

**SPENCER CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SEPTEMBER 04, 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  
Paul Young, Field Manager  
Jim Gray, Clubhouse Manager

### Regular Meeting Agenda

Thursday, September 04, 2025 at 2:00 p.m.

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The Regular Meeting of the **Spencer Creek Community Development District** will be held **September 04, 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 REGULAR MEETING OF BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

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

### 3. BUSINESS ITEMS

A. Consideration of Goals & Objectives

B. Consideration of Sign Straightening/Reinstallation Proposal (\$325.00)

### 4. CONSENT AGENDA

A. Approval of Minutes of August 07, 2025, Public Hearing & Regular Meeting

B. Consideration of Operation and Maintenance July 2025

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

D. Ratification of Steadfast Proposal - Flush-Cut Dead Palm Near the Fence by the Pool (\$275.00)

E. Ratification of ITZ Electric Corp Proposal – Instillation of Four Surge Protection Devices (\$1,300.00)

F. Ratification of Grand Moms Taco Food Truck Agreement

### 5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT

## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 4, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form

**Spencer Creek Community Development District (“District”)  
Performance Measures/Standards & Annual Reporting Form**

**October 1, 2025 – September 30, 2026**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of four Board meetings were held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes  No

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes  No

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District’s engineer.

**Achieved:** Yes  No

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

**Achieved:** Yes  No

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

**Achieved:** Yes  No

#### **SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

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

Spencer Creek Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

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

Spencer Creek Community Development District



# MAINTENANCE Solutions



[www.inframark.com/community-  
management/#maintenance](http://www.inframark.com/community-management/#maintenance)

# MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ADA Skid Pad Replacements
- Community Inspections/  
Reporting
- Debris Removal
- General Maintenance
- Landscape Inspections/  
Reporting
- Light Changeouts and  
Maintenance
- Maintenance of Storm  
Structures
- Management of Vendor  
Contracts
- Minor Boardwalk and  
Wood Structure Repairs
- Minor Electrical
- Minor Patch Repairs in  
Roadways or Alleyways
- On-site Staff
- Painting
- Pressure Washing
- Porter Services
- Review of Landscape  
Architectural  
Designs
- Sidewalk Grinding and  
Replacement
- Sign Installations and  
Maintenance

## CONTACT US TODAY

to see how we can provide quality  
maintenance for your community.

GC# CBC1257480

CALL 407.566.1935 or

EMAIL [maintenance@inframark.com](mailto:maintenance@inframark.com)

[www.inframark.com/community-management/#maintenance](http://www.inframark.com/community-management/#maintenance)





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

Date: 08/22/2025

Work Order # WOSC08222025  
Customer ID: SPENCER CREEK CDD

Phone: 407-861-7233

Quotation valid until 09/22/2025

Prepared by: Don Cameron

Description	Unit Price	Quantity	Amount
Sign straightening / reinstallation:  Speed control sign at Tiger Tooth Place and Golden Glow Red triangle signs at bridge on 14 <sup>th</sup> Ave and 21 <sup>st</sup> Stop sign at corner of Fred Ives and Golden Glow	\$50/ea	4	\$200
Total: 4 signs			
<b>Subtotal</b>			<b>\$200</b>
<b>Service Fee</b>			<b>\$125</b>
<b>Disposal Fee</b>			-
<b>Total</b>			<b>\$325</b>
<b>Labor and Materials</b>			

**Full payment is due within 30 days of finalizing the project.**

If you have any questions concerning this quotation, please contact:

Don Cameron at [Donald.Cameron@Inframark.com](mailto:Donald.Cameron@Inframark.com)

By: Don Cameron

By: \_\_\_\_\_

Date: 08/22/2025

Date: \_\_\_\_\_

Inframark

SPENCER CREEK CDD

Inframark Offices – Celebration – Tampa

We are proud to provide a range of services for your community.  
ITEMS

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

The Public Hearing and regular meeting of the Board of Supervisors of Spencer Creek Community Development District was held on Thursday August 7, 2025, and called to order at 9:00 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida.

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:

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> )
Paul Young	Field Manager

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

## **FIRST ORDER OF BUSINESS**

## Call to Order/Roll Call

Ms. Cooper 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**

# Public Hearing Adopting FY 2026 Final Budget

## A. Open Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, the Public Hearing on Adopting FY 2026 Final Budget, was opened. 5-0

## **B. Discussion on Fiscal Year 2026 Budget**

Ms. Cooper informed the Board of the ten percent (10%) increase.

43      **C. Close Public Hearing on Adopting FY 2026 Final Budget**  
4445      On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,  
46      the Public Hearing on Adopting FY 2026 Final Budget, was closed. 5-047      **D. Consideration of Resolution 2025-07; Adopting the FY 2026 Budget**  
4850      On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,  
51      the Resolution 2025-07; Adopting the FY 2026 Budget, was adopted. 5-052      **E. Consideration of Resolution 2025-08; Levying O&M Assessments**  
5355      On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,  
56      the Resolution 2025-08; Levying O&M Assessments, was adopted. 5-057      **FOURTH ORDER OF BUSINESS**

## Business Items

58      **A. Consideration of Resolution 2025-09, Authorizing Organization Attestation Form  
59      - Credit Card and Spending Limits**62      On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor,  
63      the Resolution 2025-09, Authorizing Organization Attestation Form  
64      - Credit Card and Spending Limits, was adopted. 5-065      **B. Consideration of Resolution 2025-10; Setting the FY 2026 Meeting Schedule**

66      The following is the Fiscal Year 2026 CDD Meeting Schedule:

67      

- 68              • October 2, 2025
- 69              • November 6, 2025
- 70              • December 4, 2025
- 71              • January 8, 2026 (Changed due to holiday)
- 72              • February 5, 2026
- 73              • March 5, 2026
- 74              • April 2, 2026
- 75              • May 7, 2026
- 76              • June 4, 2026
- 77              • July 2, 2026
- 78              • August 6, 2026
- 79              • September 3, 2026

*All meetings will convene at 2:00pm ET at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.*

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Resolution 2025-10; Setting the Fiscal Year 2026 Meeting Schedule, was adopted. 5-0

## **FIFTH ORDER OF BUSINESS**

## 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

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

## **SIXTH ORDER OF BUSINESS**

## Staff Reports

- A. District Counsel
- B. District Engineer

There being no reports, the next item followed.

### **C. District Manager**

106 Ms. Cooper mentioned Ms. Vega's contact with security services company *Signal*  
107 regarding security cameras and an RFP for vehicle control agreement in the amount of two hundred  
108 twenty-five dollars (\$225) per/week. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, proposal for vehicle control from *Signal* in the amount of \$225 per-week, was approved. 5-0

### i. Field Inspections Report

115 The Field Inspections Report was presented, a copy of which was included in the  
116 agenda package. Mr. Young provided an update regarding pending/completed items, ponds,  
117 tree/storm debris clean-ups and an RFP for the services.

## **SEVENTH ORDER OF BUSINESS**

## **Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

122

123 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

124 There being no further business,

125

126 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in  
127 favor the meeting was adjourned at 5:18 pm. 5-0

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132 Jayna Cooper  
133 District Manager

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Kelly Evans  
Chairperson

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	7/1/2025	152949	\$1,000.00		July 2025 Accounting services
INFRAMARK LLC	7/1/2025	152949	\$350.00		July 2025 Dissemination services
INFRAMARK LLC	7/1/2025	152949	\$2,500.00		July 2025 District management services
INFRAMARK LLC	7/1/2025	152949	\$1,000.00		July 2025 Field management services
INFRAMARK LLC	7/1/2025	152949	\$125.00	\$4,975.00	July 2025 Website maintenance
SITEX AQUATICS	7/1/2025	9946-B	\$765.00	\$765.00	AQUATIC MAINTENANCE
STEADFAST CONTRACTORS ALIANCE	7/1/2025	SA-13452	\$7,534.90	\$7,534.90	LANDSCAPE SERVICES
STRALEY ROBIN VERICKER	7/9/2025	26790	\$1,071.00	\$1,071.00	PROFESSIONAL SERVICES THROUGH 06/30/25
<b>Monthly Contract Subtotal</b>			<b>\$14,345.90</b>	<b>\$14,345.90</b>	
<b>Utilities</b>					
BOCC ACH	6/30/2025	063025 6437	\$146.25	\$146.25	Water
CHARTER COMMUNICATIONS ACH	7/9/2025	2472565070925	\$179.98	\$179.98	INTERNET
TECO ACH	7/2/2025	070225 8083	\$114.76	\$114.76	ELECTRIC
TECO ACH	7/2/2025	070225 4837	\$878.37	\$878.37	ELECTRIC
TECO ACH	7/2/2025	070225 9039	\$18.74	\$18.74	ELECTRIC
TECO ACH	7/2/2025	070225 2437	\$4,474.30	\$4,474.30	ELECTRIC
TECO ACH	7/2/2025	070225 9922	\$18.74	\$18.74	ELECTRIC
TECO ACH	7/2/2025	070225 9930	\$18.74	\$18.74	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$5,849.88</b>	<b>\$5,849.88</b>	
<b>Regular Services</b>					
BENJAMIN D. GAINER	7/10/2025	BG-071025	\$200.00	\$200.00	BOARD 7/10/25
BUSINESS OBSERVOR, INC.	7/4/2025	25-01886H	\$214.38	\$214.38	LEGAL AD
BUSINESS OBSERVOR, INC.	7/11/2025	25-01967H	\$80.94	\$80.94	LEGAL AD
CARLOS DE LA OSSA	7/10/2025	CO-071025	\$200.00	\$200.00	BOARD 7/10/25
INFRAMARK LLC	6/17/2025	151872	\$479.40		godaddy domain renewal
INFRAMARK LLC	6/17/2025	151872	\$32.95	\$512.35	Gate monitoring services
INFRAMARK LLC	7/16/2025	154344	\$463.79		OFFICE SUPPLIES
INFRAMARK LLC	7/16/2025	154344	\$4.83	\$468.62	Postage
KELLY ANN EVANS	7/10/2025	KE-071025	\$200.00	\$200.00	BOARD 7/10/25
LORI A CAMPAGNA	7/10/2025	LC-071025	\$200.00	\$200.00	BOARD 7/10/25
MCCALL SERVICE	7/21/2025	59509242	\$125.00	\$125.00	PEST CONTROL

