

**SPENCER CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**OCTOBER 02, 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  
Katya Campbell, Clubhouse Manager

## Regular Meeting Agenda

Thursday, October 02, 2025 at 2:00 p.m.

The Regular Meeting of the **Spencer Creek Community Development District** will be held **October 02, 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:** 240 062 334 037 6 **Passcode:** wU2Sy36X

**Dial-in by phone** +1 646-838-1601 **Pin:** 311 963 193#

## 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 Resolution 2026-01; Designation of Officers
- B. Consideration of Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement
- C. Consideration of Recreational Facilities Policies and Regulations
- D. Consideration of Charm City Eats Food Truck Agreement
- E. Consideration of Resolution 2026-03; Budget Amendment

### 4. CONSENT AGENDA

- A. Approval of Minutes of September 04, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance August 2025
- C. Acceptance of the Financials and Approval of the Check Register for August 2025
- D. Ratification of Aqua Sentry Proposal #1660 – Algae Treatment (\$1,000.00)
- E. Ratification of Aqua Sentry Proposal #1661 – Replaced Equipment (\$250.00)
- F. Ratification of Coastal Fence Services Proposal #49 – (\$4,206.00)
- G. Ratification of Inframark Proposal #057-033-1-25 – Loading, Removal & Dumping of Patio Furniture (\$325.00)
- H. Ratification of Egis Proposal of Insurance Coverage

### 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

**RESOLUTION 2026-01**

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

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

**1. District Officers.** The District officers are as follows:

\_\_\_\_\_ is appointed Chairperson.  
\_\_\_\_\_ is appointed Vice-Chairperson.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Secretary.  
\_\_\_\_\_ is appointed Treasurer.  
\_\_\_\_\_ is appointed Assistant Treasurer.

**2. Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**3. Effective Date.** This Resolution shall become effective immediately upon its adoption.

Adopted this 2<sup>nd</sup> day of October, 2025.

Attest:

**Spencer Creek Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

## RESOLUTION 2026-02

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, the District owns, maintains, and operates certain recreational facilities;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations for its amenity facilities;

**WHEREAS**, the Board held a public hearing on Tuesday, October 2, 2025, to receive public comment on its proposed Clubhouse Gathering Room Reservation Policies and Usage Agreement (the “**Reservation Policies and Usage Agreement**”);

**WHEREAS**, the proposed Reservation Policies and Usage Agreement are meant to provide for efficient and effective District operations, and for the safety and security of the District and its members; and

**WHEREAS**, after hearing and considering public comment, the Board has determined that the proposed Reservation Policies and Usage Agreement should be adopted.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. **Adoption**. The Board hereby adopts the Clubhouse Gathering Room Reservation Policies and Usage Agreement for the Recreational Facilities as finalized in the form attached hereto as **Exhibit A**.
3. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. **Effective Date.** This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED on October 2, 2025.**

**Attest:**

**Spencer Creek  
Community Development District**

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

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

# **EXHIBIT A**

## **Spencer Creek Community Development District**

### **Clubhouse Gathering Room Reservation Policies and Usage Agreement**

# SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

## Clubhouse Gathering Room Reservation Policies and Usage Agreement

The Spencer Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Hillsborough County, Florida (hereinafter the “**District**”) owns and maintains an Amenity Center located at 1643 Fred Ives Street, Ruskin, Florida 33570.

The Amenity Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Basketball Court, and Various Common Areas. The Clubhouse Gathering Room is the ONLY space available for purposes of resident and/or non-resident rental.

