Contract Subtotal			\$14,424.88	\$14,424.88	
Utilities					
BOCC ACH	5/29/2025	052925 6437	\$158.92	\$158.92	WATER 04/28/2025 - 05/27/2025
TECO ACH	6/3/2025	060325 4837	\$654.98	\$654.98	04/29 - 5/28/2025 Electric
TECO ACH	6/3/2025	060325 8083	\$109.04	\$109.04	04/29 - 5/28/2025 Electric
TECO ACH	6/3/2025	060325 2437	\$4,779.49	\$4,779.49	04/29 - 5/28/2025 Electric
TECO ACH	6/3/2025	060325 9039	\$19.38	\$19.38	04/29 - 5/28/2025 Electric
TECO ACH	6/3/2025	060325 9930	\$19.38	\$19.38	04/29 - 5/28/2025 Electric
TECO ACH	6/3/2025	060325 9922	\$19.38	\$19.38	04/29 - 5/28/2025 Electric
Utilities Subtotal			\$5,760.57	\$5,760.57	

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
BENJAMIN D. GAINER	6/5/2025	BG-060525	\$200.00	\$200.00	BOARD 6/5/25
CARLOS DE LA OSSA	6/5/2025	CO-060525	\$200.00	\$200.00	BOARD 6/5/25
KELLY ANN EVANS	6/5/2025	KE-060525	\$200.00	\$200.00	BOARD 6/5/25
LORI A CAMPAGNA	6/5/2025	LC-060525	\$200.00	\$200.00	BOARD 6/5/25
NICHOLAS J. DISTER	6/5/2025	ND-060525	\$200.00	\$200.00	BOARD 6/5/25
STRALEY ROBIN VERICKER	6/10/2025	26625	\$1,147.50	\$1,147.50	May 2025 District counsel services
Regular Services Subtotal			\$2,147.50	\$2,147.50	
Additional Services					
BIG SUN FENCING	2/14/2025	SB-1409	\$695.00	\$695.00	FENCE INSTALLATION
BIG SUN FENCING	1/30/2025	SB-1374	\$1,227.00	\$1,227.00	FENCE INSTALLATION
FIELDS CONSULTING GROUP, INC.	6/9/2025	3582	\$175.00	\$175.00	Pool Closed signs
MHD COMMUNICATIONS	4/17/2025	37659	\$225.00	\$225.00	Camera System IT SERVICES
STEADFAST CONTRACTORS ALIANCE	5/20/2025	SA-12238	\$9,750.00	\$9,750.00	ADA mulch for playground
STEADFAST CONTRACTORS ALIANCE	5/20/2025	SA-12237	\$1,000.00	\$1,000.00	tree trimming and dumping, rear of the community
Additional Services Subtotal			\$13,072.00	\$13,072.00	
TOTAL			\$35,404.95	\$35,404.95	

June 9, 2025
Invoice Number: 2472565060925
Account Number: **8337 12 028 2472565**
Security Code: **8435**
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

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.

Summary

Service from 06/09/25 through 07/08/25
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 06/26/25	
Total Due by Auto Pay	\$179.98

Thank you for choosing Spectrum Business.

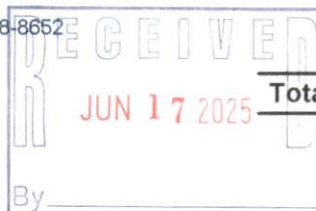
We appreciate your prompt payment and value you as a customer.

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 06102025 NNNNNNNN 01 001034 0004

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



June 9, 2025

SPENCER CREEK CDD

Invoice Number: 2472565060925
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



Invoice Number: SPENCER CREEK CDD
 Account Number: 2472565060925
 Security Code: 8337 12 028 2472565
 8435

Contact Us

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

8633 2390 NO RP 09 06102025 NNNNNNNN 01 001034 0004

Charge Details

Previous Balance		179.98
EFT Payment	05/26	-179.98
Remaining Balance		\$0.00

Payments received after 06/09/25 will appear on your next bill.

Service from 06/09/25 through 07/08/25

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#

150745

CUSTOMER ID

C2312

PO#

INVOICE

DATE

6/1/2025

NET TERMS

Net 30

DUE DATE

7/1/2025

BILL TO

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

Services provided for the Month of: June 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.

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.: 10084-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

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

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
6/2/2025	11167

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

P.O. No.	Terms	Project
June 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	\$970.00

Phone #
(727) 271-1395



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	04/29/2025	05/20/2025

Service Address: 1643 FRED IVES ST

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11361547	03/27/2025	6000	04/28/2025	6934	93400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$282.07
Water Base Charge	\$20.91
Water Usage Charge	\$484.92
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$608.97

Summary of Account Charges

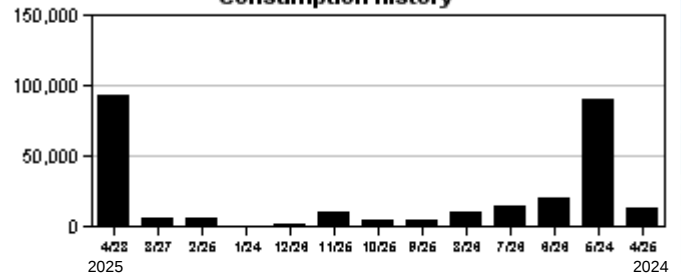
Previous Balance	\$131.44
Net Payments - Thank You	\$-131.44
Total Account Charges	\$1,453.50

AMOUNT DUE	\$1,453.50
-------------------	-------------------

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

2.147 8

DUE DATE	05/20/2025
AMOUNT DUE	\$1,453.50
AMOUNT PAID	



0023747464370 00001453505



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

Statement Date: June 03, 2025

Amount Due: \$654.98

Due Date: June 24, 2025
Account #: 221008474837

DO NOT PAY. Your account will be drafted on June 24, 2025

Account Summary

Current Service Period: April 29, 2025 - May 28, 2025

Previous Amount Due	\$848.51
Payment(s) Received Since Last Statement	-\$848.51

Current Month's Charges	\$654.98
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Amount Due by June 24, 2025 \$654.98

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

Your Energy Insight

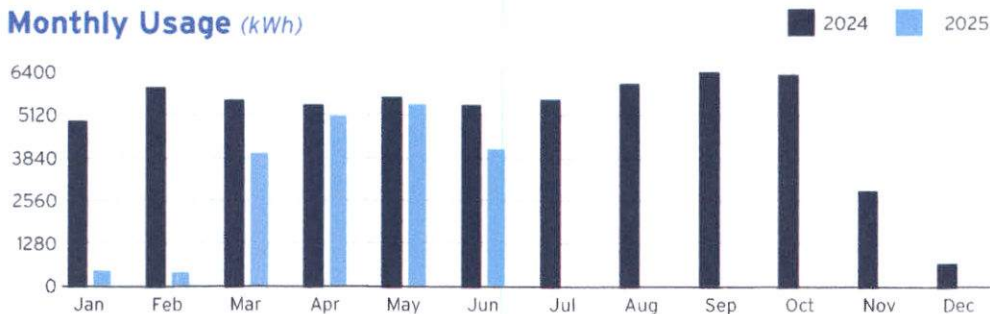
Your average daily kWh used was **18.56% lower** than the same period last year.

Your average daily kWh used was **20% lower** than it was in your previous period.

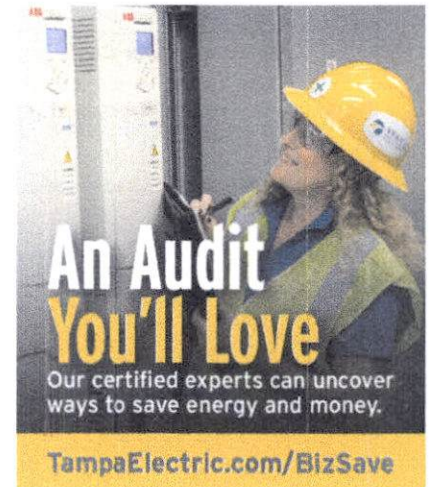


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008474837

Due Date: June 24, 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: \$654.98

Payment Amount: \$ _____

639038736603

Your account will be
drafted on June 24, 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: June 03, 2025
Charges Due: June 24, 2025

Meter Read

Service Period: Apr 29, 2025 - May 28, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	05/28/2025	84,788	80,697		4,091 kWh	1	30 Days

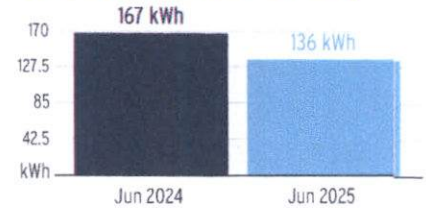
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	4,091 kWh @ \$0.08641/kWh	\$353.50
Fuel Charge	4,091 kWh @ \$0.03391/kWh	\$138.73
Storm Protection Charge	4,091 kWh @ \$0.00577/kWh	\$23.61
Clean Energy Transition Mechanism	4,091 kWh @ \$0.00418/kWh	\$17.10
Storm Surcharge	4,091 kWh @ \$0.02121/kWh	\$86.77
Florida Gross Receipt Tax		\$16.37
Electric Service Cost		\$654.98

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$654.98

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 03, 2025

Amount Due: \$109.04

Due Date: June 24, 2025

Account #: 211025808083

DO NOT PAY. Your account will be drafted on June 24, 2025

Account Summary

Current Service Period: April 29, 2025 - May 28, 2025

Previous Amount Due	\$69.54
Payment(s) Received Since Last Statement	-\$69.54

Current Month's Charges	\$109.04
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Amount Due by June 24, 2025 \$109.04

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

Your Energy Insight

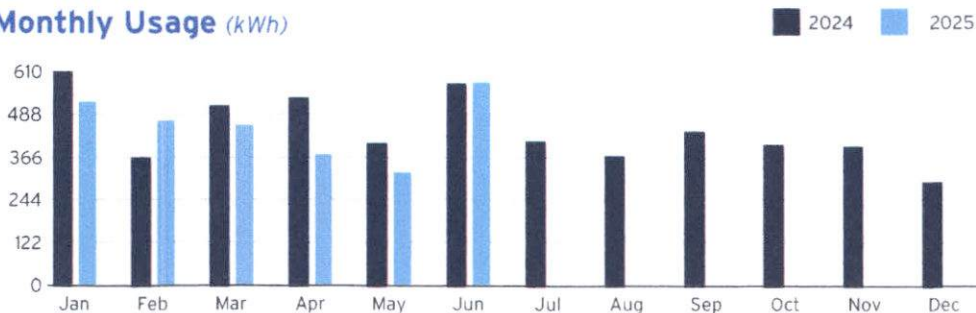
Your average daily kWh used was **5.56% higher** than the same period last year.