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
NICHOLAS J. DISTER	7/10/2025	ND-071025	\$200.00	\$200.00	BOARD 7/10/25
THE POOL ATTENDANT COMPANY	7/7/2025	A25-33607-1	\$3,665.54	\$3,665.54	POOL MONITORING SERVICES
<b>Regular Services Subtotal</b>			<b>\$6,066.83</b>	<b>\$6,066.83</b>	
<b>Additional Services</b>					
BL POOLS DBA AQUASENTRY	7/18/2025	SK7F87F-81	\$253.54	\$253.54	POOL SERVICES
BL POOLS DBA AQUASENTRY	7/10/2025	SK7F87F-68	\$595.00	\$595.00	REPLACE/INSTALL STENNER PUMP
BLUE LIFE POOL SERVICE LLC	6/24/2025	18753	\$11,150.00	\$11,150.00	PORTABLE POOL LIFT ADA APPROVAL
INFRAMARK LLC	6/17/2025	151872	\$320.00		Fence repairs around basketball court
INFRAMARK LLC	6/17/2025	151872	\$17.77	\$337.77	Postage
SPEAREM ENTERPRISES	6/26/2025	6237	\$425.00	\$425.00	Repair clubhouse trim, bathroom damage to walls, and pool fence
SPENCER CREEK CDD	6/18/2025	06182025 - 728	\$4,822.33	\$4,822.33	SERIES 2019 FY25 TAX DIST ID 728
STEADFAST CONTRACTORS ALIANCE	7/17/2025	SA-13708	\$2,200.00	\$2,200.00	MULCH
<b>Additional Services Subtotal</b>			<b>\$19,783.64</b>	<b>\$19,783.64</b>	
<b>TOTAL</b>			<b>\$46,046.25</b>	<b>\$46,046.25</b>	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
152949

**DATE**  
7/1/2025

**CUSTOMER ID**  
C2312

**NET TERMS**  
Due On Receipt

**PO#**

**DUUE DATE**  
7/1/2025

**Services provided for the Month of: July 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
<b>Subtotal</b>					<b>4,975.00</b>

<b>Subtotal</b>	\$4,975.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$4,975.00</b>

**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.: 9946-b  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

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



# Steadfast Alliance

30435 Commerce Drive, Suite 102  
San Antonio, FL 33576  
844-347-0702 | [ar@steadfastalliance.com](mailto:ar@steadfastalliance.com)

# Invoice

Date	Invoice #
7/1/2025	SA-13452

**Please make all Checks payable to:  
Steadfast Alliance**

**Bill To**

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

**Ship To**

Spencer Creek CDD  
1502 Tiger Tooth Place  
Ruskin, FL 33570

P.O. No.		W.O. No.	Account #	Cost Code	Terms	Project	
					Net 30	SM1052 Spencer Creek CDD	
Quantity	Description			Rate	Serviced Date	Amount	
1	Landscape Maintenance for the month of July 2025.			0.00		0.00	
1	Core Landscape Maintenance			6,849.40		6,849.40	
1	Water Management			368.00		368.00	
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds			317.50		317.50	

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

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

# 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

July 09, 2025  
Client: 001511  
Matter: 000001  
Invoice #: 26790

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/4/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH T. STEWART; TELEPHONE CALL WITH C. DE LA OSSA; REVIEW REQUISITION ISSUES.	0.6	\$243.00
6/5/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.5	\$202.50
6/5/2025	KCH	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE UPDATED RESOLUTION FOR SPENDING AUTHORITY.	0.6	\$225.00
6/11/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION ADS, MAILED NOTICE LETTER AND RESOLUTIONS WITH INSTRUCTIONS.	0.2	\$39.00
6/13/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00
6/19/2025	LC	RESEARCH RE FUNDING ALLOCATION RESOLUTIONS.	0.2	\$39.00
6/20/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.4	\$150.00
6/24/2025	KCH	REVIEW FINAL LONG FORM FIRST PUBLICATION FOR NOTICE OF PUBLIC HEARING.	0.2	\$75.00
6/25/2025	LC	REVIEW SPREADSHEET FROM J. COOPER AND CONFIRM SEAT DESIGNATIONS AND TERMS.	0.2	\$39.00
6/30/2025	LC	REVIEW CORRESPONDENCE FROM J. COOPER REQUESTING INFORMATION ON PROJECTED FIRST GENERAL ELECTION AND PROJECTED TURNOVER DATES; UPDATE J. COOPER'S SPREADSHEET RE SAME.	0.1	\$19.50

July 09, 2025  
Client: 001511  
Matter: 000001  
Invoice #: 26790

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	3.2	\$1,071.00
		Total Services		\$1,071.00
		Total Disbursements		\$0.00
		Total Current Charges		\$1,071.00
		Previous Balance		\$1,147.50
		<i>Less Payments</i>		(\$1,147.50)
		<b>PAY THIS AMOUNT</b>		<b>\$1,071.00</b>

*Please Include Invoice Number on all Correspondence*



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	06/30/2025	07/21/2025

Service Address: 1643 FRED IVES ST

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11361547	05/27/2025	7011	06/25/2025	7076	6500 GAL	ACTUAL	WATER

#### Service Address Charges

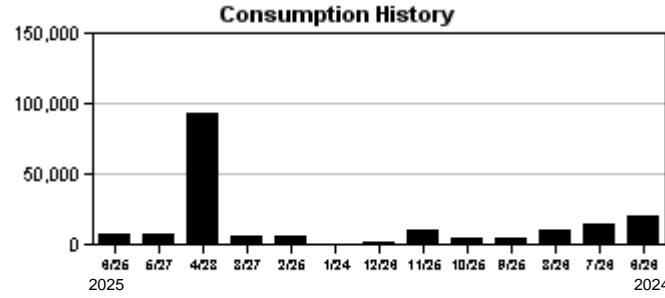
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$19.63
Water Base Charge	\$20.91
Water Usage Charge	\$6.70
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$42.38

#### Summary of Account Charges

Previous Balance	\$158.92
Net Payments - Thank You	\$158.92
Total Account Charges	\$146.25
<b>AMOUNT DUE</b>	<b>\$146.25</b>

#### Notice

\* DO NOT PAY \* YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.



Make checks payable to: BOCC

ACCOUNT NUMBER: 2374746437



Hillsborough  
County Florida



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



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

2,282 0

DUE DATE	07/21/2025
<b>Auto Pay Scheduled DO NOT PAY</b>	

0023747464370 00000146258



July 9, 2025  
 Invoice Number: 2472565070925  
 Account Number: 8337 12 028 2472565  
 Security Code: 8435  
 Service At: 1643 FRED IVES ST  
 RUSKIN FL 33570-5745

Auto Pay Notice

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 07/09/25 through 08/08/25  
 details on following pages*

Previous Balance	179.98
Payments Received -Thank You!	-179.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	149.99
Spectrum Business™ Voice	29.99
Other Charges	0.00
Current Charges	\$179.98
<b>YOUR AUTO PAY WILL BE PROCESSED 07/26/25</b>	
<b>Total Due by Auto Pay</b>	<b>\$179.98</b>

**NEWS AND INFORMATION**

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



**Telecommunications Relay Service (TRS).**

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

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

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.

**Spectrum**  
BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 09 07102025 NNNNNNNN 01 001019 0004

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



July 9, 2025

**SPENCER CREEK CDD**  
 Invoice Number: 2472565070925  
 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

SPENCER CREEK CDD  
 Invoice Number: 2472565070925  
 Account Number: 8337 12 028 2472565  
 Security Code: 8435

# Spectrum

BUSINESS

## Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

Or, call us at **855-252-0675**

8633 2390 DY RP 09 07102025 NNNNNNNN 01 001019 0004

## Charge Details

Previous Balance		179.98
EFT Payment	06/26	-179.98
Remaining Balance		<b>\$0.00</b>

Payments received after 07/09/25 will appear on your next bill.

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

## 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
	<b>\$149.99</b>

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
	<b>\$29.99</b>

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

Spectrum Business™ Voice Total **\$29.99**

## Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	<b>\$0.00</b>
<b>Current Charges</b>	<b>\$179.98</b>
<b>Total Due by Auto Pay</b>	<b>\$179.98</b>

## 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](http://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](http://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.





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

Statement Date: July 02, 2025

Amount Due: \$114.76

Due Date: July 23, 2025  
Account #: 211025808083

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



## Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

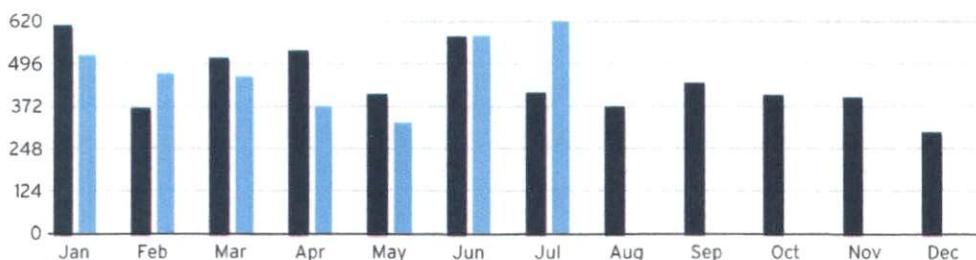
Previous Amount Due	\$109.04
Payment(s) Received Since Last Statement	-\$49.51
Miscellaneous Credits	-\$59.53
<b>Current Month's Charges</b>	<b>\$114.76</b>

**Amount Due by July 23, 2025** **\$114.76**

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



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 211025808083

Due Date: July 23, 2025

Amount Due: \$114.76

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

684717534064

Your account will be  
drafted on July 23, 2025

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

## Pay your bill online at [TampaElectric.com](http://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

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

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



Scan here to view  
your account online.