Reservation Date: \_\_\_\_\_ Day: \_\_\_\_\_

Time Reserved: \_\_\_\_\_ Type of Party: \_\_\_\_\_

Resident: \_\_\_\_\_ Non-Resident: \_\_\_\_\_

Non-Resident: \_\_\_\_\_ Non-Resident Business: \_\_\_\_\_

IF Renting to a Non-Resident:      Name of Non-Resident: \_\_\_\_\_  
DOB of Non-Resident: \_\_\_\_\_  
Mailing Address of Non-Resident: \_\_\_\_\_

### Applicant/Renter Information:

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

Address: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_ Cell Phone Number: \_\_\_\_\_

Security Deposit of **\$200.00** Received on: \_\_\_\_\_ in the total amount of: \$200.00

The Clubhouse Gathering Room (PLEASE NOTE that this does **NOT** include pool or pool patio access) may be rented for private events. ONLY the Gathering Room is available for rental, during the hours of 9:00 a.m. and 11:00 p.m. Rentals are allowed for a maximum of six (6) hours total, unless otherwise approved ahead of time and in writing by the District’s Board of Supervisors and the District Manager. Rentals are on a first-come first-serve basis, with a mandatory Security Deposit DUE at time of reservation in order to officially effectuate reservation of the requested Date and Time.

### Gathering Room Rental Fees for Residents and Non-Residents

#### **Residents:**

Up to four (4) hours = \$50.00

Up to six (6) hours = \$100.00

Refundable Security Deposit = \$200.00

#### **Non-Residents:**

Up to four (4) hours = \$150.00

Up to six (6) hours = \$200.00

Refundable Security Deposit = \$400.00

*Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of 72 hours prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.*

# SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

## Gathering Room Rental Usage Policies

1. \_\_\_\_\_ All persons using the Gathering Room do so at their own risk.
2. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. \_\_\_\_\_ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT (NO EXCEPTIONS)**.
4. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. \_\_\_\_\_ Furniture shall **NOT** be removed from the Gathering Room at any time.
6. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. \_\_\_\_\_ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. \_\_\_\_\_ Non-perishable items left in the Gathering Room after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. \_\_\_\_\_ All persons renting and utilizing the Gathering Room shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. \_\_\_\_\_ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. \_\_\_\_\_ Use of the Gathering Room is **STRICTLY** limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. \_\_\_\_\_ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is **STRICTLY PROHIBITED**.
14. \_\_\_\_\_ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
  - i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. \_\_\_\_\_ **ALL CLEANING MUST BE COMPLETED**, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room **AFTER** ending time of the reservation will be considered as **TRESPASSING** and **NOT ONLY** will the **SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED** but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff’s Office).
16. \_\_\_\_\_ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. \_\_\_\_\_ Approval of all events is subject to the discretion of the District Manager and/or the

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. \_\_\_\_\_ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. \_\_\_\_\_ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
22. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

**Spencer Creek  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Renter** (Resident/Non-Resident) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Permission to use Gathering Room, Release of Liability, and Indemnification Agreement**

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of \$50.00 for rentals up to four (4) hours or Rental Fee of \$100.00 for rentals up to six (6) hours. Every rental will require the receipt of a \$200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Spencer Creek CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

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**Renter's Printed Name and Signature**

**Date**

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**District Representative Name and Signature**

**Date**

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**CHECK PAYMENT FORM**

*This form must be completed by **each individual** issuing a check to the Spencer Creek unity Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID **MUST** be obtained **for each individual occurrence.***

**TODAY'S DATE:** \_\_\_\_\_

**NAME OF ISSUER:** \_\_\_\_\_

**DOB:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**HOME PHONE:** \_\_\_\_\_

**CELL PHONE:** \_\_\_\_\_

**DRIVER LICENSE NUMBER:** \_\_\_\_\_

**Please attach a copy of Driver's license.**

**PLACE OF EMPLOYMENT:** \_\_\_\_\_

**WORK PHONE:** \_\_\_\_\_

**AMOUNT OF CHECK:** \_\_\_\_\_

**REASON FOR CHECK:** \_\_\_\_\_

***Non-Sufficient Funds (NSF) Policy:***

***In the event that a check is sent back to the Spencer Creek Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.***

# SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL FACILITIES POLICIES AND REGULATIONS

## **Recreational Facilities Policies and Regulations**

The Spencer Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Hillsborough County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the “**District**”), owns and maintains various Recreational Facilities throughout its boundaries, as well as an Amenity Center located at 1643 Fred Ives Street, Ruskin, Florida 33570.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Basketball Court, and Various Common Area. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

### **General**

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

**PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District's Board of Supervisors.**

### **PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES**

**Any guests under the age of 18 that utilize the Recreational Facilities without an adult present MUST have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B**) on file by the guest's legal guardian.**

### **Recreational Facilities and Amenity Center Usage Policies**

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Basketball Court, and Various Common Area.