Your average daily kWh used was **90% higher** than it was in your previous period.

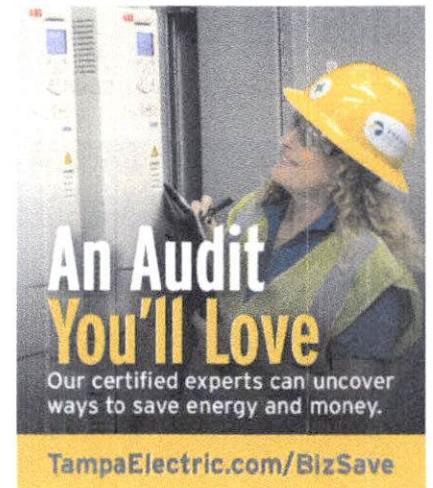


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211025808083

Due Date: June 24, 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: \$109.04

Payment Amount: \$ _____

683482957958

Your account will be
drafted on June 24, 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: June 03, 2025
Charges Due: June 24, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Apr 29, 2025 - May 28, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000621201	05/28/2025	33,178	32,601	577 kWh	1	30 Days

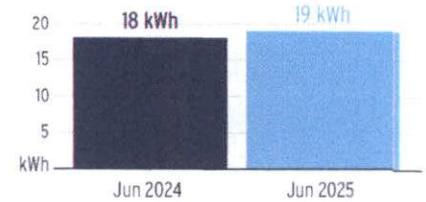
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	577 kWh @ \$0.08641/kWh	\$49.86
Fuel Charge	577 kWh @ \$0.03391/kWh	\$19.57
Storm Protection Charge	577 kWh @ \$0.00577/kWh	\$3.33
Clean Energy Transition Mechanism	577 kWh @ \$0.00418/kWh	\$2.41
Storm Surcharge	577 kWh @ \$0.02121/kWh	\$12.24
Florida Gross Receipt Tax		\$2.73
Electric Service Cost		\$109.04

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$109.04

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 03, 2025

Amount Due: \$4,779.49

Due Date: June 24, 2025
Account #: 221008452437

DO NOT PAY. Your account will be drafted on June 24, 2025

Account Summary

Current Service Period: April 29, 2025 - May 28, 2025

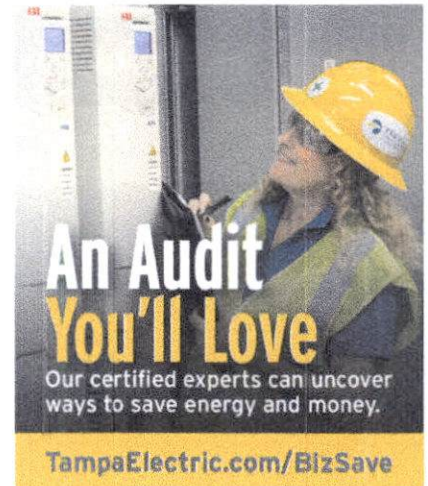
Previous Amount Due	\$4,773.38
Payment(s) Received Since Last Statement	-\$4,773.38
Current Month's Charges	\$4,779.49

Amount Due by June 24, 2025 \$4,779.49

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



Scan here to view
your account online.



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



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

Account #: 221008452437

Due Date: June 24, 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: \$4,779.49

Payment Amount: \$ _____

639038736602

Your account will be
drafted on June 24, 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: June 03, 2025
Charges Due: June 24, 2025

Service Period: Apr 29, 2025 - May 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$61.34
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		\$4.03
Franchise Fee		\$293.07
Municipal Public Service Tax		\$12.12

Lighting Charges

\$4,779.49

Total Current Month's Charges

\$4,779.49

00000019-0000394-Page 20 of 30

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 03, 2025

Amount Due: \$19.38

Due Date: June 24, 2025
Account #: 221009259039

DO NOT PAY. Your account will be drafted on June 24, 2025

Account Summary

Current Service Period: April 29, 2025 - May 28, 2025

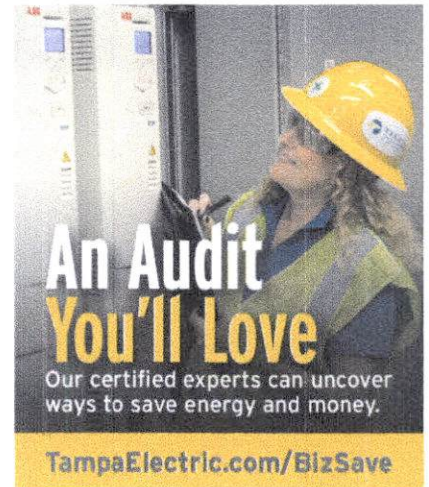
Previous Amount Due	\$20.68
Payment(s) Received Since Last Statement	-\$20.68
Current Month's Charges	\$19.38

Amount Due by June 24, 2025 \$19.38

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



Scan here to view
your account online.



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



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

Account #: 221009259039

Due Date: June 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$19.38

Payment Amount: \$ _____

678544695232

Your account will be
drafted on June 24, 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: June 03, 2025
Charges Due: June 24, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Apr 29, 2025 - May 28, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000936781	05/28/2025	0		0		0 kWh	1	30 Days

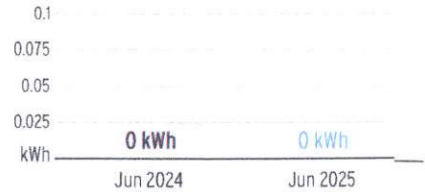
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.38

Avg kWh Used Per Day



Total Current Month's Charges

\$19.38

Important Messages

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

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Residential Customer Care:
813-223-0800 (Hillsborough)
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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 03, 2025

Amount Due: \$19.38

Due Date: June 24, 2025
Account #: 221008759930

DO NOT PAY. Your account will be drafted on June 24, 2025

Account Summary

Current Service Period: April 29, 2025 - May 28, 2025

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

Current Month's Charges	\$19.38
-------------------------	---------

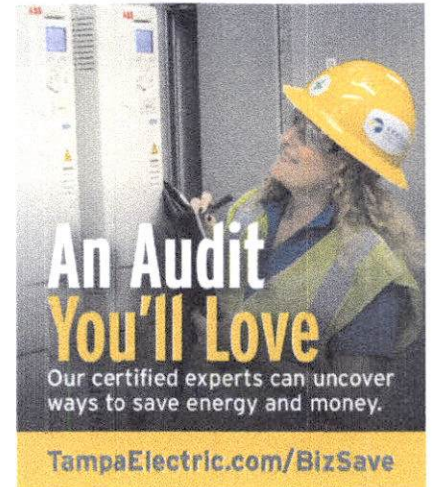
Amount Due by June 24, 2025	\$19.38
-----------------------------	---------

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



Scan here to view
your account online.

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: June 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$19.38

Payment Amount: \$ _____

639038736605

Your account will be
drafted on June 24, 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: June 03, 2025
Charges Due: June 24, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Apr 29, 2025 - May 28, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000874874	05/28/2025	37	37	0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.38

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$19.38

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Ways To Pay Your Bill



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Tampa, FL 33631-3318
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Credit or Debit Card

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813-223-0800 (Hillsborough)

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7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 03, 2025

Amount Due: \$19.38

Due Date: June 24, 2025

Account #: 221008759922

DO NOT PAY. Your account will be drafted on June 24, 2025

Account Summary

Current Service Period: April 29, 2025 - May 28, 2025

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

Current Month's Charges	\$19.38
-------------------------	---------

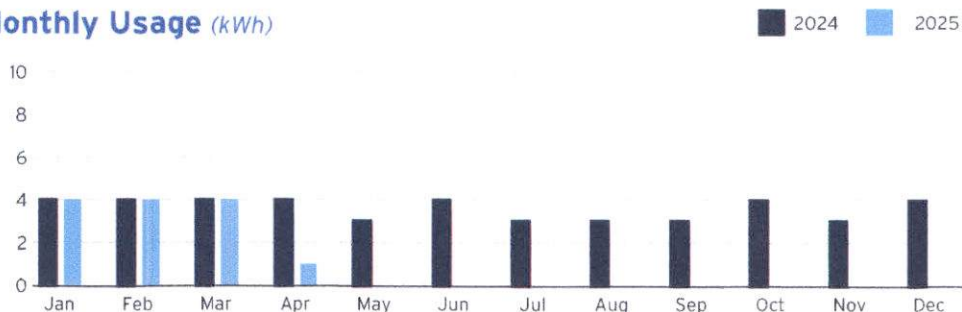
Amount Due by June 24, 2025	\$19.38
-----------------------------	---------

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

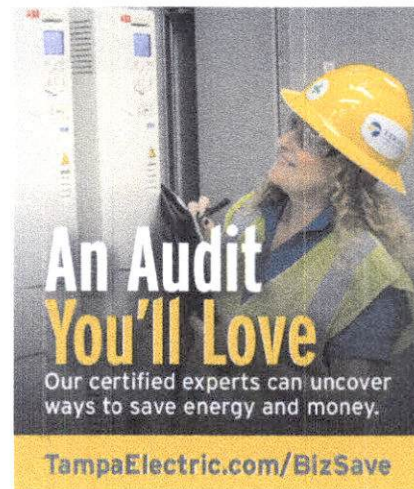


Scan here to view
your account online.