Limited time offer at  
[TampaElectric.com/SurgeProtection](http://TampaElectric.com/SurgeProtection)

Zap Cap SYSTEMS | TECO  
TAMPA ELECTRIC  
AN EMERA COMPANY



Service For:  
1629 FRED IVES ST  
IRRG, RUSKIN, FL 33570-5745

Account #: 211025808083  
Statement Date: July 02, 2025  
Charges Due: July 23, 2025

## Meter Read

Meter Location: IRRIGATION

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000621201	06/26/2025	33,796	33,178	618 kWh	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	618 kWh @ \$0.08641/kWh	\$53.40
Fuel Charge	618 kWh @ \$0.03391/kWh	\$20.96
Storm Protection Charge	618 kWh @ \$0.00577/kWh	\$3.57
Clean Energy Transition Mechanism	618 kWh @ \$0.00418/kWh	\$2.58
Storm Surcharge	618 kWh @ \$0.02121/kWh	\$13.11
Florida Gross Receipt Tax		\$2.87
<b>Electric Service Cost</b>		<b>\$114.76</b>

### Avg kWh Used Per Day



**Total Current Month's Charges** **\$114.76**



### Miscellaneous Credits

Deposit Refund	-\$59.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.53
<b>Total Current Month's Credits</b>	<b>-\$59.53</b>

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: July 02, 2025

Amount Due: \$878.37

Due Date: July 23, 2025

Account #: 221008474837

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



## Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

Previous Amount Due \$654.98

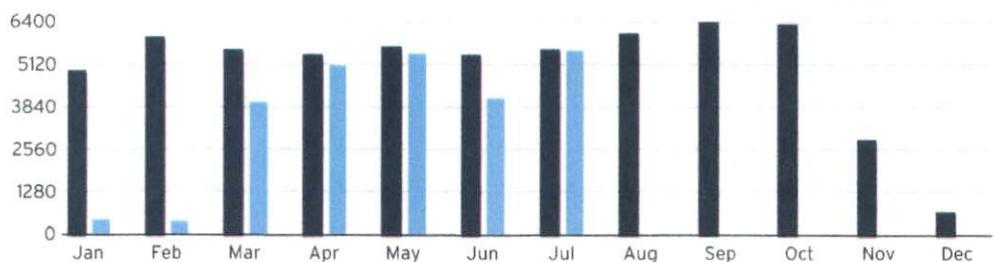
Payment(s) Received Since Last Statement -\$654.98

Current Month's Charges \$878.37

Amount Due by July 23, 2025 \$878.37

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

## Monthly Usage (kWh)



Scan here to view  
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221008474837

Due Date: July 23, 2025

Amount Due: \$878.37

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

656322588181

Your account will be  
drafted on July 23, 2025

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

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

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



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

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

## Meter Read

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	06/26/2025	90,321	-	84,788	=	5,533 kWh	1	29 Days

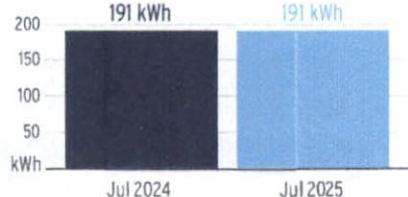
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	5,533 kWh @ \$0.08641/kWh	\$478.11
Fuel Charge	5,533 kWh @ \$0.03391/kWh	\$187.62
Storm Protection Charge	5,533 kWh @ \$0.00577/kWh	\$31.93
Clean Energy Transition Mechanism	5,533 kWh @ \$0.00418/kWh	\$23.13
Storm Surcharge	5,533 kWh @ \$0.02121/kWh	\$117.35
Florida Gross Receipt Tax		\$21.96
<b>Electric Service Cost</b>		<b>\$878.37</b>

## Avg kWh Used Per Day



## Important Messages

Total Current Month's Charges

\$878.37

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 02, 2025

Amount Due: \$18.74

Due Date: July 23, 2025

Account #: 221009259039

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



## Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

Previous Amount Due \$19.38

Payment(s) Received Since Last Statement -\$19.38

**Current Month's Charges** \$18.74

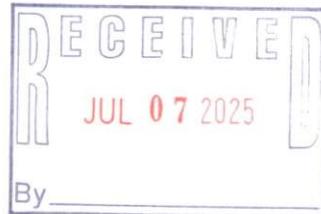
**Amount Due by July 23, 2025** \$18.74

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

00000021-0000431-Page 11 of 30



Scan here to view  
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221009259039

Due Date: July 23, 2025

Amount Due: \$18.74

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

688421185976

Your account will be  
drafted on July 23, 2025

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

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

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



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

Account #: 221009259039  
Statement Date: July 02, 2025  
Charges Due: July 23, 2025

## Meter Read

Meter Location: ENTRANCE SIGN

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000936781	06/26/2025	0	0	0 kWh	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Florida Gross Receipt Tax		\$0.47
<b>Electric Service Cost</b>		<b>\$18.74</b>

Total Current Month's Charges

**\$18.74**

## Avg kWh Used Per Day



## Important Messages

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 02, 2025

Amount Due: \$4,474.30

Due Date: July 23, 2025

Account #: 221008452437

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



## Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

Previous Amount Due \$4,779.49

Payment(s) Received Since Last Statement -\$4,779.49

Current Month's Charges \$4,474.30

Amount Due by July 23, 2025 \$4,474.30

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



Scan here to view  
your account online.

00000021-00000433-Page 15 of 30



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221008452437

Due Date: July 23, 2025

Amount Due: \$4,474.30

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

656322588180

Your account will be  
drafted on July 23, 2025

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

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

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



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

Account #: 221008452437  
Statement Date: July 02, 2025  
Charges Due: July 23, 2025

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: Lighting Service

## Charge Details

## Important Messages



## Electric Charges

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

Lighting Energy Charge	1824 kWh @ \$0.03412/kWh	\$62.23
Fixture & Maintenance Charge	96 Fixtures	\$1594.56
Lighting Pole / Wire	96 Poles	\$2718.72
Lighting Fuel Charge	1824 kWh @ \$0.03363/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
<b>Lighting Charges</b>		<b>\$4,474.30</b>

Total Current Month's Charges

\$4,474.30

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

## Ways To Pay Your Bill



## Bank Draft

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



## In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



## Mail A Check

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



## Credit or Debit Card

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



## Phone

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

## Contact Us

## Online:

[TampaElectric.com](http://TampaElectric.com)

## Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

## Hearing Impaired/TTY:

7-1-1

## Power Outage:

877-588-1010

## Energy-Saving Programs:

813-275-3909

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



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

Statement Date: July 02, 2025

Amount Due: \$18.74

Due Date: July 23, 2025

Account #: 221008759922

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

## Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

Previous Amount Due \$19.38

Payment(s) Received Since Last Statement -\$19.38

Current Month's Charges \$18.74

Amount Due by July 23, 2025 \$18.74

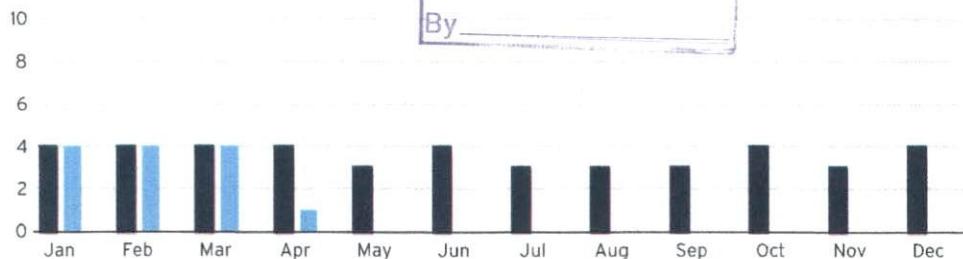
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00000021-0000497-Page 23 of 30



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](http://TECOaccount.com)



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

Account #: 221008759922

Due Date: July 23, 2025

Amount Due: \$18.74

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

693358401587

Your account will be  
drafted on July 23, 2025

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

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

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



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

Account #: 221008759922  
Statement Date: July 02, 2025  
Charges Due: July 23, 2025

## Meter Read

**Meter Location:** ENTRANCE SIGN

**Service Period:** May 29, 2025 - Jun 26, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	06/26/2025	80	-	80	=	0 kWh	1	29 Days

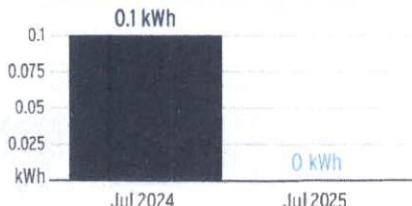
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Florida Gross Receipt Tax		\$0.47
<b>Electric Service Cost</b>		<b>\$18.74</b>

### Avg kWh Used Per Day



**Total Current Month's Charges** **\$18.74**

## Important Messages

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: July 02, 2025

Amount Due: \$18.74

Due Date: July 23, 2025

Account #: 221008759930

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

## Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

Previous Amount Due \$19.38

Payment(s) Received Since Last Statement -\$19.38

Current Month's Charges \$18.74

Amount Due by July 23, 2025 \$18.74

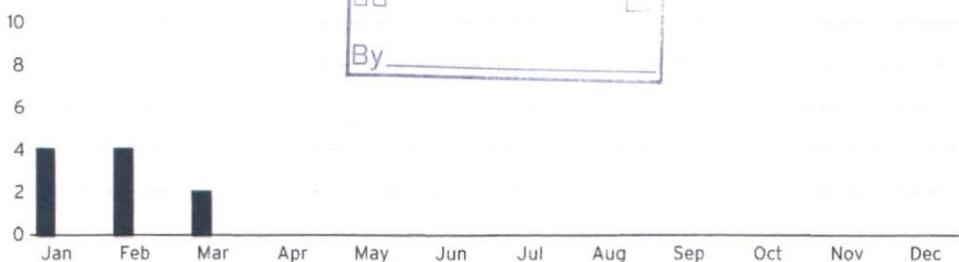
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00000021-0000439-Page 27 of 30



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](http://TECOaccount.com)



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

Account #: 221008759930

Due Date: July 23, 2025

Amount Due: \$18.74

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

693358401588

Your account will be  
drafted on July 23, 2025

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

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

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



Service For:  
1799 14TH AVE SE  
PANEL A, RUSKIN, FL 33570

Account #: 221008759930  
Statement Date: July 02, 2025  
Charges Due: July 23, 2025

## Meter Read

Meter Location: ENTRANCE SIGN

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874874	06/26/2025	37	-	37	=	0 kWh	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Florida Gross Receipt Tax		\$0.47
<b>Electric Service Cost</b>		<b>\$18.74</b>

Total Current Month's Charges

\$18.74

## Avg kWh Used Per Day



## Important Messages

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

## Ways To Pay Your Bill



### Bank Draft

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



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**866-689-6469**

## Contact Us

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### Phone:

Commercial Customer Care:

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813-223-0800 (Hillsborough)

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888-223-0800 (All Other Counties)