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

1. \_\_\_\_\_ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. \_\_\_\_\_ **All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. \_\_\_\_\_ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. \_\_\_\_\_ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. \_\_\_\_\_ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. \_\_\_\_\_ All persons using the Amenity Center do so at their own risk.
7. \_\_\_\_\_ All persons using the Pool do so at their own risk.
8. \_\_\_\_\_ All persons using the Playground do so at their own risk.
9. \_\_\_\_\_ All persons using the Basketball Court do so at their own risk.
10. \_\_\_\_\_ With the exception of the Pool and Pool Patio, where bathing suits are permitted.
11. \_\_\_\_\_ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities.
12. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
13. \_\_\_\_\_ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
14. \_\_\_\_\_ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
15. \_\_\_\_\_ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
16. \_\_\_\_\_ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
17. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
18. \_\_\_\_\_ The pool area is not supervised by lifeguards.
19. \_\_\_\_\_ All swimmers must shower before initially entering the Pool.
20. \_\_\_\_\_ Furniture shall NOT be removed from the Amenity Center (i.e. Gathering Room, Pool, Pool Patio, etc.) at any time.
21. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
22. \_\_\_\_\_ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
23. \_\_\_\_\_ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
24. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed on District property.
25. \_\_\_\_\_ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.
26. \_\_\_\_\_ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the

## SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL FACILITIES POLICIES AND REGULATIONS

District by other residents. Specifically, no person may use District Recreational Facilities in such a manner that creates excessive noise, profanity, or boisterous action.

27. \_\_\_\_\_ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool Patio any time except for verified service animals as defined by Florida Statutes.
28. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
29. \_\_\_\_\_ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
30. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
31. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
32. \_\_\_\_\_ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

### **Pool and Pool Patio Specific Usage Policies**

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. \_\_\_\_\_ In the event of an emergency, or any safety concern, please call 911.
2. \_\_\_\_\_ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. \_\_\_\_\_ Residents and Members under the age of 18 that utilize the pool or pool patio independently **MUST** have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. \_\_\_\_\_ The Pool and Pool Patio is open from Dawn until Dusk.
5. \_\_\_\_\_ All swimmers must shower before initially entering the pool.
6. \_\_\_\_\_ Flotation devices, such as rafts, rings, or play items, are **NOT** allowed in the pool or on the pool patio.
7. \_\_\_\_\_ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are **NOT** permitted on the pool patio.
8. \_\_\_\_\_ Persons with open cuts, wounds, sores, or blisters may **NOT** use the pool.
9. \_\_\_\_\_ Persons that are ill with diarrhea may **NOT** use the pool.
10. \_\_\_\_\_ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. \_\_\_\_\_ Animals are not permitted in or around the pool with the exception of certified service animals.
12. \_\_\_\_\_ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. \_\_\_\_\_ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. \_\_\_\_\_ All other general Recreational Facilities and Amenity Center Usage Policies apply.

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS**

**POLICY ENFORCEMENT.** Please be aware that District Representatives **MUST** protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will **NOT** be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

**CONSEQUENCES.** The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

- I. WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
- II. SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
  - a. 3 days
  - b. 7 days
  - c. 1 month
  - d. 3-6 months
  - e. Indefinite

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**SIGNATURES**

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool Specific Usage Policies; the (3) Basketball Court Usage Policies; the (4) Playground Area Usage Policies; and the (5) Consequences for Violations of Policies and Regulations listed above.

**Spencer Creek  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Member** (Resident/Member) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**EXHIBIT A**

**Spencer Creek  
Community Development District**

**Clubhouse Gathering Room Reservation Policies and Usage Agreement**

# SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

## Clubhouse Gathering Room Reservation Policies and Usage Agreement

The Spencer Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Hillsborough County, Florida (hereinafter the “**District**”) owns and maintains an Amenity Center located at 1643 Fred Ives Street, Ruskin, Florida 33570.