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: June 24, 2025



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Amount Due: \$19.38

Payment Amount: \$ _____

639038736604

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

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

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



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

Account #: 221008759922
Statement Date: June 03, 2025
Charges Due: June 24, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Apr 29, 2025 - May 28, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000874860	05/28/2025	80	80	0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.38

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$19.38

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Tampa, FL 33631-3318
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7-1-1

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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Kelly Evans	X	\$200
2	Carlos De La Ossa	X	\$200
3	Lori Campagna	X	\$200
4	Ben Gainer	X	\$200
5	Nick Dister	X	\$200

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

Attendance Confirmation

for

BOARD OF SUPERVISORS

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Board Meeting: June 5, 2025

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Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

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

June 10, 2025

Client: 001511

Matter: 000001

Invoice #: 26625

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
5/1/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$167.50
5/21/2025	WAS	DRAFT POOL MONITOR SERVICES AGREEMENT; REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	1.1	\$368.50
5/21/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDING AUTHORITY FOR CHAIR AND DISTRICT MANAGER WITH BOS RATIFICATION; REVIEW POOL MONITOR SERVICES AGREEMENT.	0.7	\$234.50
5/29/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICES.	0.2	\$81.00
5/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$134.00
Total Professional Services			3.3	\$1,147.50

June 10, 2025
Client: 001511
Matter: 000001
Invoice #: 26625

Page: 2

Total Services	\$1,147.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,147.50
Previous Balance		\$1,852.50
Less Payments		(\$1,852.50)
PAY THIS AMOUNT		\$1,147.50

Please Include Invoice Number on all Correspondence

BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475

(352) 629-9645 * (800) 366-9645

<http://www.bigsunfencing.com>

Invoice

Date	Invoice #
1/30/2025	SB-1374

Bill To:

Spencer Creek Community
Development District
2005 Pan AM Cir Ste 120
Tampa, FL 33607

Ship To

Golden Glow Ave
14th Ave SE
Ruskin, FL

P.O. Number		Terms	Rep	Ship	Via
I215006		50% Dep on Order, Bal on Comp.	DW	1/30/2025	
Quantity	U/M	Description	Price Each	Amount	
10		L.F. Fence Installation w/Concrete	75.00	750.00	
24		L.F. Fence Installation w/Concrete	6.00	144.00	
3		5 x 5 x 8.5' Post - Tan	25.77	77.31	
2		1.75 x 5.5" x 94" Pocket Rail - Tan	15.50	31.00	
3		7/8 x 6" x 62.25" T&G Picket - Tan	5.99	17.97	
1		Trip Charge	206.72	206.72	
			Total		
			\$1,227.00		
			Payments/Credits		
			\$0.00		
			Balance Due		
			\$1,227.00		

BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475
 (352) 629-9645 * (800) 366-9645
<http://www.bigsunfencing.com>

Invoice

Date	Invoice #
2/14/2025	SB-1409

Bill To:

Spencer Creek Community
 Development District
 2005 Pan AM Cir Ste 120
 Tampa, FL 33607

Ship To

14th Ave S.E Ruskin

P.O. Number		Terms	Rep	Ship	Via
I215079		50% Dep on Order, Bal on Comp.	DW	2/14/2025	
Quantity	U/M	Description	Price Each	Amount	
18		L.F. Fence Installation w/Concrete existing	10.00	180.00	
1		Job Difficulty	100.00	100.00	
1		2.0" sq x .125 x 6' Aluminum Post - Black	21.00	21.00	
1		Trip Charge	394.00	394.00	
Thank You For Your Business!!			Total		
			\$695.00		
			Payments/Credits		
			\$0.00		
			Balance Due		
			\$695.00		



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
6/9/2025	3582

Bill To
Inframark Spencer Creek CDD Attn: Michael Perez 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Printing & Reprod...	Custom "Pool Temporarily Closed" (18x12) 3mm maxmetal sign with custom 3M cast + gloss lamination, routed holes; Zip ties provided.	2	75.00	150.00
Shipping	Ship signs	1	25.00	25.00

Subtotal	\$175.00
Sales Tax (7.0%)	\$0.00
Total	\$175.00
Payments/Credits	\$0.00
Balance Due	\$175.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
04/17/2025	37659
Account	
Inframark	

Bill To:
Inframark Attn: Accounts Payable 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Ship To
Inframark 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Terms	Due Date	PO Number	Reference	
NET15	05/02/2025			

Service Request Number		585986			
Summary	Access to HikVision				
Billing Method	Actual Rates				
Detail	Tue 4/15/2025/3:34 PM UTC-04/ Luis Cisneros (time)- Called Tabitha Found cameras she needs are called SpencerCreek Public IP is in ITG - No internal Added the camera on my hikconnect using admin account - Operator account is failing Unable to setup a onetime session Remoted in using Teams Ran advanced IP scanner - Found IP of the NVR - Signed into the web gui Changed settings and user account Still unable to get into the cameras on the app Changed settings to give ownership to Operator She had to register her email for the account - Was able to share it to her successfully She can see the cameras now and has the ability to share it as well No further action is needed Tue 4/15/2025/1:33 PM UTC-04/ Kathryn Nappa- Tabitha called in - she is the new manager for Spencer Creek CDD, and she is unable to access the cameras using the creds provided to her. She would also like to know if she and Brooke Chapman will be able to log in to camera system concurrently with the same creds.				
Resolution					
Company Name	Inframark				
Contact Name	Tabitha Vega				
Services	Work Type	Hours	Rate	Amount	
Billable Services					
Help Desk Technician	Remote - Business Hours	1.50	150.00	\$225.00	
Total Services:				\$225.00	

We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Subtotal:	\$225.00
	Sales Tax:	\$0.00
	Invoice Total:	\$225.00
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$225.00

Invoice Time Detail

Invoice Number: 37659
Company: Inframark

Charge To: Inframark / Access to HikVision Location: Spencer Creek CDD

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
04/15/2025	Cisneros, Luis	Service Ticket: 585986 Summary: Access to HikVision Called Tabitha Found cameras she needs are called SpencerCreek Public IP is in ITG - No internal Added the camera on my hikconnect using admin account - Operator account is failing Unable to setup a onetime session Remoted in using Teams Ran advanced IP scanner - Found IP of the NVR - Signed into the web gui Changed settings and user account Still unable to get into the cameras on the app Changed settings to give ownership to Operator She had to register her email for the account - Was able to share it to her successfully She can see the cameras now and has the ability to share it as well No further action is needed	Y	1.50	150.00	\$225.00

Subtotal: \$225.00**Invoice Time Total:****Billable Hours:****1.50**



Steadfast Alliance

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

Invoice

Date	Invoice #
5/20/2025	SA-12237

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

1502 Tiger Tooth Place
Ruskin, FL 33570

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SM1052 Spencer Creek CDD	
Quantity	Description			Rate	Serviced Date	Amount
	Trim back overgrowth on the walking trail near the rear of the community.				5/15/2025	
1	Tree Trimming			800.00		800.00
1	Dump Fees			200.00		200.00

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

Total	\$1,000.00
Payments/Credits	\$0.00
Balance Due	\$1,000.00

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					
	GENERAL	SERIES 2019	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 199,965	\$ -	\$ -	\$ -	\$ -	\$ 199,965
Cash in Transit	-	4,822	-	-	-	4,822
Due From Other Funds	-	7,428	27	-	-	7,455
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	250,322	-	-	-	250,322
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	-	-	-	-	6,601,455	6,601,455
TOTAL ASSETS	\$ 207,514	\$ 530,608	\$ 27	\$ 7,513,667	\$ 7,340,000	\$ 15,591,816
LIABILITIES						
Accounts Payable	\$ 17,400	\$ 4,822	\$ -	\$ -	\$ -	\$ 22,222
Bonds Payable	-	-	-	-	7,340,000	7,340,000
Due To Other Funds	7,455	-	-	-	-	7,455
TOTAL LIABILITIES	24,855	4,822	-	-	7,340,000	7,369,677

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 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	-	525,786	-	-	-	525,786
Capital Projects	-	-	27	-	-	27
Unassigned:	182,659	-	-	7,513,667	-	7,696,326
TOTAL FUND BALANCES	182,659	525,786	27	7,513,667	-	8,222,139
TOTAL LIABILITIES & FUND BALANCES	\$ 207,514	\$ 530,608	\$ 27	\$ 7,513,667	\$ 7,340,000	\$ 15,591,816