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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# Attendance Confirmation

for  
BOARD OF SUPERVISORS

---

District Name: Spencer Creek CDD

---

Board Meeting Date: July 10, 2025

---

Name	In Attendance		Paid
	Please X		
1 Carlos de la Ossa	X		\$200
2 Nick Dister	X		\$200
3 Ben Gainer	X		\$200
4 Lori Campagna	X		\$200
5 Kelly Evans	X		\$200

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

Approved for payment:

*Jayna Cooper*

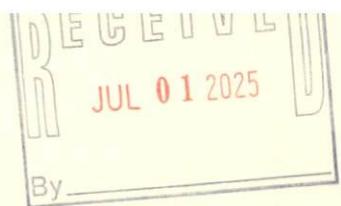
7/10/2025

---

District Manager Signature

Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***



## INVOICE

Legal Advertising

Invoice # 25-01886H

Date 07/04/2025

**Attn:**  
 Spencer Creek CDD - Inframark  
 2005 PAN AM CIRCLE STE 300  
 TAMPA FL 33607

Please make checks payable to:  
 (Please note Invoice # on check)  
 Business Observer  
 1970 Main Street  
 3rd Floor  
 Sarasota, FL 34236

## Description

## Amount

Serial # 25-01886H

\$214.38

**Notice of Public Hearing and Board of Supervisors Meeting**

RE: Spencer Creek CDD Fiscal Year 2025-2026 Budget Board of Supervisors  
 Meeting on 8/7/25 @ 2:00 PM

Published: 7/4/2025

## Important Message

Please include our Serial #  
 on your check

Pay by credit card online:

[https://legals.  
 businessobserverfl.  
 com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$214.38

Payment is expected within 30 days of the  
 first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

## NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

# INVOICE

## Legal Advertising

### Notice of Public Hearing and Board of Supervisors Meeting of the Spencer Creek Community Development District

The Board of Supervisors (the "Board") of the Spencer Creek Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024-2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
Single Family 40'	\$1,165.06	\$1,080.16	3.60%	\$85.00	\$7.08
Single Family 50'	\$1,456.32	\$1,350.19	3.60%	\$106.00	\$8.83
Single Family 60'	\$1,747.59	\$1,620.24	3.60%	\$127.00	\$10.58
Estate	\$2,330.12	\$2,160.32	7.86%	\$170.00	\$14.17

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez, District Manager



4926-5759-3700, v.1  
July 4, 2025

25-01886H

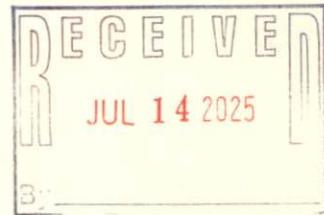
**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322



## INVOICE

Legal Advertising

Invoice # 25-01967H

Date 07/11/2025

**Attn:**  
Spencer Creek CDD - Inframark  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01967H

\$80.94

### Notice of Public Hearing and Board of Supervisors Meeting

RE: Spencer Creek CDD Fiscal Year 2025-2026 Budget Board of Supervisors  
Meeting on 8/7/25 @ 2:00 PM

Published: 7/11/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid ()  
**Total \$80.94**

Payment is expected within 30 days of the  
first publication date of your notice.

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

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The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://spencercreekcdd.com/> or may be obtained by contacting the District Manager's office via email at [michael.perez@inframark.com](mailto:michael.perez@inframark.com) or via phone at 656-209-7919.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez, District Manager  
4902-9465-9148, v. 1

July 11, 2025

25-01967H

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# Attendance Confirmation

for  
BOARD OF SUPERVISORS

---

District Name: Spencer Creek CDD

---

Board Meeting Date: July 10, 2025

---

Name	In Attendance		Paid
	Please X		
1 Carlos de la Ossa	X		\$200
2 Nick Dister	X		\$200
3 Ben Gainer	X		\$200
4 Lori Campagna	X		\$200
5 Kelly Evans	X		\$200

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

Approved for payment:

*Jayna Cooper*

7/10/2025

---

District Manager Signature

Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
151872

**DATE**  
6/17/2025

**CUSTOMER ID**  
C2312

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
7/17/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order #WOSC05232025 \$320	1	Ea	320.00		320.00
Eric J Davidson - 04-13-25 DKS IM SERVER : gate monitoring \$32.95 / 04-21-25 DNH*GODADDY#371875520 : email renewals \$479.40	1	Ea	512.35		512.35
Postage	1	Ea	17.77		17.77
<b>Subtotal</b>					<b>850.12</b>

<b>Subtotal</b>	\$850.12
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$850.12</b>

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
154344

**DATE**  
7/16/2025

**CUSTOMER ID**  
C2312

**NET TERMS**  
Due On Receipt

**PO#**

**DUE DATE**  
7/16/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Michael A Perez 05-15-25 AMAZON MKTPLACE PMTS : Office Supplies \$516. Credit for -\$85.16 / Eric J Davidson 05-07-25 DKS IM SERVER : gate monitoring \$32.95	1	Ea	463.79		463.79
Postage	7	Ea	0.69		4.83
<b>Subtotal</b>					<b>468.62</b>

<b>Subtotal</b>	\$468.62
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$468.62</b>

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

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

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

*Account Name: INFRAMARK, LLC*

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

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

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

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

---

District Name: Spencer Creek CDD

---

Board Meeting Date: July 10, 2025

---

Name	In Attendance		Paid
	Please X		
1 Carlos de la Ossa	X		\$200
2 Nick Dister	X		\$200
3 Ben Gainer	X		\$200
4 Lori Campagna	X		\$200
5 Kelly Evans	X		\$200

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

Approved for payment:

*Jayna Cooper*

7/10/2025

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District Manager Signature

Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

---

District Name: Spencer Creek CDD

---

Board Meeting Date: July 10, 2025

---

Name	In Attendance		Paid
	Please X		
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3 Ben Gainer	X		\$200
4 Lori Campagna	X		\$200
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Approved for payment:

*Jayna Cooper*

7/10/2025

---

District Manager Signature

Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

# Service Slip/Invoice



McCall Service  
PO BOX 600730  
JACKSONVILLE, FL 32260-0730  
800-342-6948

INVOICE: 59509242  
DATE: 07/21/2025  
ORDER: 59509242

Bill To: [63017128]  
Spencer Creek  
Tabitha Vega  
1643 FRED IVES ST  
RUSKIN, FL 33570-5745

Work Location: [63017128] 656-789-2940  
Spencer Creek  
Tabitha Vega  
1643 FRED IVES ST  
RUSKIN, FL 33570-5745

Work Date	Time	Target Pest	Technician	Time In
07/21/2025	08:59 AM	PHAROAH	NTAYLOR	08:59 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/21/2025	Lic:JE315885	09:46 AM

Service	Description	Price
FL INIT COMM PM	FL INITIAL COMM PM SERVICE	\$125.00
Today arrived on site started by talking to the front manager. She informed me that they're dealing with problems with ants around the columns around the pool deck. I noticed ants crawling up and through the concrete bricks and around and the shrub beds so I mainly focused around granulating the exterior of the pool and the front side of the building and then move to spraying the door around the base of the main structure to help control any ants from getting inside of the Clubhouse. I also treated the inside of both men's and women's restrooms on the exterior was not able to treat the inside of the clubhouse today due to them having lots of boxes and other debris in the way they informed me that they would have it cleared next month for treatment the main focus there was pharaoh ants around the outside		
		AMOUNT DUE \$125.00

TECHNICIAN SIGNATURE

LV  
CUSTOMER SIGNATURE

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

---

District Name: Spencer Creek CDD

---

Board Meeting Date: July 10, 2025

---

Name	In Attendance		Paid
	Please X		
1 Carlos de la Ossa	X		\$200
2 Nick Dister	X		\$200
3 Ben Gainer	X		\$200
4 Lori Campagna	X		\$200
5 Kelly Evans	X		\$200

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

Approved for payment:

*Jayna Cooper*

7/10/2025

---

District Manager Signature

Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

# TPAC INVOICE - SPENCER CREEK: A25- 33607-1

**The Pool Attendant Company**  
4168 Atlanta Street  
Powder Springs, Georgia 30127  
United States

Phone: 7708782379  
Fax: (409) 449-4151  
[www.thepoolattendantcompany.com](http://www.thepoolattendantcompany.com)

**BILL TO**

**Spencer Creek CDD**  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607  
United States

brooke.chapman@inframark.com

**Invoice Number:** A25-33607-1

**Invoice Date:** July 7, 2025

**Payment Due:** July 22, 2025

**Amount Due (USD):** **\$3,665.54**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
<b>Pool Monitoring Services</b> Pool monitoring services. Physical staffing of employee at community amenities to oversee patron access and behavior. 145.17 Hours Total 1x Staff/hr 25.25/hr	145.17	\$25.25	\$3,665.54
		<b>Total:</b>	<b>\$3,665.54</b>
		<b>Amount Due (USD):</b>	<b>\$3,665.54</b>

[Pay Securely Online](#)



[link.waveapps.com/8tzfcv-5bcr9n](http://link.waveapps.com/8tzfcv-5bcr9n)

**Notes / Terms**

Thank you for your business!

# TPAC INVOICE - SPENCER CREEK: A25- 33607-1

**The Pool Attendant Company**  
4168 Atlanta Street  
Powder Springs, Georgia 30127  
United States

Phone: 7708782379  
Fax: (409) 449-4151  
[www.thepoolattendantcompany.com](http://www.thepoolattendantcompany.com)

Per the signed agreement, the total amount of performed work has been formally communicated to The Association where as a total of 145.17 hours of work were performed at a rate of \$25.25 per hour. All geo-stamps of work, signed agreements, and communication have been compiled internally to substantiate such performed work. Payment shall be due within 15 days or be possibly subject to a late fee.

Property of TPAC, such as the sign-in folder, any provided tables, and any provided lockbox shall be retrieved on the week of July 7th, 2025 by TPAC. The invoice does not account for any involuntary removal of TPAC property by The Association and will be revised should such scenario take place to reflect msrp of TPAC property.

We thank you for your business!