The Amenity Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Basketball Court, and Various Common Areas. The Clubhouse Gathering Room is the ONLY space available for purposes of resident and/or non-resident rental.

Reservation Date: \_\_\_\_\_ Day: \_\_\_\_\_

Time Reserved: \_\_\_\_\_ Type of Party: \_\_\_\_\_

Resident: \_\_\_\_\_ Non-Resident: \_\_\_\_\_

Non-Resident: \_\_\_\_\_ Non-Resident Business: \_\_\_\_\_

IF Renting to a Non-Resident:      Name of Non-Resident: \_\_\_\_\_  
DOB of Non-Resident: \_\_\_\_\_  
Mailing Address of Non-Resident: \_\_\_\_\_

### Applicant/Renter Information:

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

Address: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_ Cell Phone Number: \_\_\_\_\_

Security Deposit of **\$200.00** Received on: \_\_\_\_\_ in the total amount of: \$200.00

The Clubhouse Gathering Room (PLEASE NOTE that this does **NOT** include pool or pool patio access) may be rented for private events. ONLY the Gathering Room is available for rental, during the hours of 9:00 a.m. and 11:00 p.m. Rentals are allowed for a maximum of six (6) hours total, unless otherwise approved ahead of time and in writing by the District’s Board of Supervisors and the District Manager. Rentals are on a first-come first-serve basis, with a mandatory Security Deposit DUE at time of reservation in order to officially effectuate reservation of the requested Date and Time.

### Gathering Room Rental Fees for Residents and Non-Residents

#### **Residents:**

Up to four (4) hours = \$50.00

Up to six (6) hours = \$100.00

Refundable Security Deposit = \$200.00

#### **Non-Residents:**

Up to four (4) hours = \$150.00

Up to six (6) hours = \$200.00

Refundable Security Deposit = \$400.00

*Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of 72 hours prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.*

# SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

## Gathering Room Rental Usage Policies

1. \_\_\_\_\_ All persons using the Gathering Room do so at their own risk.
2. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. \_\_\_\_\_ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT (NO EXCEPTIONS)**.
4. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. \_\_\_\_\_ Furniture shall **NOT** be removed from the Gathering Room at any time.
6. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. \_\_\_\_\_ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. \_\_\_\_\_ Non-perishable items left in the Gathering Room after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. \_\_\_\_\_ All persons renting and utilizing the Gathering Room shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. \_\_\_\_\_ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. \_\_\_\_\_ Use of the Gathering Room is **STRICTLY** limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. \_\_\_\_\_ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is **STRICTLY PROHIBITED**.
14. \_\_\_\_\_ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
  - i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. \_\_\_\_\_ **ALL CLEANING MUST BE COMPLETED**, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room **AFTER** ending time of the reservation will be considered as **TRESPASSING** and **NOT ONLY** will the **SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED** but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff’s Office).
16. \_\_\_\_\_ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. \_\_\_\_\_ Approval of all events is subject to the discretion of the District Manager and/or the

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. \_\_\_\_\_ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. \_\_\_\_\_ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
22. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

**Spencer Creek  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Renter** (Resident/Non-Resident) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Permission to use Gathering Room, Release of Liability, and Indemnification Agreement**

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of \$50.00 for rentals up to four (4) hours or Rental Fee of \$100.00 for rentals up to six (6) hours. Every rental will require the receipt of a \$200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Spencer Creek CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

---

**Renter's Printed Name and Signature**

**Date**

---

**District Representative Name and Signature**

**Date**

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**CHECK PAYMENT FORM**

*This form must be completed by **each individual** issuing a check to the Spencer Creek unity Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID **MUST** be obtained **for each individual occurrence.***