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	454,114	459,006	4,892	101.08%
Other Miscellaneous Revenues	-	155	155	0.00%
TOTAL REVENUES	454,114	460,773	6,659	101.47%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,800	3,200	73.33%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	4,256	(156)	103.80%
Disclosure Report	4,200	2,831	1,369	67.40%
District Counsel	5,000	9,988	(4,988)	199.76%
District Engineer	5,000	1,901	3,099	38.02%
District Manager	30,000	22,853	7,147	76.18%
Accounting Services	12,000	9,031	2,969	75.26%
Auditing Services	4,100	4,300	(200)	104.88%
Onsite Staff	35,000	11,667	23,333	33.33%
Website Compliance	1,500	2,625	(1,125)	175.00%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	57	443	11.40%
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	960	(785)	548.57%
Total Administration	158,494	106,677	51,817	67.31%
<u>Electric Utility Services</u>				
Utility - Electric	75,000	48,507	26,493	64.68%
Total Electric Utility Services	75,000	48,507	26,493	64.68%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,000	5,135	(1,135)	128.38%
Total Water-Sewer Comb Services	4,000	5,135	(1,135)	128.38%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	9,000	3,000	75.00%
Amenity Center Cleaning & Supplies	9,000	1,570	7,430	17.44%
Contracts-Aquatic Control	9,180	4,590	4,590	50.00%
Contracts-Pools	11,640	9,742	1,898	83.69%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Security Monitoring Services	4,500	33	4,467	0.73%
Telephone, Cable & Internet Service	1,800	1,530	270	85.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	10,000	4,027	5,973	40.27%
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	83,821	26,179	76.20%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	1,769	(269)	117.93%
Misc-Contingency	20,000	26,720	(6,720)	133.60%
Access Control	2,500	-	2,500	0.00%
Total Other Physical Environment	216,620	146,636	69,984	67.69%
TOTAL EXPENDITURES	454,114	306,955	147,159	67.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	153,818	153,818	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,841		
FUND BALANCE, ENDING		\$ 182,659		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 19,311	\$ 19,311	0.00%
Special Assmnts- Tax Collector	531,403	531,580	177	100.03%
TOTAL REVENUES	531,403	550,891	19,488	103.67%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	155,000	155,000	-	100.00%
Interest Expense	376,403	379,794	(3,391)	100.90%
Total Debt Service	531,403	534,794	(3,391)	100.64%
TOTAL EXPENDITURES	531,403	534,794	(3,391)	100.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,097	16,097	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		509,689		
FUND BALANCE, ENDING		<u>\$ 525,786</u>		

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

Bank Account No. 9015
Statement No. 06_25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	199,965.08	Statement Balance	200,834.92
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	200,834.92
Subtotal	199,965.08	Outstanding Checks	-869.84
Negative Adjustments	0.00	Ending Balance	199,965.08
Ending G/L Balance	199,965.08		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/17/2025		JE000449	Other Miscellaneous Revenues	Deposits-Pool Keys	205.00	205.00	0.00
06/18/2025		JE000464	Special Assmnts-Tax Collector	Tax Revenue Debt Service	8,920.92	8,920.92	0.00
06/25/2025		JE000475	Utility - Electric	Bank recon adj teco	59.53	59.53	0.00
06/23/2025		JE000474	Other Miscellaneous Revenues	Return Deposit	25.00	25.00	0.00
06/23/2025		JE000473	Other Miscellaneous Revenues	Return Deposit	25.00	25.00	0.00
06/20/2025		JE000472	Other Miscellaneous Revenues	Return Deposit	25.00	25.00	0.00
Total Deposits					9,260.45	9,260.45	0.00
Checks							
							0.00
05/28/2025	Payment	1638	INFRAMARK LLC	Check for Vendor V00025	-4,975.00	-4,975.00	0.00
06/02/2025	Payment	300031	BOCC ACH	Inv: 052925 6437	-158.92	-158.92	0.00
06/04/2025	Payment	1639	SUNCOAST POOL SERVICE	Check for Vendor V00040	-970.00	-970.00	0.00
06/11/2025	Payment	100017	BIG SUN FENCING	Inv: SB-1374, Inv: SB-1409	-1,922.00	-1,922.00	0.00
06/11/2025	Payment	1641	CARLOS DE LA OSSA FIELDS	Check for Vendor V00039	-200.00	-200.00	0.00
06/11/2025	Payment	1642	CONSULTING GROUP, INC.	Check for Vendor V00048	-175.00	-175.00	0.00
06/11/2025	Payment	1643	KELLY ANN EVANS MHD	Check for Vendor V00021	-200.00	-200.00	0.00
06/11/2025	Payment	1645	COMMUNICATION S	Check for Vendor V00038	-225.00	-225.00	0.00
06/11/2025	Payment	1646	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
06/17/2025	Payment	300032	TECO ACH	Inv: 060325 4837	-654.98	-654.98	0.00

Bank Account Statement

Spencer Creek CDD

Bank Account No. 9015
Statement No. 06_25

Statement Date 06/30/2025

06/17/2025	Payment	300033	TECO ACH	Inv: 060325 8083	-109.04	-109.04	0.00
06/17/2025	Payment	300034	TECO ACH	Inv: 060325 2437	-4,779.49	-4,779.49	0.00
06/17/2025	Payment	300035	TECO ACH	Inv: 060325 9039	-19.38	-19.38	0.00
06/17/2025	Payment	300036	TECO ACH	Inv: 060325 9930	-19.38	-19.38	0.00
06/18/2025	Payment	300037	TECO ACH	Inv: 060325 9922	-19.38	-19.38	0.00
06/19/2025	Payment	1647	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
			STEADFAST				
06/19/2025	Payment	1648	CONTRACTORS	Check for Vendor V00005	-18,284.90	-18,284.90	0.00
			ALIANCE				
06/19/2025	Payment	1649	STRALEY ROBIN	Check for Vendor V00014	-1,147.50	-1,147.50	0.00
			VERICKER				
			CHARTER				
06/23/2025	Payment	300038	COMMUNICATION	Inv: 2472565060925	-179.98	-179.98	0.00
			S ACH				
			Other				
06/23/2025		JE000471	Miscellaneous	Checks Returned	-75.00	-75.00	0.00
			Revenues				
			Other				
06/20/2025		JE000472	Miscellaneous	Return Deposit	-25.00	-25.00	0.00
			Revenues				
			Other				
06/23/2025		JE000473	Miscellaneous	Return Deposit	-25.00	-25.00	0.00
			Revenues				
			Other				
06/23/2025		JE000474	Miscellaneous	Return Deposit	-25.00	-25.00	0.00
			Revenues				
Total Checks					-35,154.95	-35,154.95	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
06/11/2025	Payment	1640	BENJAMIN D.	Check for Vendor V00042		-200.00
			GAINER			
06/11/2025	Payment	1644	LORI A CAMPAGNA	Check for Vendor V00022		-200.00
Total Outstanding Checks						-869.84

Outstanding Deposits

Total Outstanding Deposits

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(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	100017	06/11/25	BIG SUN FENCING	SB-1409	Fence installation	Misc-Contingency	549900-53908	\$695.00
001	100017	06/11/25	BIG SUN FENCING	SB-1374	Fence installation	Misc-Contingency	549900-53908	\$1,227.00
001	1639	06/04/25	SUNCOAST POOL SERVICE	11167	June 2025 Pool services	Contracts-Pools	534078-53908	\$970.00
001	1640	06/11/25	BENJAMIN D. GAINER	BG-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1641	06/11/25	CARLOS DE LA OSSA	CO-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1642	06/11/25	FIELDS CONSULTING GROUP, INC.	3582	Pool Closed signs	Amenity Center Cleaning & Supplies	531165-53908	\$175.00
001	1643	06/11/25	KELLY ANN EVANS	KE-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1644	06/11/25	LORI A CAMPAGNA	LC-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1645	06/11/25	MHD COMMUNICATIONS	37659	Camera monitoring April 2025	Amenity Maintenance & Repairs	546176-53908	\$225.00
001	1646	06/11/25	NICHOLAS J. DISTER	ND-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1647	06/19/25	SITEX AQUATICS	10084-B	June 2025 Pond maintenance services	Contracts-Aquatic Control	534067-53908	\$765.00
001	1648	06/19/25	STEADFAST CONTRACTORS ALIANCE	SA-12238	ADA Mulch, playground	Landscape Maintenance	546300-53908	\$9,750.00
001	1648	06/19/25	STEADFAST CONTRACTORS ALIANCE	SA-12237	tree trimming and dumping, rear of the community	Landscape Maintenance	546300-53908	\$1,000.00
001	1648	06/19/25	STEADFAST CONTRACTORS ALIANCE	SA-12539	June 2025 Landscaping service	Landscape Maintenance	546300-53908	\$7,534.90
001	1649	06/19/25	STRALEY ROBIN VERICKER	26625	May 2025 District counsel services	District Counsel	531146-51401	\$1,147.50
001	300031	06/02/25	BOCC ACH	052925 6437	SERVICE 04/28/2025 - 05/27/2025	Utility - Water	543018-53908	\$158.92
001	300032	06/17/25	TECO ACH	060325 4837	ELECTRIC 04/29/25 - 05/28/25	Utility - Electric	543041-53100	\$654.98
001	300033	06/17/25	TECO ACH	060325 8083	ELECTRIC 04/29/25 - 05/28/25	Utility - Electric	543041-53100	\$109.04
001	300034	06/17/25	TECO ACH	060325 2437	04/29 - 5/28/2025 Electric	Utility - Electric	543041-53100	\$4,779.49
001	300035	06/17/25	TECO ACH	060325 9039	ELECTRIC 04/29/25 - 05/28/25	Utility - Electric	543041-53100	\$19.38
001	300036	06/17/25	TECO ACH	060325 9930	ELECTRIC 04/29/25 - 05/28/25	Utility - Electric	543041-53100	\$19.38
001	300037	06/18/25	TECO ACH	060325 9922	ELECTRIC 04/29/25 - 05/28/25	Utility - Electric	543041-53100	\$19.38
001	300038	06/23/25	CHARTER COMMUNICATIONS ACH	2472565060925	INTERNET 06/09/25 - 07/05/25	Telephone, Cable & Internet Service	541016-53908	\$179.98
Fund Total								\$30,429.95

Total Checks Paid	\$30,429.95
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Commercial Pest Management Agreement

Agreement# 48125

Prepared For

Spencer Creek
1643 FRED IVES ST
RUSKIN FL 33570-5
tvega@inframark.com
656-789-2940

Billing Information

Spencer Creek
1643 FRED IVES ST
RUSKIN FL 33570-5
tvega@inframark.com
656-789-2940

Prepared By

McCall Service
Miliana Fletcher
2610 TAMPA EAST BLVD
TAMPA FL 33619

Item	Qty	Freq	Initial	Recurring	Total
Commercial Pest Management	1	Monthly	125	125	1500
					0
					0
					0
					0

First Year Total 1500

Subsequent Year Total 1500

Covered Areas

Club House and Pool area

General Scope

Treatment of general pests in and around clubhouse and pool

Equipment Notes (if Applicable)

NA

General Notes/instructions

Treatment of general pests in multiple zones around clubhouse building. This will be a removal of webs, spiders, and wasps from common areas, a liquid treatment, and granular treatment. If access is given to interior areas, those will be treated as well. In the pool area, wasps will be treated and so will anthills. If rodents become an issue, we can add stations for \$20 each and \$4 a month.