13194 U.S. 301  
154  
Riverview, FL 33578  
(813) 943-2755

Date: 07/18/2025  
Due: 08/02/2025  
Invoice #: SK7F87F-81  
Customer: Spencer Creek  
Bill To: 1643 Fred Ives St  
Ruskin  
FLA  
33570  
USA  
Ship To: 1643 Fred Ives St  
Ruskin  
FLA  
33570  
USA

Item	Qty	Credit Card	Cash or Check
New Equipment:New Equipment Install new equipment-PENTAIR R 19 111 6 16 STRT POLE	2	154.46	149.24
New Equipment:New Equipment Install new equipment-OCEAN BLUE 192050 RESCUE HOOK W/ BOLT/NUT	1	47.23	45.63
New Equipment:New Equipment Install new equipment-New commercial grade net and also life ring rope w buoy. Total for both items.	1	60.72	58.67
		Total	\$262.41
			\$253.54



13194 U.S. 301  
154  
Riverview, FL 33578  
(813) 943-2755

Date: 07/10/2025  
Due: 07/25/2025  
Invoice #: SK7F87F-68  
\$595.00 due Jul 25, 2025

Customer: Spencer Creek  
Bill To: 1643 Fred Ives St  
Ruskin  
FLA  
33570  
USA  
Ship To: 1643 Fred Ives St  
Ruskin  
FLA  
33570  
USA

Item	Qty	Credit Card	Cash or Check
Replaced Equipment Install new stenner pump for broken one.	1	615.82	595.00
<hr/>			
	Total	\$615.82	\$595.00

BLUE LIFE POOL SERVICE  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 USA  
 +18135975009  
 accounts@bluelifepools.com  
 www.bluelifepools.com

# Invoice



**BILL TO**  
 SPENCER CREEK CDD  
 1643 FRED IVES  
 ST. RUSKIN 33570

**SHIP TO**  
 SPENCER CREEK CDD  
 1643 FRED IVES  
 ST. RUSKIN 33570

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
18753	06/24/2025	\$11,150.00	07/24/2025	Net 30	

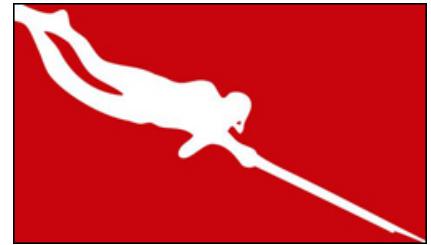
DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>PART</b>	PAL2 PORTABLE POOL LIFT ADA APPROVAL	1	10,250.00	10,250.00
	<b>DELIVERY</b>	DELIVERY FROM MANUFACTURER	1	400.00	400.00
	<b>LABOR REPAIR</b>	FULL INSTALLATION	1	500.00	500.00
		SUBTOTAL			11,150.00
		TAX			0.00
		TOTAL			11,150.00
		BALANCE DUE			<b>\$11,150.00</b>

Pay invoice

# INVOICE

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

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

**Bill to**

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

**Ship to**

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

**Invoice details**

Invoice no.: 6237  
Terms: Net 15  
Invoice date: 06/26/2025  
Due date: 07/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Labor</b>	repair external trim on the clubhouse. repair vandalism to the drywall walls in the mens bathroom and remove and replace vandalized pool fence post	1	\$425.00	\$425.00
					<b>Total</b>	<b>\$425.00</b>

**Note to customer**

Thank You! We Appreciate Your Business.

# SPENCER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 6/18/2025  
**Check Amount** \$4,822.33  
**Payable To** Spencer Creek CDD  
**Check Description** Series 2019 - FY 25 Tax Dist. ID Dist 728  
**Special Instructions** Do not mail. Please give to Eric

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

*Eric*

---

Authorization

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

# SPENCER CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	454,114.00	45.944%	0.459400
Net DS	534,301.78	54.056%	0.540600
Net Total	988,415.78	100.00000%	1.000000

100%

200

Date Received	Amount Received	45.94%	45.94%	54.06%	54.06%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/6/2024	769.54	353.55	353.55	415.99	415.99	-	Dist 695	1554
11/14/2024	2,217.25	1,018.68	1,018.68	1,198.57	1,198.57	-	Dist 697	1554
11/22/2024	2,771.53	1,273.34	1,273.34	1,498.19	1,498.19	-	Dist 698	1562
12/17/2024	296,401.43	136,177.55	136,177.55	160,223.88	160,223.88	-	Dist 707	1562
12/6/2024	498,323.72	228,947.96	228,947.96	269,375.76	269,375.76	-	Dist 706	1562
1/7/2025	156,869.36	72,071.46	72,071.46	84,797.90	84,797.90	-	Dist 709	1571
12/3/2024	7,206.02	3,310.71	3,310.71	3,895.31	3,895.31	-	Dist 700	
2/7/2025	8,299.20	3,812.95	3,812.95	4,486.25	4,486.25	-	Dist 713	1603
4/7/2025	3,788.85	1,740.73	1,740.73	2,048.12	2,048.12	-	Dist 719	1618
5/7/2025	5,018.39	2,305.63	2,305.63	2,712.76	2,712.76	-	Dist 723	1630
6/18/2025	8,920.92	4,098.59	4,098.59	4,822.33	4,822.33	-	Dist 728	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	990,586.21	455,111.17	455,111.15	535,475.04	535,475.06			
<b>Net Total on Roll</b>	988,415.78		454,114.00		534,301.78			
<b>Collection Surplus / (Deficit)</b>	2,170.43		997.15		1,173.28			



## Steadfast Alliance

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

Invoice

Date	Invoice #
7/17/2025	SA-13708

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
40	Mini/Nugget Mulch - Bagged - 3 cu ft bag Mulch areas to include around the Basketball Court, Inside and around the Dog Park, and Front area of Clubhouse and Three Front Islands.			55.00		2,200.00

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	\$2,200.00
Payments/Credits	\$0.00
Balance Due	\$2,200.00

# **Spencer Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019						GENERAL FUND	GENERAL FUND	GENERAL FUND	GENERAL FUND	TOTAL	
	GENERAL FUND	SERIES 2019 DEBT FUND	SERIES 2019 SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND						
<b>ASSETS</b>												
Cash - Operating Account	\$ 149,650	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 149,650
Due From Other Funds	-		2,606		27		-	-	-	-		2,633
Investments:												
Prepayment Account	-		30		-		-	-	-	-		30
Reserve Fund	-		268,006		-		-	-	-	-		268,006
Revenue Fund	-		256,953		-		-	-	-	-		256,953
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
<b>TOTAL ASSETS</b>	<b>\$ 157,199</b>	<b>\$ 527,595</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,340,000</b>	<b>\$ 7,340,000</b>	<b>\$ 15,538,488</b>					
<b>LIABILITIES</b>												
Accounts Payable	\$ 3,196	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 3,196
Bonds Payable	-		-	-	-	-	-		7,340,000			7,340,000
Due To Other Funds	2,633		-	-	-	-	-	-	-			2,633
<b>TOTAL LIABILITIES</b>	<b>5,829</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,340,000</b>	<b>7,340,000</b>	<b>7,345,829</b>			

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	SERIES 2019 DEBT FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	527,595		-	-	-	527,595
Capital Projects	-	-	27	-	-	-	27
Unassigned:	151,370	-	-	7,513,667	-	7,665,037	
<b>TOTAL FUND BALANCES</b>	<b>151,370</b>	<b>527,595</b>	<b>27</b>	<b>7,513,667</b>	<b>-</b>	<b>8,192,659</b>	
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 157,199</b>	<b>\$ 527,595</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,340,000</b>	<b>\$ 15,538,488</b>	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 1,569	\$ 1,569	0.00%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	454,114	459,006	4,892	101.08%
Other Miscellaneous Revenues	-	280	280	0.00%
<b>TOTAL REVENUES</b>	<b>454,114</b>	<b>460,955</b>	<b>6,841</b>	<b>101.51%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	9,800	2,200	81.67%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	4,256	(156)	103.80%
Disclosure Report	4,200	3,181	1,019	75.74%
District Counsel	5,000	11,059	(6,059)	221.18%
District Engineer	5,000	1,901	3,099	38.02%
District Manager	30,000	25,353	4,647	84.51%
Accounting Services	12,000	10,031	1,969	83.59%
Auditing Services	4,100	4,300	(200)	104.88%
Onsite Staff	35,000	11,667	23,333	33.33%
Website Compliance	1,500	2,750	(1,250)	183.33%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	62	438	12.40%
Insurance - General Liability	24,750	23,274	1,476	94.04%
Public Officials Insurance	2,819	2,819	-	100.00%
Legal Advertising	2,500	1,610	890	64.40%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	960	(785)	548.57%
<b>Total Administration</b>	<b>158,494</b>	<b>113,023</b>	<b>45,471</b>	<b>71.31%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	75,000	53,761	21,239	71.68%
<b>Total Electric Utility Services</b>	<b>75,000</b>	<b>53,761</b>	<b>21,239</b>	<b>71.68%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	4,000	5,719	(1,719)	142.98%
<b>Total Water-Sewer Comb Services</b>	<b>4,000</b>	<b>5,719</b>	<b>(1,719)</b>	<b>142.98%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Field Manager	12,000	10,000	2,000	83.33%
Amenity Center Cleaning & Supplies	9,000	2,034	6,966	22.60%
Contracts-Aquatic Control	9,180	5,355	3,825	58.33%
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	3,848	652	85.51%
Telephone, Cable & Internet Service	1,800	1,710	90	95.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	10,000	7,356	2,644	73.56%
R&M-Monument, Entrance & Wall	1,500	3,834	(2,334)	255.60%
Landscape - Mulch	15,000	2,200	12,800	14.67%
Landscape Maintenance	110,000	91,356	18,644	83.05%
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%
<b>Total Other Physical Environment</b>	<b>216,620</b>	<b>165,924</b>	<b>50,696</b>	<b>76.60%</b>
<b>TOTAL EXPENDITURES</b>	<b>454,114</b>	<b>338,427</b>	<b>115,687</b>	<b>74.52%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	122,528	122,528	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>28,842</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 151,370</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 21,120	\$ 21,120	0.00%
Special Assmnts- Tax Collector	531,403	531,580	177	100.03%
<b>TOTAL REVENUES</b>	<b>531,403</b>	<b>552,700</b>	<b>21,297</b>	<b>104.01%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	155,000	155,000	-	100.00%
Interest Expense	376,403	379,794	(3,391)	100.90%
<b>Total Debt Service</b>	<b>531,403</b>	<b>534,794</b>	<b>(3,391)</b>	<b>100.64%</b>
<b>TOTAL EXPENDITURES</b>	<b>531,403</b>	<b>534,794</b>	<b>(3,391)</b>	<b>100.64%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	17,906	17,906	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>509,689</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 527,595</u></b>		