**TODAY'S DATE:** \_\_\_\_\_

**NAME OF ISSUER:** \_\_\_\_\_

**DOB:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**HOME PHONE:** \_\_\_\_\_

**CELL PHONE:** \_\_\_\_\_

**DRIVER LICENSE NUMBER:** \_\_\_\_\_

**Please attach a copy of Driver's license.**

**PLACE OF EMPLOYMENT:** \_\_\_\_\_

**WORK PHONE:** \_\_\_\_\_

**AMOUNT OF CHECK:** \_\_\_\_\_

**REASON FOR CHECK:** \_\_\_\_\_

***Non-Sufficient Funds (NSF) Policy:***

***In the event that a check is sent back to the Spencer Creek Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.***

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**EXHIBIT B**

**Spencer Creek  
Community Development District**

**Parental Consent and Waiver Form for Minor-Use of Recreational Facilities**

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities**

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, \_\_\_\_\_, hereby agree on behalf of myself, and \_\_\_\_\_ (child/minor) to the following:

**Disclaimer and Use of Recreational Facilities at Your Own Risk**

**PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK.** The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The Spencer Creek Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

**THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.**

*Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.*

**NOTICE TO THE MINOR CHILD'S  
NATURAL LEGAL GUARDIAN**

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: \_\_\_\_\_

Name of Parent/Guardian: \_\_\_\_\_

Address of Parent/Guardian: \_\_\_\_\_

Relation to Minor: \_\_\_\_\_

Signature of Parent/Guardian: \_\_\_\_\_ Date: \_\_\_\_\_

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**Recreational Facilities Policies and Regulations**

The Spencer Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Hillsborough County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the “**District**”), owns and maintains various Recreational Facilities throughout its boundaries, as well as an Amenity Center located at 1643 Fred Ives Street, Ruskin, Florida 33570.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Basketball Court, and Various Common Area. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

**General**

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

**PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District's Board of Supervisors.**

**PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR  
MINOR-USE OF RECREATIONAL FACILITIES**

**Any guests under the age of 18 that utilize the Recreational Facilities without an adult present MUST have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B**) on file by the guest's legal guardian.**

**Recreational Facilities and Amenity Center Usage Policies**

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Basketball Court, and Various Common Area.

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

1. \_\_\_\_\_ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. \_\_\_\_\_ **All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. \_\_\_\_\_ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. \_\_\_\_\_ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. \_\_\_\_\_ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. \_\_\_\_\_ All persons using the Amenity Center do so at their own risk.
7. \_\_\_\_\_ All persons using the Pool do so at their own risk.
8. \_\_\_\_\_ All persons using the Playground do so at their own risk.
9. \_\_\_\_\_ All persons using the Basketball Court do so at their own risk.
10. \_\_\_\_\_ With the exception of the Pool and Pool Patio, where bathing suits are permitted.
11. \_\_\_\_\_ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities.
12. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
13. \_\_\_\_\_ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
14. \_\_\_\_\_ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
15. \_\_\_\_\_ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
16. \_\_\_\_\_ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
17. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
18. \_\_\_\_\_ The pool area is not supervised by lifeguards.
19. \_\_\_\_\_ All swimmers must shower before initially entering the Pool.
20. \_\_\_\_\_ Furniture shall NOT be removed from the Amenity Center (i.e. Gathering Room, Pool, Pool Patio, etc.) at any time.
21. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
22. \_\_\_\_\_ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
23. \_\_\_\_\_ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
24. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed on District property.
25. \_\_\_\_\_ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.
26. \_\_\_\_\_ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the

## SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL FACILITIES POLICIES AND REGULATIONS

District by other residents. Specifically, no person may use District Recreational Facilities in such a manner that creates excessive noise, profanity, or boisterous action.

27. \_\_\_\_\_ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool Patio any time except for verified service animals as defined by Florida Statutes.
28. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
29. \_\_\_\_\_ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
30. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
31. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
32. \_\_\_\_\_ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