COVERED PESTS:

The scope of services provided by McCall pursuant to this Agreement is expressly limited to the pests identified on the first page of this Agreement. Any program proposed by MCCALL to CUSTOMER may require modification based on needs from time to time. CUSTOMER ACKNOWLEDGES AND AGREES THAT SERVICES RELATED TO ANY OTHER PESTS WILL BE GOVERNED BY A SEPARATE SERVICES AGREEMENT AND SUBJECT TO AN ADDITIONAL FEE.

RENEWAL:

Unless otherwise indicated this agreement shall automatically renew each year until cancelled by either party with (30) days written notice. McCall reserves the right to adjust the cost of service(s) any time after the initial 12 month period. The Customer may add additional services at any time during the term of this agreement or delete services after the

initial 12 month period by notifying McCall in advance. Should the customer add additional service(s) other than those specified above, an additional charge will be made for the extra service.

SPECIFIC EXCLUSIONS:

CUSTOMER agrees that this Agreement does not cover and McCall shall not be responsible or liable for any of the following:

- a. Any wildlife or pest not identified;
- b. Personal injuries or damages of any nature arising from biting or stinging pests;
- c. Personal injuries or property damage arising from rodents (to include their fecal matter, urine or debris) at the Service Address or Structure(s) service;
- d. Damages caused by Company to trees, shrubs, flowers, sprinkler systems or portions of Structure(s) that interfere with the completion of the service elected;
- e. Injury or death to animals or pets that come into contact with any pesticide or device deployed in conjunction with any service provided under this Agreement, unless due solely to the gross negligence or willful misconduct of McCall

PRICING AND TERMINATION:

This Agreement shall begin on the date first written above, with pricing and service frequency based upon the time period set forth on the first page of this Agreement. Due to the time and effort expended by McCall during its initial treatment and inspection, CUSTOMER acknowledges that it may terminate this agreement for any reason or no reason, provided that CUSTOMER provides McCall with thirty (30) days prior written notice and pays any and outstanding balance for services rendered in full prior to the effective termination date. Notwithstanding the foregoing, CUSTOMER agrees that McCall shall be permitted the opportunity to remedy any service failure within ten (10) days of notice thereof. CUSTOMER acknowledges that McCall may terminate this Agreement for any reason or no reason with thirty (30) days prior written notice. The pricing set forth in this Agreement is valid for twelve (12) months and shall automatically increase on an annual basis following the first anniversary of effective date, unless such pricing increase is waived by McCall at its sole and absolute discretion.

ACCESS TO SERVICE AREA(S):

CUSTOMER agrees to provide McCall, its agents, employees and representatives ("McCall" for purposes of this paragraph) full access to the premises and designated Service Area(s) at the scheduled time of service. At all times Invitees shall be classified as invitees in accordance with the laws of the State of Florida. Full access includes all closets, furniture, drawers, safes, or other concealed areas. In the event that McCall is denied access to the designated service areas, McCall will not inspect or provide treatment and will not have any obligation or responsibility for any inaccessible areas; notwithstanding, an additional service fee may be assessed against CUSTOMER if McCall is required to return to the premises to complete its inspection, treatment or other service. CUSTOMER agrees to keep all occupants of the premises advised of the date, time and access necessary for McCall's services and treatments. An occupant's failure to allow McCall access to designated Service Area(s) shall be deemed CUSTOMER's failure to provide access under this provision.

CHEMICAL SENSITIVITY:

If CUSTOMER believes, or other occupants (including invitees and licensees) on the Property believe, that he or she may be sensitive to chemicals, CUSTOMER shall immediately notify McCall in writing and in advance of McCall's service, including whether CUSTOMER or occupants have consulted with a medical doctor regarding such sensitivity. McCall reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide this notification represents CUSTOMER and occupants' assumption of the risk and waiver of any claims against McCall in connection with such sensitivity. CUSTOMER further agrees to indemnify, protect and hold harmless McCall from any and all chemical sensitivity claims, causes, actions, judgments, costs, attorney's fees, expenses and losses of every kind and character, whether direct or indirect, brought by CUSTOMER or other occupants (including invitees and licensees) to the Property, if CUSTOMER fails to provide the above written notice.

THIRD-PARTY CONTRIBUTING FACTORS:

CUSTOMER acknowledges and understands that there may be third-party contributing factors including, but not limited to: contributing factors introduced by tenant(s), CUSTOMER(s), and CUSTOMER's employee(s), contractor(s) employed by CUSTOMER, invitee(s) of CUSTOMER, and/or guest(s) of tenant(s) ("Third-Party Contributing Factors") that may affect McCall's ability to control the CNW in, on, under or within the property. CUSTOMER understands and agrees that such issues resulting from or reasonably related to Third-Party Contributing Factors are not included within the scope of services incorporated with this Agreement. CUSTOMER understands and agrees that services required to remedy any wildlife, pest or rodents issues resulting from or reasonably related Third-Party Contributing Factors will be governed by a separate Service Agreement as needed by Company for a cost that would be in addition to the service fee paid pursuant to this Agreement.

BINDING ARBITRATION VENUE, DAMAGE EXCLUSION and TIME:

With the exception of the collection of unpaid invoice balances and balance due and owed under this Agreement, CUSTOMER and McCall agree that any and all other controversies or claims between them, their principals, agents, representatives, successors, or assigns, arising in any way out of, or relating to, this Agreement to include the subject premises or property and any services performed, shall be settled solely and exclusively by binding arbitration. Such arbitration shall be conducted in Duval County, Florida, utilizing the substantive law of Florida governing the issue or claim in dispute and in accordance with the Voluntary Binding Arbitration provisions of Section 44.104, Florida Statutes. The arbitrator shall be independent, mutually agreed upon and to the greatest extent possible, knowledgeable in pest control as defined by Chapter 482 of the Florida Statutes, as may be amended from time-to-time. The decision of the arbitrator shall be a final and binding resolution of the dispute, which may be entered as a judgment by any court of competent jurisdiction. The Arbitrator shall not have the authority to award exemplary, treble, liquidated or punitive damages regardless whether they are available under federal or state law or at common law. Neither party shall sue the other where the basis of the suit is or arises out of this Agreement, other than for:

(1) enforcement of the arbitrator's decision, or (2) appointment of an arbitrator if one cannot be mutually agreed upon. The parties hereto specifically agree that the sole and exclusive venue of any suit shall be Duval County, Florida. All costs, expenses, and fees of arbitration and settling a controversy shall be borne equally by the parties. This choice of venue is intended by the parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this paragraph. Each party waives any right it may have to assert the doctrine of forum non conveniens or similar doctrine or to object to venue with respect to any proceeding brought in accordance with this paragraph. This arbitration provision shall survive cancellation, expiration, or termination of this Agreement. In any event, any and all claims must be brought within one (1) year of the act or omission on the part of McCall that gave rise to CUSTOMER's claim..

RELEASE AND LIMITATION OF LIABILITY:

(a) CUSTOMER expressly releases McCall from liability for any claim whatsoever including, but not limited to, personal injury (including stings or bites from fire ants, spiders, or any other pests) or property damage (to include the structure and its contents), unless caused by the gross negligence or willful misconduct of McCall. CUSTOMER agrees that under no circumstances shall McCall be liable for any amount greater than the amount paid by the CUSTOMER to McCall for the services provided at the affected location(s). (b) IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY OTHER PERSON FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES RELATED TO THIS AGREEMENT OR THE SERVICES PERFORMED HEREUNDER INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OR ANTICIPATED PROFITS, PRODUCTION DELAYS, BUSINESS INTERRUPTION, OR LOSS OF REPUTATION OR GOODWILL. Furthermore, CUSTOMER hereby agrees to defend, indemnify, and hold harmless Company, its owners, members, directors, officers, employee, and assigns from any and all claims and damages arising out of or associated with this Agreement, including but not limited to the Specific Exclusions set forth in this Agreement. In addition, this Agreement is not intended to benefit any person, entity, or third-party other than the named CUSTOMER in this Agreement.

TERMINATION, NONPAYMENT, COLLECTION FEES and COSTS:

McCall's responsibilities, duties, obligations and any liabilities under this Agreement shall be terminated and McCall will be excused from the performance of any obligations under this Agreement should any of the following occur:

- a) CUSTOMER allow another Pest Control Operator (as defined pursuant to Chapter 482 of the Florida Statutes) to inspect or treat the subject premises during any term hereof
- b) CUSTOMER utilizes any home remedy products, "do-it-yourself" products, over-the-counter products, or any chemicals or pesticides to eradicate termites, rodents, spiders, beetles or other insects
- c) McCall is prevented or delayed from fulfilling any of its duties, obligations or responsibilities under the terms of this Agreement by reasons or circumstances beyond its control or refusal or interference by the CUSTOMER to provide McCall with access to Structure(s) for purpose of treatment or carrying out the terms and conditions of the Agreement or

CUSTOMER fails to pay any amount due and owed under the terms of this Agreement. In the event a collection service is utilized or legal action becomes necessary to recover any and all unpaid balances, CUSTOMER will be responsible to pay all costs associated with said collection, including attorneys' and paralegals fees. All invoices issued in relation to services provided by McCall for CUSTOMER pursuant to this Agreement shall be paid within thirty (30) days of service. Interest shall accrue on any and all amounts which are not paid when due from the date due to the date of payment in full at an annual percentage rate equal to the lesser of (a) eighteen-percent (18%) or (b) the maximum rate permitted by applicable law.