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

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

# Bank Account Statement

Wednesday, August 13, 2025

Page 1

Spencer Creek CDD

**Bank Account No.** 9015

**Statement No.** 07\_25

**Statement Date**

07/31/2025

<b>G/L Account No. 101001 Balance</b>	149,649.55	<b>Statement Balance</b>	157,399.03
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	149,649.55	<b>Subtotal</b>	157,399.03
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-7,749.48
<b>Ending G/L Balance</b>	149,649.55	<b>Ending Balance</b>	149,649.55

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
---------------------	----------------------	---------------------	---------------	--------------------	---------------	-----------------------	-------------------

## Deposits

07/01/2025	JE000450	Other Miscellaneous Revenues	Deposit-Keys	125.00	125.00	0.00
07/17/2025	JE000465	Interest - Tax Collector	Interest - Tax Collector	57.34	57.34	0.00
07/31/2025	JE000477	Prepaid Items	Reverse TECO ELECTRIC	30.03	30.03	0.00
<b>Total Deposits</b>				212.37	212.37	0.00

## Checks

05/28/2024	JE000313		TECO ELECTRIC 9039 PAID	-30.03	-30.03	0.00
06/11/2025	Payment	1640	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00
06/11/2025	Payment	1644	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00
07/02/2025	Payment	1650	INFRAMARK LLC	Check for Vendor V00025	-10,800.12	-10,800.12
07/02/2025	Payment	1651	SPEAREM ENTERPRISES	Check for Vendor V00013	-425.00	-425.00
07/09/2025	Payment	1652	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00052	-11,150.00	-11,150.00
07/09/2025	Payment	1653	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00
07/09/2025	Payment	1654	STEADFAST CONTRACTORS	Check for Vendor V00005	-7,534.90	-7,534.90
			ALIANCE			
07/14/2025	Payment	1665	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00
07/14/2025	Payment	1666	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00
07/14/2025	Payment	1667	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00
07/14/2025	Payment	1668	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00
07/14/2025	Payment	1669	SPENCER CREEK CDD	Check for Vendor V00019	-4,822.33	-4,822.33
07/17/2025	Payment	1670	STRALEY ROBIN VERICKER	Check for Vendor V00014	-1,071.00	-1,071.00
07/21/2025	Payment	300039	BOCC ACH	Inv: 063025 6437	-146.25	-146.25
07/24/2025	Payment	300040	TECO ACH	Inv: 070225 8083	-114.76	-114.76
07/24/2025	Payment	300041	TECO ACH	Inv: 070225 4837	-878.37	-878.37

# Bank Account Statement

Spencer Creek CDD

Wednesday, August 13, 2025  
Page 2

**Bank Account No.** 9015

**Statement No.** 07\_25

**Statement Date**

07/31/2025

07/24/2025	Payment	300042	TECO ACH	Inv: 070225 9039	-18.74	-18.74	0.00
07/24/2025	Payment	300043	TECO ACH	Inv: 070225 2437	-4,474.30	-4,474.30	0.00
07/24/2025	Payment	300044	TECO ACH	Inv: 070225 9922	-18.74	-18.74	0.00
07/24/2025	Payment	300045	TECO ACH	Inv: 070225 9930	-18.74	-18.74	0.00
			CHARTER				
07/25/2025	Payment	300046	COMMUNICATION S ACH	Inv: 2472565070925	-179.98	-179.98	0.00
<b>Total Checks</b>					-43,648.26	-43,648.26	0.00

## Adjustments

### Total Adjustments

#### Outstanding Checks

07/14/2025	Payment	1664	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00
07/30/2025	Payment	1671	BL POOLS DBA AQUASENTRY	Check for Vendor V00053	-595.00
07/30/2025	Payment	1672	BUSINESS OBSERVOR, INC.	Check for Vendor V00054	-295.32
07/30/2025	Payment	1673	INFRAMARK LLC	Check for Vendor V00025	-468.62
07/30/2025	Payment	1674	KELLY ANN EVANS	Check for Vendor V00021	-200.00
07/30/2025	Payment	1675	MCCALL SERVICE	Check for Vendor V00056	-125.00
07/30/2025	Payment	1676	STEADFAST CONTRACTORS ALIANCE	Check for Vendor V00005	-2,200.00
07/30/2025	Payment	1677	THE POOL ATTENDANT COMPANY	Check for Vendor V00055	-3,665.54
<b>Total Outstanding Checks</b>					-7,749.48

#### Outstanding Deposits

### Total Outstanding Deposits

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1650	07/02/25	INFRAMARK LLC	150745	June 2025 District management services	Accounting Services	532001-51301	\$1,000.00
001	1650	07/02/25	INFRAMARK LLC	150745	June 2025 District management services	Disclosure Report	531142-51301	\$350.00
001	1650	07/02/25	INFRAMARK LLC	150745	June 2025 District management services	District Manager	531150-51301	\$2,500.00
001	1650	07/02/25	INFRAMARK LLC	150745	June 2025 District management services	Field Manager	531152-53908	\$1,000.00
001	1650	07/02/25	INFRAMARK LLC	150745	June 2025 District management services	Website Compliance	534397-51301	\$125.00
001	1650	07/02/25	INFRAMARK LLC	151872	Domain renewal, gate monitoring, and fence repairs	Misc-Contingency	549900-53908	\$320.00
001	1650	07/02/25	INFRAMARK LLC	151872	Domain renewal, gate monitoring, and fence repairs	Dues, Licenses, Subscriptions	554020-51301	\$479.40
001	1650	07/02/25	INFRAMARK LLC	151872	Domain renewal, gate monitoring, and fence repairs	Security Monitoring Services	534368-53908	\$32.95
001	1650	07/02/25	INFRAMARK LLC	151872	Domain renewal, gate monitoring, and fence repairs	Postage, Phone, Faxes, Copies	541024-51301	\$17.77
001	1650	07/02/25	INFRAMARK LLC	152949	July 2025 District Management services	Accounting Services	532001-51301	\$1,000.00
001	1650	07/02/25	INFRAMARK LLC	152949	July 2025 District Management services	Disclosure Report	531142-51301	\$350.00
001	1650	07/02/25	INFRAMARK LLC	152949	July 2025 District Management services	District Manager	531150-51301	\$2,500.00
001	1650	07/02/25	INFRAMARK LLC	152949	July 2025 District Management services	Field Manager	531152-53908	\$1,000.00
001	1650	07/02/25	INFRAMARK LLC	152949	July 2025 District Management services	Website Compliance	534397-51301	\$125.00
001	1651	07/02/25	SPEARREM ENTERPRISES	6237	Repair clubhouse trim, bathroom damage to walls, and pool fence	Amenity Maintenance & Repairs	546176-53908	\$425.00
001	1652	07/09/25	BLUE LIFE POOL SERVICE LLC	18753	PORTABLE POOL LIFT ADA APPROVAL	Misc-Contingency	549900-53908	\$11,150.00
001	1653	07/09/25	SITEX AQUATICS	9946-B	AQUATIC MAINTENANCE JULY 2025	Contracts-Aquatic Control	534067-53908	\$765.00
001	1654	07/09/25	STEADFAST CONTRACTORS ALLIANCE	SA-13452	LANDSCAPE MAINTENANCE JULY 2025	Landscape Maintenance	546300-53908	\$7,534.90
001	1664	07/14/25	BENJAMIN D. GAINER	BG-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1665	07/14/25	CARLOS DE LA OSSA	CO-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1666	07/14/25	KELLY ANN EVANS	KE-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1667	07/14/25	LORI A CAMPAGNA	LC-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1668	07/14/25	NICHOLAS J. DISTER	ND-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1670	07/17/25	STRALEY ROBIN VERICKER	26790	PROFESSIONAL SERVICES THROUGH 06/30/25	District Counsel	531146-51401	\$1,071.00
001	1671	07/30/25	BL POOLS DBA AQUASENTRY	SK7F87F-68	REPLACE/INSTALL STENNER PUMP	Amenity Maintenance & Repairs	546176-53908	\$595.00
001	1672	07/30/25	BUSINESS OBSERVER, INC.	25-01886H	LEGAL AD 07/04/25	Legal Advertising	548002-51301	\$214.38
001	1672	07/30/25	BUSINESS OBSERVER, INC.	25-01967H	LEGAL AD 07/11/25	Legal Advertising	548002-51301	\$80.94
001	1673	07/30/25	INFRAMARK LLC	154344	DISTRICT INVOICE	Amenity Center Cleaning & Supplies	531165-53908	\$463.79
001	1673	07/30/25	INFRAMARK LLC	154344	DISTRICT INVOICE	Postage, Phone, Faxes, Copies	541024-51301	\$4.83
001	1674	07/30/25	KELLY ANN EVANS	KE 090524	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1675	07/30/25	MCCALL SERVICE	59509242	PEST CONTROL	Amenity Maintenance & Repairs	546176-53908	\$125.00
001	1676	07/30/25	STEADFAST CONTRACTORS ALLIANCE	SA-13708	MULCH	Landscape - Mulch	546246-53908	\$2,200.00
001	1677	07/30/25	THE POOL ATTENDANT COMPANY	A25-33607-1	POOL MONITORING SERVICES	Security Monitoring Services	534368-53908	\$3,665.54
001	300039	07/21/25	BOCC ACH	063025 6437	WATER 05/27/25-06/25/25	Utility - Water	543018-53908	\$146.25
001	300040	07/24/25	TECO ACH	070225 8083	ELECTRIC 05/29/25-06/26/25	Utility - Electric	543041-53100	\$114.76
001	300041	07/24/25	TECO ACH	070225 4837	ELECTRIC 05/29/25-06/26/25	Utility - Electric	543041-53100	\$878.37
001	300042	07/24/25	TECO ACH	070225 9039	ELECTRIC 05/29/25-06/26/25	Utility - Electric	543041-53100	\$18.74
001	300043	07/24/25	TECO ACH	070225 2437	ELECTRIC 05/29/25-06/26/25	Utility - Electric	543041-53100	\$4,474.30
001	300044	07/24/25	TECO ACH	070225 9922	ELECTRIC 05/29/25-06/26/25	Utility - Electric	543041-53100	\$18.74
001	300045	07/24/25	TECO ACH	070225 9930	ELECTRIC 05/29/25-06/26/25	Utility - Electric	543041-53100	\$18.74
001	300046	07/25/25	CHARTER COMMUNICATIONS ACH	2472565070925	INTERNET SERVICE FROM 07/09/25-08/08/25	Telephone, Cable & Internet Service	541016-53908	\$179.98
<b>Fund Total</b>								<b>\$46,145.38</b>