### **Pool and Pool Patio Specific Usage Policies**

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. \_\_\_\_\_ In the event of an emergency, or any safety concern, please call 911.
2. \_\_\_\_\_ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. \_\_\_\_\_ Residents and Members under the age of 18 that utilize the pool or pool patio independently **MUST** have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. \_\_\_\_\_ The Pool and Pool Patio is open from Dawn until Dusk.
5. \_\_\_\_\_ All swimmers must shower before initially entering the pool.
6. \_\_\_\_\_ Flotation devices, such as rafts, rings, or play items, are **NOT** allowed in the pool or on the pool patio.
7. \_\_\_\_\_ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are **NOT** permitted on the pool patio.
8. \_\_\_\_\_ Persons with open cuts, wounds, sores, or blisters may **NOT** use the pool.
9. \_\_\_\_\_ Persons that are ill with diarrhea may **NOT** use the pool.
10. \_\_\_\_\_ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. \_\_\_\_\_ Animals are not permitted in or around the pool with the exception of certified service animals.
12. \_\_\_\_\_ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. \_\_\_\_\_ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. \_\_\_\_\_ All other general Recreational Facilities and Amenity Center Usage Policies apply.

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS**

**POLICY ENFORCEMENT.** Please be aware that District Representatives **MUST** protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will **NOT** be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

**CONSEQUENCES.** The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

- I. WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
- II. SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
  - a. 3 days
  - b. 7 days
  - c. 1 month
  - d. 3-6 months
  - e. Indefinite

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**SIGNATURES**

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool Specific Usage Policies; the (3) Basketball Court Usage Policies; the (4) Playground Area Usage Policies; and the (5) Consequences for Violations of Policies and Regulations listed above.

**Spencer Creek  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Member** (Resident/Member) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**EXHIBIT A**

**Spencer Creek  
Community Development District**

**Clubhouse Gathering Room Reservation Policies and Usage Agreement**

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**EXHIBIT B**

**Spencer Creek  
Community Development District**

**Parental Consent and Waiver Form for Minor-Use of Recreational Facilities**

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities**

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, \_\_\_\_\_, hereby agree on behalf of myself, and \_\_\_\_\_ (child/minor) to the following:

**Disclaimer and Use of Recreational Facilities at Your Own Risk**

**PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK.** The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The Spencer Creek Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

**THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.**

*Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.*

**NOTICE TO THE MINOR CHILD'S  
NATURAL LEGAL GUARDIAN**

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: \_\_\_\_\_

Name of Parent/Guardian: \_\_\_\_\_

Address of Parent/Guardian: \_\_\_\_\_

Relation to Minor: \_\_\_\_\_

Signature of Parent/Guardian: \_\_\_\_\_ Date: \_\_\_\_\_

## Food Truck Agreement

This Food Truck Agreement (the "Agreement") is made as of the 18th day of September, 2025, by and between Charm City Eats, Inc, (the "Independent Contractor"), whose mailing address is 19548 Whispering Brook Drive, Tampa, FL 33647, 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 Sept 22, 2025 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, 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.

CharmCityEats, Inc.  
[COMPANY NAME]

Amy Makarski  
Name: Amy Makarski  
Title: President

**Spencer Creek  
Community Development District**

Kelly Evans  
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 Amy Makarski, 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 President (Title) of Charm City Eats INC. (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Spencer Creek Community Development District (the "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.