CHANGE IN LAW:

This Agreement shall be interpreted, regulated and adjudicated in accordance with applicable federal, state, and local laws and regulations in existence at the time of execution of this Agreement. Should any federal, state, or local law or regulation change regarding McCall's service(s), products or materials, McCall is authorized to take any action necessary to comply such changes in the law. Any modifications or revision to this Agreement pursuant to changes in statutes or regulations does not constitute a termination of this Agreement. However, if McCall cannot modify its Agreement, treatments or services to comply with such change in the law, then McCall reserves the right to immediately terminate this Agreement.

COMMUNICATION:

CUSTOMER understands that McCall may send occasional text messages or emails for appointment reminders and promotions.

SEVERABILITY:

CUSTOMER agrees that if any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Agreement shall remain in full force and effect.

CUSTOMER agrees during the term of this Agreement and within one (1) year after termination that it will not employ or contract any Company staff, employees, or former employees without the prior express written consent of Company.

BUYERS RIGHT TO CANCEL:

If this a home solicitation sale and the buyer does not want the goods or services, CUSTOMER may cancel this agreement by giving written notice of cancellation to McCall before midnight of the third business day after the day the CUSTOMER signed this Agreement.

SIGNATURE CLAUSE

By signing this Agreement, I, the CUSTOMER, certify that I have read and fully understand all the terms, limitations, conditions and exclusions on the front and back of this Agreement, without limitation, that affect McCall's obligation to repair or retreat the Structure(s) or otherwise perform services under the terms of this Agreement. Company is only bound by the terms of this Agreement and not by any other representations oral or otherwise.

Approved By

Jayna Cooper

07/17/202

Customer

Date

Approved By

Miliana Fletcher

07/16/2021

McCall Representative

Date

Swimming Pool Maintenance and Chemical Services Agreement

This Swimming Pool Maintenance and Chemical Services Agreement (this “**Agreement**”) is entered into as of July 3, 2025, between the **Spencer Creek Community Development District** (the “**District**”) a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and **Aqua Sentry, Inc.**, a Florida for profit corporation (the “**Contractor**”).

Background Information:

The District owns and maintains a swimming pool at its recreational facilities located at 1643 Fred Ives Street, Ruskin, FL 33570. The District desires to retain an independent contractor to provide swimming pool cleaning, maintenance, and chemical services. The Contractor represents that it is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supervision, and transportation necessary to perform the services for the District’s pool, 3 days per week (days and hours of service will be coordinated with the District Manager and/or Amenity Manager), as more specifically detailed in the Contractor’s proposal attached hereto as **Exhibit A**.
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 management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. 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 24 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. **District Responsibility.** The District is required to test water on non-service days per the Florida Department of Health.
5. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amount of **\$1,600.00** per month. Contractor shall provide the District with an invoice for the work performed in the previous month. The District shall pay Contractor within 30 days of receipt of the invoice.
6. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1 year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
7. **Termination.** Either party may terminate this Agreement without cause with 30 days 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.

8. **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. If the District authorizes service repairs, they will be performed at Contractor's rate of \$175.00 per hour plus parts.
9. **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.
10. **Compliance with Governmental Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal 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.
11. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. 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.
12. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
13. **Limitations on Government Liability.** 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.
14. **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.
15. **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.

16. 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.

17. 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.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

18. 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 33607.

- 19. Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 20. 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.
- 21. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 22. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 23. Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
- 24. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 25. 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.
- 26. Notice.** Whenever any party desires to give notice to the other party, 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 party shall be made.

To the Contractor:
13194 US Hwy 301, Suite 154
Riverview, FL 33578
Attn: Bob Mock
info@AquaSentryTampa.com

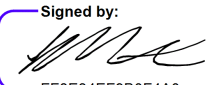
To the District:
Attn: District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Jayna.Cooper@Inframark.com

- 27. 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.
- 28. 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

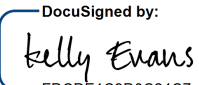
agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

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

Aqua Sentry, Inc.

Signed by: 
Name: Robert Mock
Title: Rm

**Spencer Creek
Community Development District**

DocuSigned by: 
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 _____, 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 _____ (Title) of _____ (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.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

EXHIBIT "A"



1info@AquaSentryTampa.com

(813) 943-2755 AquaSentryTampa.com

13194 US Hwy 301 S Suite 154 - Riverview, FL 33578

SPENCER CREEK- SWIMMING POOL CLEANING, MAINTENANCE AND CHEMICAL SERVICES

Description of Services

Aqua Sentry will provide maintenance, cleaning and chemical service for the above pool, and associated equipment (Pumps, DE Filtration system, Stenner pumps, auto fill, etc.). The services shall consist of all labor and chemical supplies (Chlorine, Sodium Bicarb, and Muriatic Acid). Algaecide and Phosphate Remover are rarely used but they are a separate charge. Your assigned technician will maintain the pool and ensure water quality continues to meet or exceed all the appropriate Federal and State standards and guidelines, and in accordance with Florida Administrative Code (F.A.C.) 64-E9.008 Operational Requirements

Your assigned technician will create a site binder containing standard operating procedures (SOPs), CPO certificates, chemical logs, checklists, contact information etc and they will be maintained in the equipment enclosure. Your technician shall maintain documentation of:

- a. Tile Maintenance - spot cleaning and scrubbing.
- b. Vacuuming of Pool and pool filtration system cleaning
- c. Chemical usage
- d. Flow meter readings.
- e. Preventive Maintenance Inspections of the pool
- f. Water chemical levels and actions taken if levels out of range.

The technician shall conduct preventive maintenance/inspections (PMI) to sustain the water quality of the pool while limiting service interruptions. Areas of emphasis include all pools, filtration systems, pump room cleanliness and the immediate area surrounding the pools. During service visits, the technician will:

- a. Perform water chemical analysis and adjust chemicals as required.
- b. Vacuum and brush to remove any debris as required to eliminate dirt, scum, scale, calcium, algae, and any other harmful deposits from the water including seating area, steps, walls, and surface of pool.
- c. Clean tile at water line as required.
- d. Empty pump and skimmer baskets and or clean gutter system.
- e. Monitor chemical feeding systems and test water to confirm proper disinfectant levels.
- f. Inspect equipment for leaks, clogs, and other malfunctions.
- g. Provide on-going communication and documentation with site management regarding condition of pools.
- h. Records/logs: Your technician shall maintain daily service and testing log of appropriate sampling and analysis to ensure compliance with all regulatory requirements.

Chemicals: Aqua Sentry will be responsible for, supply and proper storage of all chemicals required for maintaining the pool's water quality. The technician shall comply with all Federal, State, local, industry safety, health standards, regulations and facility guidelines regarding handling and transportation of chemicals.

Paul Young
District Field Inspector

SPENCER CREEK CDD

Field Inspection Report - July - Steadfast

Thursday, July 17, 2025

Prepared For Board of Supervisors

25 Items Identified

Green - Completed

Red – Item has not been addressed

Orange - Monitoring / In progress

ITEM 1 - GOLDEN GLOW DRIVE

Assigned To: Steadfast

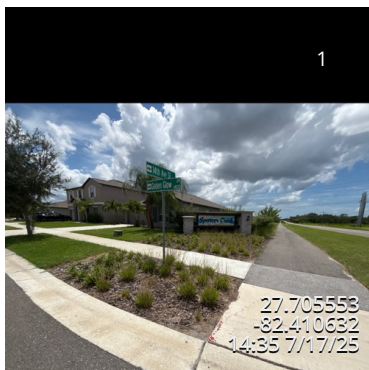
Golden Globe entrance beds are well maintained.



ITEM 2 - 14TH AVENUE SE

Assigned To: Steadfast

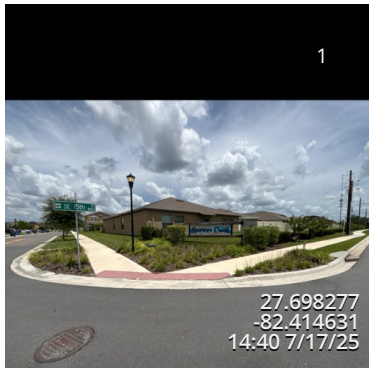
Golden Globe at 14th street entrance beds are well maintained.



ITEM 3 - COLDING DRIVE ENTRANCE

Assigned To: Steadfast

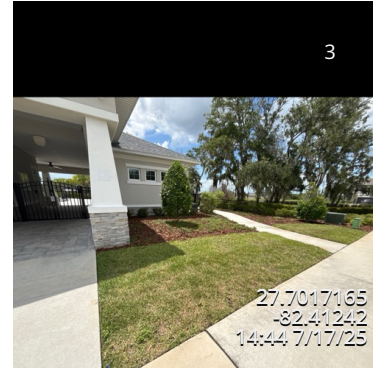
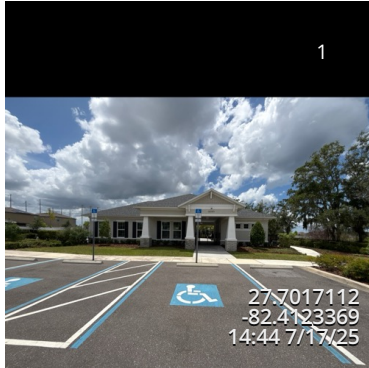
Colding Drive entrance beds are well maintained.