**SERIES 2019 DEBT SERVICE FUND - 200**

200	1669	07/14/25	SPENCER CREEK CDD	06182025 - 728	FY25 TAX DIST IS 728	Cash in Transit	103200	\$4,822.33
						<b>Fund Total</b>		<b>\$4,822.33</b>

**Total Checks Paid** **\$50,967.71**



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

DATE 8/14/2025 DUE ESTIMATE #

**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

DESCRIPTION	QTY	RATE	AMOUNT
Maintenance Labor	5.50	50.00	275.00

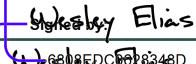
Scope: Flush-cut dead palm near the fence by the pool.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

**TOTAL** **275.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
Signed by: \_\_\_\_\_

Signature:  8/19/2025

Printed Name and Title:  Wesley Elias District Manager

Representing (Name of Firm):  Inframark

ITZ Electric Corp  
13205 Shadberry Lane  
Hudson, FL 34667

# Estimate

(516)967-0093

itzelectric@earthlink.net

LIC# EC 1301807

Date	Estimate No.
7/20/2025	F2051

Name/Address

Spencer Creek  
1643 Fred Ives St  
Ruskin, FL 33570

Project		
Description	Rate	Total
Supply and install (4) Surge Protection devices at the following locations.  House Panel Pool Panel Outdoor AC Condenser Indoor evaporator	1,300.00	1,300.00
	Total	\$1,300.00

*Jayna Cooper*

District Manager

8/22/2025

## Food Truck Agreement

This Food Truck Agreement (the "Agreement") is made as of the 16 day of August, 2025, by and between Grand Mom's TACO LLC (the "Independent Contractor"), whose mailing address is 4269 Mariner Blvd, Spring Hill 34609 and the Spencer Creek Community Development District (the "District"), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

### Operative Provisions

1. **Term and Scope of Work.** The term of this Agreement is effective \_\_\_\_\_ through \_\_\_\_\_. Independent Contractor may schedule food trucks in the clubhouse parking lot every \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_. Independent Contractor does not have exclusive use of the parking lot and may only use the spaces designated by the District. Independent Contractor may not store any items at the District's clubhouse.
2. **Payment.** Independent Contractor will not be required to make any payments to the District.
3. **General Provisions.**
  - a. Any alterations or deviations from the Agreement must be executed in writing by the District and Independent Contractor.
  - b. Independent Contractor shall obtain and provide the District with a copy of their liability insurance policy (Minimum \$1,000,000 in coverage). The Independent Contractor shall add the District as an additional insured on the insurance policy.
  - c. Independent Contractor agrees to maintain proper training to keep all training certifications current and shall provide copies to the Clubhouse Manager for District files.
  - d. Independent Contractor shall at his/her own expense obtain all permits and licenses necessary for the work to be performed.
  - e. The Independent Contractor shall provide the District with thirty (30) days' notice of cancellation of insurance, certification or permits needed to provide the services. At no time shall the Independent Contractor be without insurance, certification or permits needed to provide the services. Failure to meet these requirements shall result in immediate termination of services and the Independent Contractor shall immediately cease and desist all activities at the District's clubhouse.
  - f. Independent Contractor agrees to be on time and appropriately dressed. The Independent Contractor and the customers must abide by all of the clubhouse policies and rules.
  - g. The Independent Contractor shall protect and prevent damage to the District's property, including but not limited to, the protection thereof from damage by from theft or vandalism. Restoration of such damage shall be the sole responsibility of the Independent Contractor.

- h. The Independent Contractor agrees to indemnify, save and hold harmless the District, its officers, agents, servants and employees and affiliated owners of the property, from and against any and all direct or indirect claims of loss, and further from and against any and all loss, cost expense, liability, damage or injury, including legal fees and disbursements, that the District, its officers, agents, servants or employees may directly or indirectly sustain, suffer or incur as a result of negligence, recklessness, or intentional wrongful misconduct from Independent Contractor, resulting from, arising out of or occurring in connection with the execution of the services.
- i. The Laws of the State of Florida shall govern this Agreement. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. The parties to this Agreement acknowledge venue as lying in the county where the District is located.
- j. Both the District and the Independent Contractor may terminate this agreement at any time without cause upon thirty (30) days written notice. Immediately upon termination, Independent Contractor shall remit to District any fees due to District in accordance with Section 2 of this Agreement.
- k. The District reserves the right to amend the days and times the Independent Contractor may give lessons at any time.
- l. As required under Section 119.0701, Florida Statutes, the Independent 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 Independent 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 Independent 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 INDEPENDENT CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE INDEPENDENT CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7070, BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.**

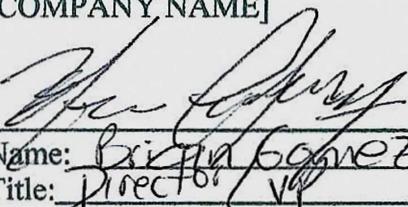
- m. E-Verify. Pursuant to Section 448.095(2), Florida Statutes,

- 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. 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.
- n. **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.
- o. **Default.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Independent Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- p. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. 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.

Grand Mom's Taro LLC  
[COMPANY NAME]

  
Name: Kristin Gomez  
Title: Director

Spencer Creek  
Community Development District

DocuSigned by:

  
Kelly Evans

FDCDE1C9D0C24C7

Name: Kelly Evans  
Title: 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 Brian Keith Gomez, who being duly sworn, deposes and says (the "Affiant"):

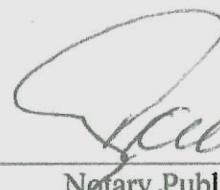
1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Director / VP (Title) of GRAND MOM'S TACO (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. 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 Community Development District ("CDD").
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 15 August, 2025

  
Notary Public Signature

Commission #H482180

State of Florida

Notary Public

PLATA HERNANDEZ



Notary Stamp



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME: PHONE (A/C, No. Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
	E-MAIL ADDRESS: customerservice@biBERK.com	INSURER(S) AFFORDING COVERAGE
	INSURER A: Berkshire Hathaway Direct Insurance Company	10391
INSURED  Grand Moms Taco  4269 Mariner Boulevard, Spring Hill, FL 34609-2658	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

**COVERAGES**      **CERTIFICATE NUMBER:**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY  CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		N9BP193047	07/16/2025	07/16/2026	EACH OCCURRENCE	\$	1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$				50,000		
	MED EXP (Any one person)	\$				5,000		
	PERSONAL & ADV INJURY	\$				Included		
	GENERAL AGGREGATE	\$				2,000,000		
	PRODUCTS - COMP/OP AGG	\$				2,000,000		
GEN'L AGGREGATE LIMIT APPLIES PER:  POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC								
X OTHER:								
AUTOMOBILE LIABILITY  ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY	SCHEDULED AUTOS NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident)	\$	
		BODILY INJURY (Per person)	\$					
		BODILY INJURY (Per accident)	\$					
		PROPERTY DAMAGE (Per accident)	\$					
			\$					
UMBRELLA LIAB EXCESS LIAB	OCCUR CLAIMS-MADE					EACH OCCURRENCE	\$	
		AGGREGATE	\$					
			\$					
			\$					
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY  ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N  N / A				PER STATUTE		OTH- ER	
		E.L. EACH ACCIDENT	\$					
		E.L. DISEASE - EA EMPLOYEE	\$					
		E.L. DISEASE - POLICY LIMIT	\$					
Professional Liability (Errors & Omissions): Claims-Made					Per Occurrence/ Aggregate			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Spencer Creek is an additional insured with respect to general liability

CERTIFICATE HOLDER

CANCELLATION

Spencer Creek 1643 Fred Ives St Ruskin, FL 33570	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
	AUTHORIZED REPRESENTATIVE	

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## Spencer Creek CDD

Field Inspection Report - Steadfast

Tuesday, August 19, 2025

Prepared For Board of Supervisors

16 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

Orange - Monitoring / In progress

## Item 1 - 14th Avenue SE

Assigned To: Steadfast

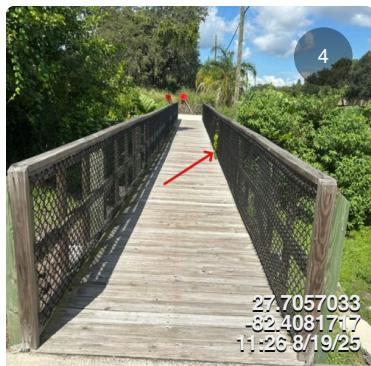
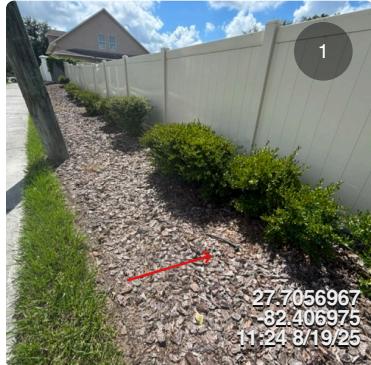
Entrance sign landscape is well maintained.



## Item 2 - 14th Avenue SE

Assigned To: Steadfast

- 1). Irrigation bubbler in mulch area.
- 2). Landscape is well maintained.
- 3). Prune any branches that interfere with pedestrian pathways.
- 4). Keep encroachment away from bridge.



## Item 3 - Golden Glow

Assigned To: District

Pickup trucks are repeatedly parking on CDD grass preventing maintenance. HOA manager seeking to contact owners.