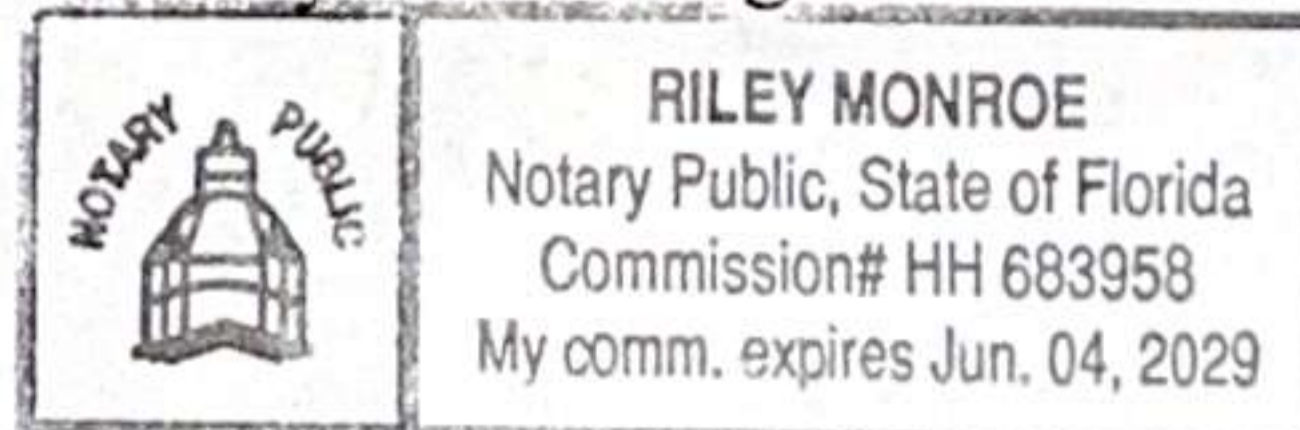
Amy Makarski

Signature of Affiant

Sworn before me on September 22, 2025

Riley Monroe

Notary Public Signature



Notary Stamp



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
09/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS 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 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).

<b>PRODUCER</b> Veracity Insurance Solutions, LLC. Pleasant Grove, UT, 84062	<b>CONTACT NAME:</b> Veracity Insurance Solutions, LLC <b>PHONE (A/C, No, Ext):</b> (866) 395-1308 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> info@veracityvue.com
<b>INSURED</b> CHARM CITY EATS INCORPORATED, DBA CHARM CITY EATS INCORPORATED 19548 Whispering Brook Dr Tampa, FL, 33647	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Accelerant National Insurance Company
	<b>NAIC #</b> 10220

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURE BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE PO 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 INSR	SUBR WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> PROFESSIONAL LIABILITY (CLAIMS-MADE FORM) GENL AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N0276GL00000100-FA023172	09/19/2025	09/19/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS COMP/OP AGG \$2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/>	<input type="checkbox"/>				EACH OCCURRENCE 0 AGGREGATE 0 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED (Mandatory in NH) <input type="checkbox"/> If yes describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A <input type="checkbox"/>				<input type="checkbox"/> WC STATUTORY LIMITS \$ <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE EA EMPLOYEE \$ E.L. DISEASE POLICY LIMIT \$

## DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space required)

It is understood and agreed that the Certificate Holder is named as Additional Insured per attached CG 20 26 (Ed. 04 13) - Additional Insured - Designated Person or Organization subject to all policy terms, conditions, and exclusions.

## CERTIFICATE HOLDER

Spencer Creek Community Development District (the "District")  
2005 Pan Am Circle, Suite 300  
Tampa, FL, 33607

## CANCELLATION

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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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**Schedule**

**Name of Additional Insured Person(s) or Organization(s):**

Spencer Creek Community Development District (the "District")

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**A. SECTION II - WHO IS AN INSURED** is amended to include as an Additional Insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. in the performance of your ongoing operations; or
2. in connection with your premises owned by or rented to you.

However:

1. the insurance afforded to such additional insured only applies to the extent permitted by law; and
2. if coverage provided to the Additional Insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these Additional Insureds, the following is added to **SECTION III – LIMITS OF INSURANCE:**

If coverage provided to the Additional Insured is required by a contract or agreement, the most we will pay on behalf of the Additional Insured is the amount of insurance:

1. required by the contract or agreement; or
2. available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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**RESOLUTION 2026-03**

**A RESOLUTION AMENDING THE SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT GENERAL  
FUND BUDGET FOR FISCAL YEAR 2026**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the “Board”, of Spencer Creek Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2026, and

**WHEREAS**, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 2<sup>nd</sup> day of October and be reflected in the District’s Audited Financial Statements for Fiscal Year Ended September 30, 2026.