ITEM 4 - AMENITY CENTER

Assigned To: Steadfast

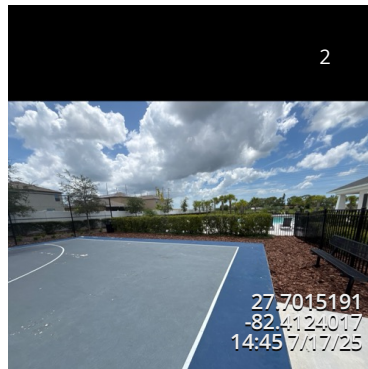
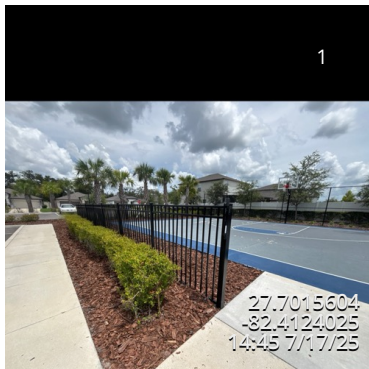
- 1). Amenity Center beds are well maintained.
- 2). South bed received mulch touch up.
- 3). North bed received mulch touch up.



ITEM 5 - AMENITY BASKETBALL COURT

Assigned To: District

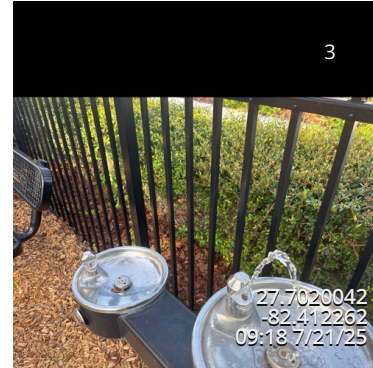
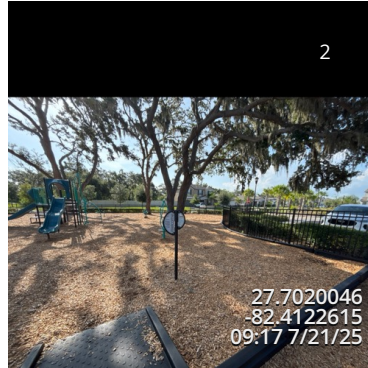
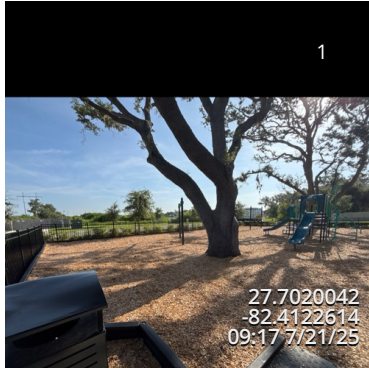
- 1). Basketball court outside perimeter received mulch touch up.
- 2). Interior of basketball court received mulch touch up.
- 3). Full view of basketball court.



ITEM 6 - PLAYGROUND

Assigned To: District

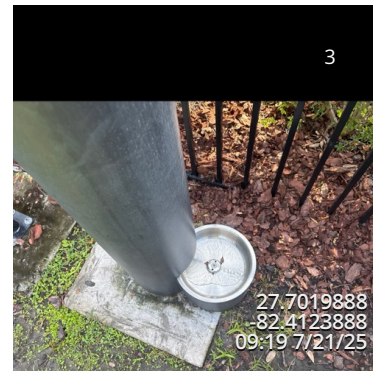
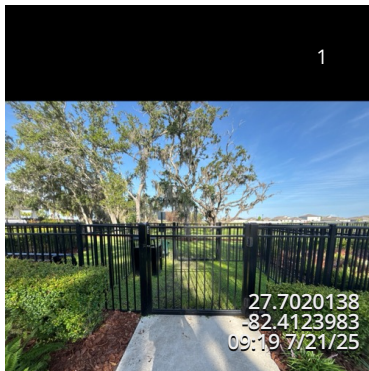
- 1). Playground is fully operational.
- 2). Playground mulch looks fresh and full.
- 3). Water fountain is operational.



ITEM 7 - DOG PARK

Assigned To: Steadfast - District

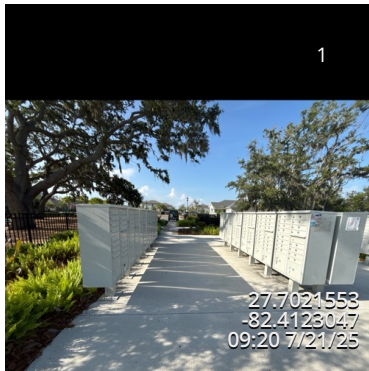
- 1). Dog park gate latch is pending repair.
- 2). Dog park has received touch up mulch.
- 3). Water fountain is operational.



ITEM 8 - MAILBOX KIOSK

Assigned To: District

Mailbox kiosk is clean and orderly.



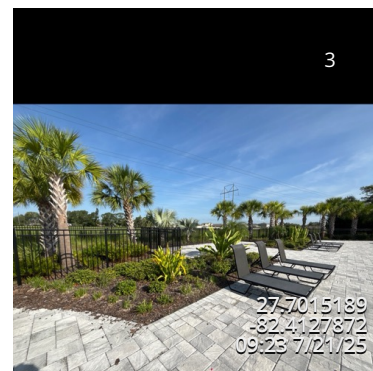
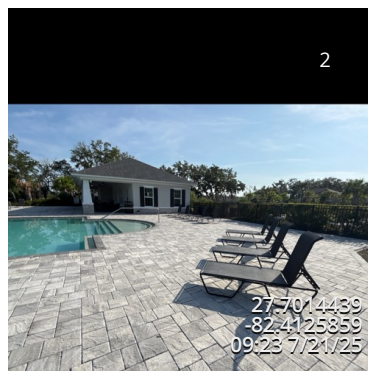
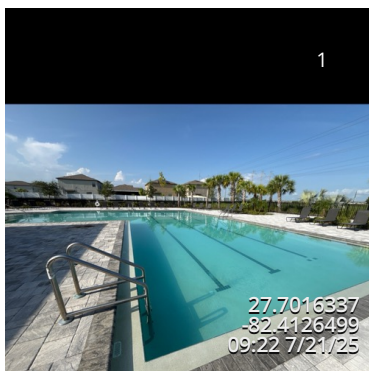
ITEM 9 - AMENITY POOL

Assigned To: Steadfast

1). Pool is clear and blue.

2). Pool furniture operational, new furniture has been delivered.

3). Pool landscape is well maintained.



ITEM 10 - POND 1 GOLDEN GLOW DR.

Assigned To: Sitex

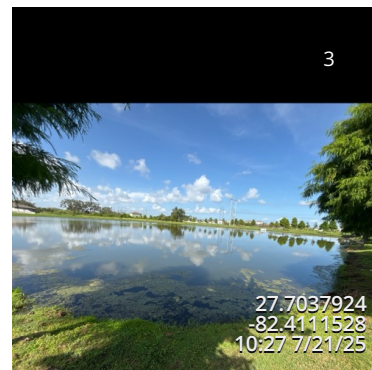
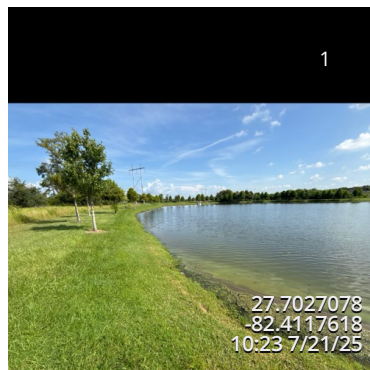
Sitex - treatment 7/23 - completed.



ITEM 11 - POND 2 GOLDEN GLOW DR.

Assigned To: Sitex

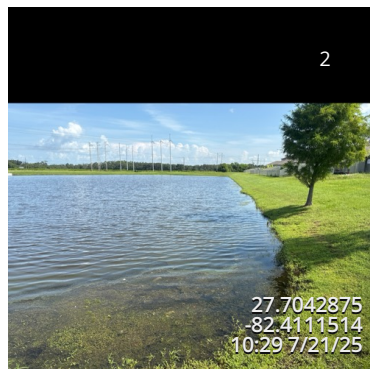
Sitex treatment on 7/23 - completed.



ITEM 12 - POND 3 - 14TH AVE SE

Assigned To: Sitex

Pond 3 - Sitex treated on 7/23 - completed.



ITEM 13 - POND 4 BLUE ROSE DR.

Assigned To: Steadfast

1). Pond 4 - Sitex treated 7/23 - completed.

2). Pond 4 - Steadfast mowed pond banks - completed.

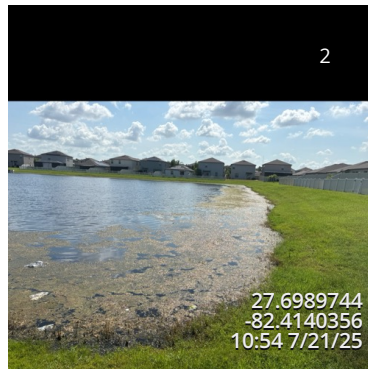
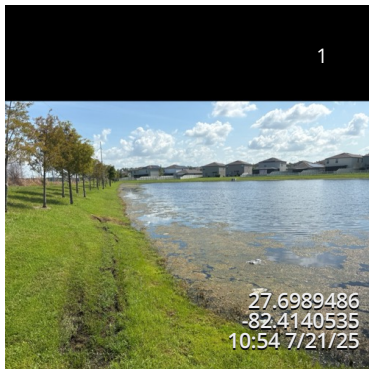
3). Clear around control structure and maintain clearance moving forward.



ITEM 14 - POND 5 COLDING DRIVE

Assigned To: Sitex

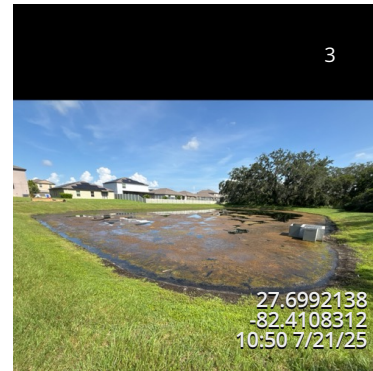
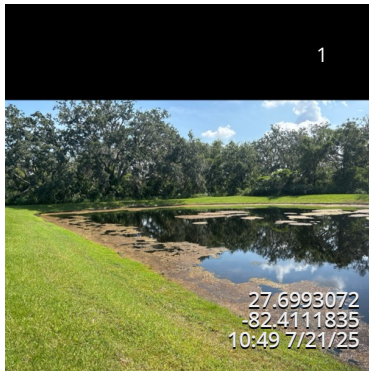
Sitex treatment 7/23 - completed.