## Item 4 - Golden Glow

Due By: Thursday, August 28, 2025

Assigned To: Steadfast

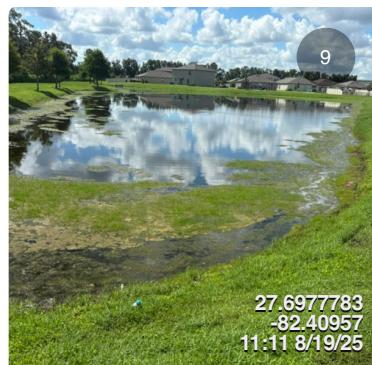
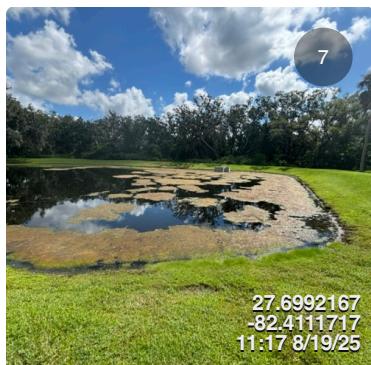
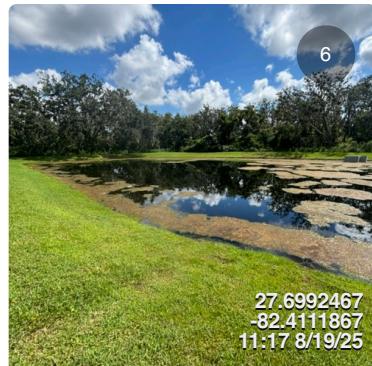
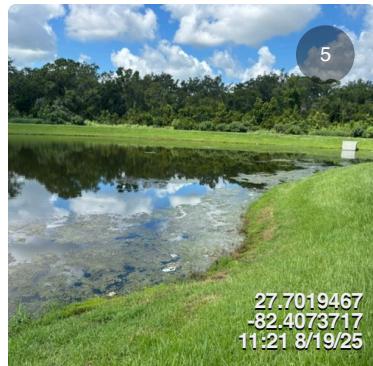
- 1). West guide rail - cut back any encroachment preventing guide rail visible to pedestrians.
- 2). East guide rail - cut back encroachment.



## Item 5 - Ponds

Assigned To: Sitex Aquatics

- 1/2). Pond 1 - Golden Glow, algae
- 3). Pond 3 - 14th avenue SE, algae
- 4/5). Pond 4 - Blue Rose Drive
- 6/7). Pond 6 - Fred Ives Street, algae
- 8/9). Pond 8 - Colding Drive, algae

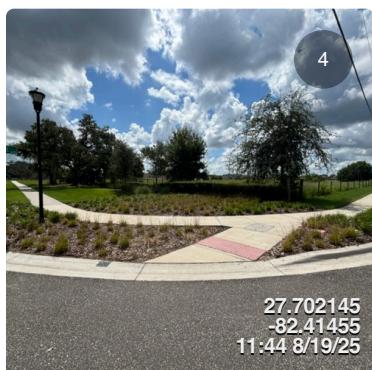


## Item 6 - Golden Glow & 15th St. SE.

Due By: Thursday, August 28, 2025

Assigned To: Steadfast

Trim landscape around entrance sign and sidewalk beds.

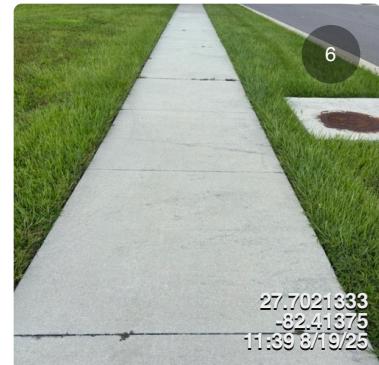
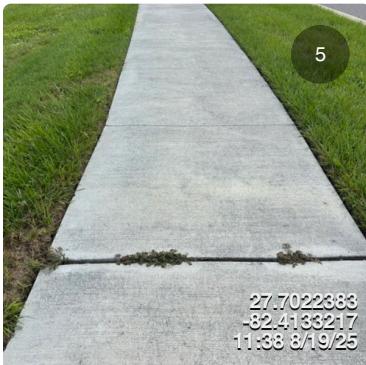
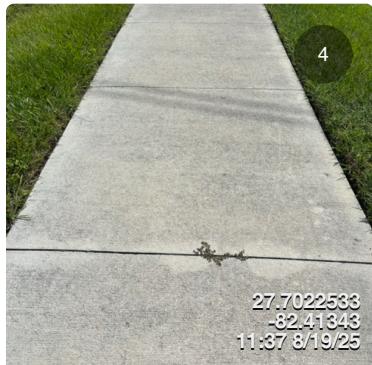
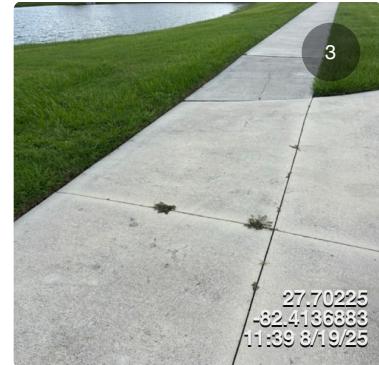


## Item 7 - Tiger Tooth Place

Due By: Thursday, August 28, 2025

Assigned To: Steadfast

- 1). Keep area clear of debris.
- 2). Remove fallen tree branch
- 3). Treat crack weeds along all CDD sidewalks.

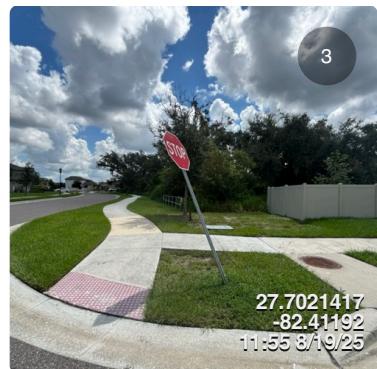


## Item 8 - Signs Leaning

Due By: Thursday, August 28, 2025

Assigned To: Inframark Maintenance Solutions

- 1). Speed control sign - Tiger Tooth PI and Golden Glow.
- 2). Red triangle signs at bridge on 14th Ave & 21st.
- 3). Stop sign at corner of Fred Ives & Golden Glow



## Item 9 - Dead Tree Removal

Assigned To: Steadfast

1/2). Dead tree removal has been approved. Steadfast is waiting until the ground dries enough to enter area with equipment.

- 3). Palm tree removal estimate approved on 8/19/25, awaiting schedule from Steadfast.



## Item 10 - Dog Park

Assigned To: Steadfast

Landscape inside dognpark is maintained.

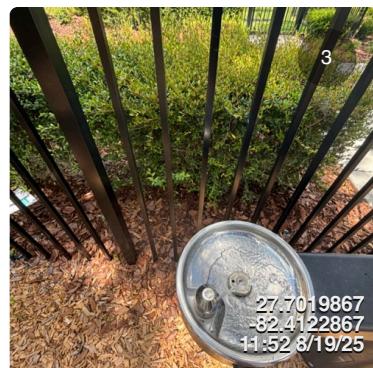
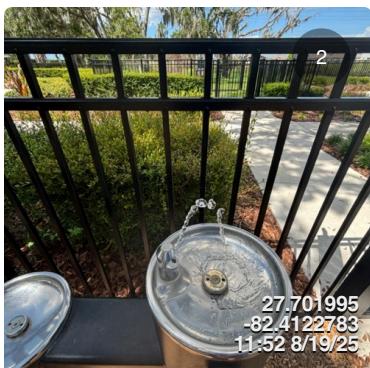
1. Gate latch has been repaired - District
2. Dog stations are serviced on time.
3. Water fountains operational.



## Item 11 - Playground

Assigned To: District

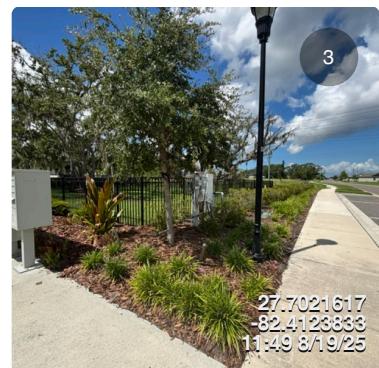
1. Playground equipment is operational.
2. Upper and lower water fountains are operational.



## Item 12 - Mailbox kiosk

Assigned To: District

Mailbox kiosk is well maintained.

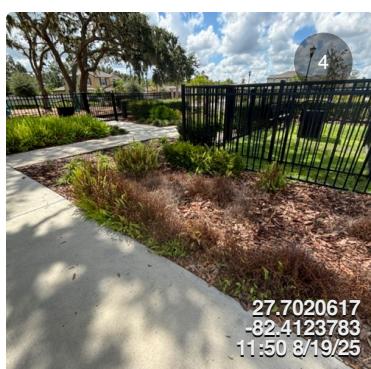
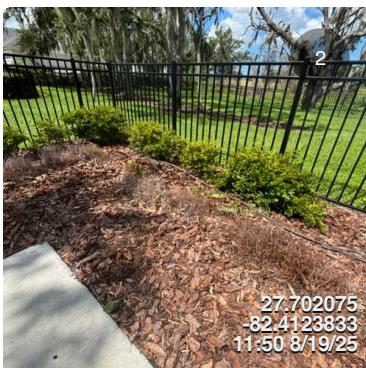
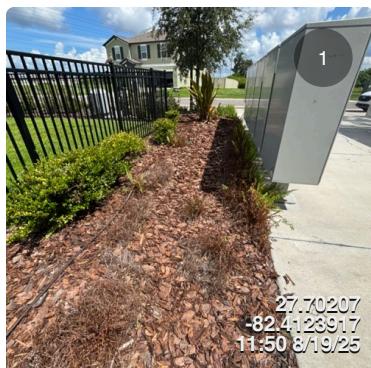


## Item 13 - Playground Landscape beds

Due By: Thursday, August 28, 2025

Assigned To: Steadfast

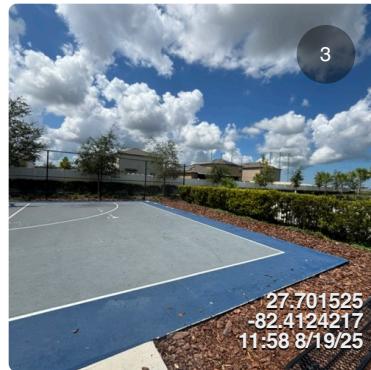
Investigate the sudden decline on the Boston Ferns and report findings to Inframrk.



## Item 14 - Basketball Court

Assigned To: District

Basketball court is clean.



## Item 15 - Amenity Center Landscape

Assigned To: Steadfast

Amenity landscape beds are well maintained.



## Item 16 - Amenity Pool

Due By: Thursday, August 28, 2025

Assigned To: Steadfast

1). Pool is clean and blue.

2). Furniture is intact.

3/4/5/6). Weeds have overtaken the landscape beds. Maintain weed control.