ITEM 15 - POND 6 FRED IVES STREET

Assigned To: Sitex

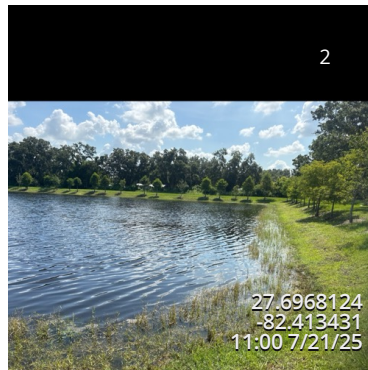
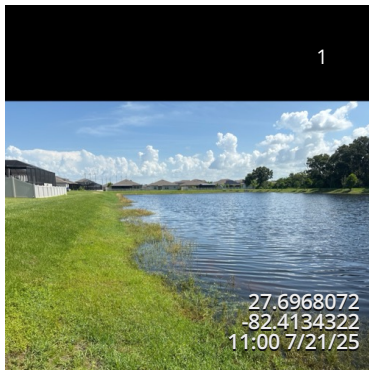
Sitex treatment 7/23 - completed.



ITEM 16 - POND 7 SILVER STAR PL

Assigned To: Sitex

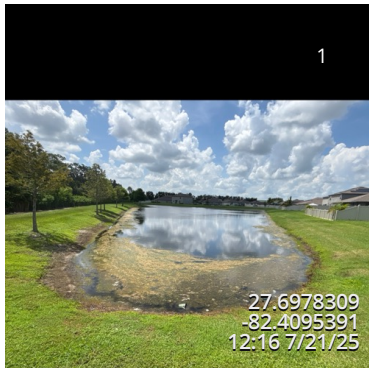
Sitex treatment 7/23 - completed.



ITEM 17 - POND 8 MULCH WALKING TRAIL

Assigned To: Sitex

Sitex treatment 7/23 - completed.

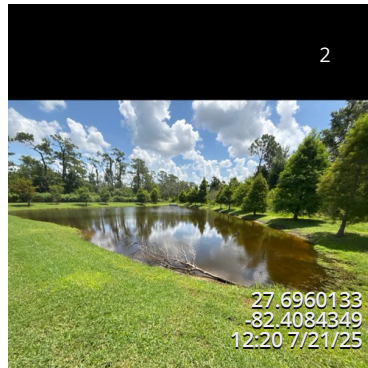
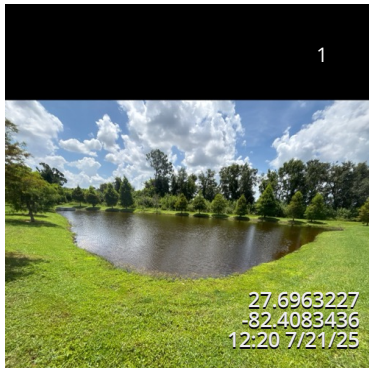


ITEM 18 - POND 9 FAN ALOE WAY

Assigned To: Sitex

1/2 Sitex treatment 7/23 - completed.

3). Steadfast - Pond 9 easement - completed.

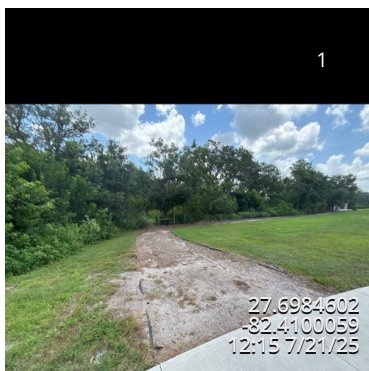


ITEM 19 - COLDING WALKING PATH

Assigned To: Steadfast

1). Pathway has been treated for weeds - completed.

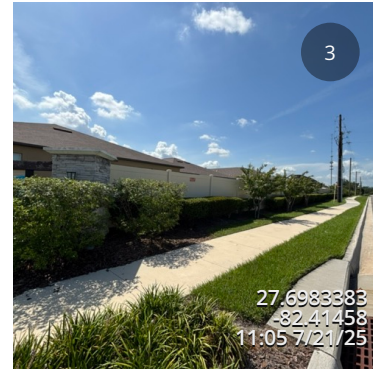
2). Keep overgrowth cut back off fence - completed.



ITEM 20 - 15th SE and COLDING WAY

Assigned To: Steadfast

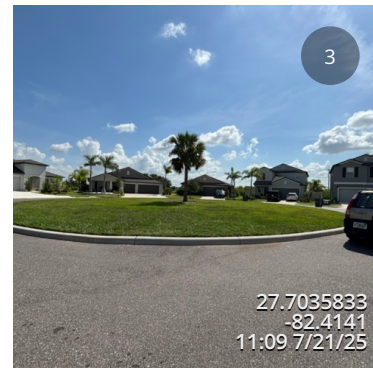
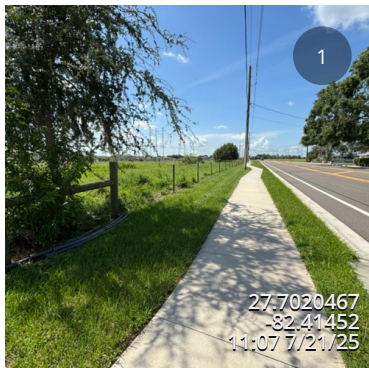
Landscape beds are well maintained.



ITEM 21 - TIGER TOOTH PL

Assigned To: Steadfast

- 1). TECO fence line well maintained.
- 2). 15th & Golden Glow perimeter bed is well maintained.
- 3). Tiger Tooth Place roundabout is well maintained.



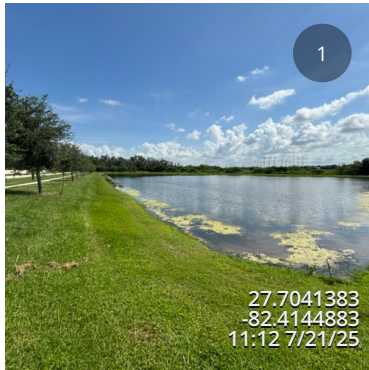
ITEM 22 - FPC AREA -1-

Assigned To: Steadfast

1). Pond banks are well maintained.

2/3). Oak trees around 15th St & 14th avenue were all leaning after 2024 hurricane.

Please provide an estimate to re-secure all loose straps and straighten any leaning trees before the 2025 hurricane season.



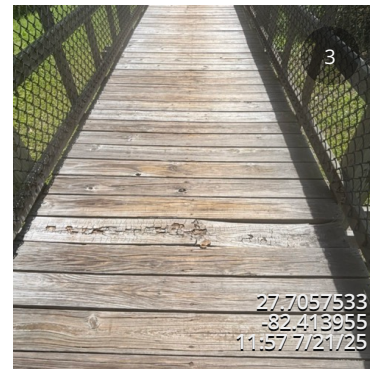
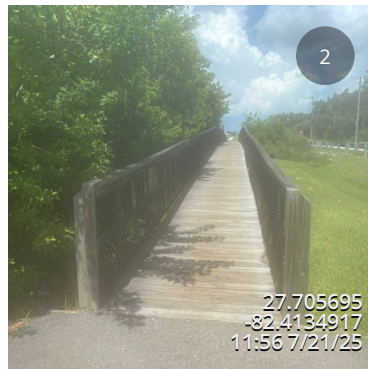
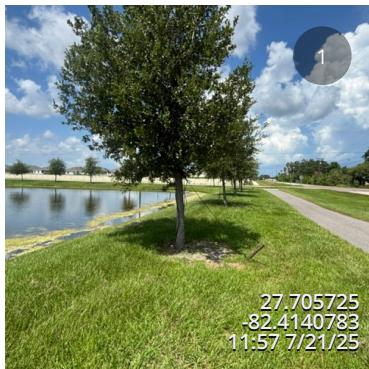
ITEM 23 - FPC AREA 1

Assigned To: District - Steadfast

1). Assess which trees need re-securing before the 2025 hurricane season begins.

2). Keep overgrowth off wooden fence - completed

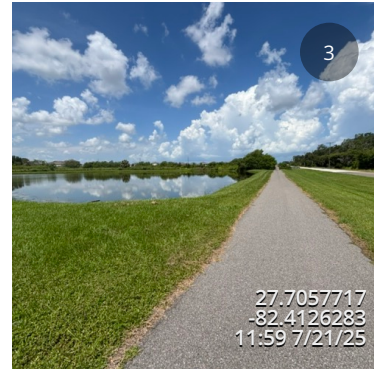
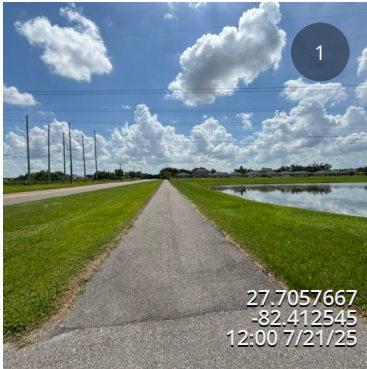
3). Replace rotten deck board - District



ITEM 24 - FPC AREA 2 & 3

Assigned To: Steadfast

CDD sidewalks and Pond areas are well maintained.



ITEM 25 - 14TH AVENUE SE & 21ST SE

Assigned To: Steadfast

- 1). Maintain weed control - completed.
- 2). Trim landscape bushes - completed
- 3). Cut back landscape encroaching bridge - completed