**Spencer Creek  
Community Development District**

by: \_\_\_\_\_  
Chairman/ Vice Chairman

Attest:

by: \_\_\_\_\_  
Secretary

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Tax Collector	-	-	-	1,569	1,569
Rental Income	-	-	-	100	100
Special Assmnts- Tax Collector	454,114	-	454,114	459,006	4,892
Other Miscellaneous Revenues	-	-	-	355	355
<b>TOTAL REVENUES</b>	<b>454,114</b>	<b>-</b>	<b>454,114</b>	<b>461,030</b>	<b>6,916</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Supervisor Fees	12,000	-	12,000	11,800	200
Payroll-Pool Monitors	12,000	(12,000)	-	-	-
ProfServ-Trustee Fees	4,100	-	4,100	4,256	(156)
Disclosure Report	4,200	-	4,200	3,881	319
District Counsel	5,000	8,500	13,500	13,263	237
District Engineer	5,000	-	5,000	2,356	2,644
District Manager	30,000	500	30,500	30,353	147
Accounting Services	12,000	-	12,000	12,031	(31)
Auditing Services	4,100	200	4,300	4,300	-
Onsite Staff	35,000	6,000	41,000	40,833	167
Website Compliance	1,500	1,500	3,000	3,000	-
Email Hosting Vendor	600	-	600	-	600
Annual Mailing	500	-	500	-	500
Postage, Phone, Faxes, Copies	500	1,500	2,000	2,004	(4)
Insurance - General Liability	24,750	-	24,750	23,274	1,476
Public Officials Insurance	2,819	-	2,819	2,819	-
Legal Advertising	2,500	-	2,500	1,704	796
Bank Fees	250	300	550	531	19
Website Administration	1,500	(1,500)	-	-	-
Dues, Licenses, Subscriptions	175	-	175	206	(31)
<b>Total Administration</b>	<b>158,494</b>	<b>5,000</b>	<b>163,494</b>	<b>156,611</b>	<b>6,883</b>
<b><u>Electric Utility Services</u></b>					
Electric Utility Services - All	75,000	-	75,000	64,768	10,232
<b>Total Electric Utility Services</b>	<b>75,000</b>	<b>-</b>	<b>75,000</b>	<b>64,768</b>	<b>10,232</b>
<b><u>Water-Sewer Comb Services</u></b>					
Water/Wastewater	4,000	2,000	6,000	5,719	281
<b>Total Water-Sewer Comb Services</b>	<b>4,000</b>	<b>2,000</b>	<b>6,000</b>	<b>5,719</b>	<b>281</b>

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Other Physical Environment</u></b>					
Waterway Management	-		-	765	(765)
Field Manager	12,000		12,000	12,000	-
Janitorial Supplies	9,000	-	9,000	4,484	4,516
Contracts-Aquatic Control	9,180	-	9,180	6,120	3,060
Contracts-Pools	11,640	1,400	13,040	12,942	98
Amenity Center Pest Control	1,000	-	1,000	-	1,000
Security Monitoring Services	4,500	-	4,500	3,998	502
Amenity - Phone, internet, cable	1,800	-	1,800	1,890	(90)
Water/Wastewater	-		-	459	(459)
R&M-Other Landscape	2,000		2,000	-	2,000
Pool Maintenance - Other	1,000		1,000	275	725
Amenity Maintenance & Repairs	10,000	1,500	11,500	11,411	89
R&M-Monument, Entrance & Wall	1,500	3,000	4,500	4,313	187
Landscape - Mulch	15,000		15,000	2,200	12,800
Landscape Maintenance	110,000		110,000	106,701	3,299
Plant Replacement Program	4,000		4,000	-	4,000
Irrigation Maintenance	1,500	300	1,800	1,769	31
Misc Repairs and Maintenance	20,000	6,800	26,800	26,720	80
Access Control	2,500		2,500	-	2,500
<b>Total Other Physical Environment</b>	<b>216,620</b>	<b>13,000</b>	<b>229,620</b>	<b>196,047</b>	<b>33,573</b>
<b>TOTAL EXPENDITURES</b>	<b>454,114</b>	<b>20,000</b>	<b>474,114</b>	<b>423,145</b>	<b>50,969</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	(20,000)	(20,000)	37,885	57,885
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	-	20,000	20,000	-	(20,000)
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>	<b>(20,000)</b>
Net change in fund balance	-	-	-	37,885	37,885
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>28,840</b>	<b>-</b>	<b>28,840</b>	<b>28,839</b>	<b>(1)</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 28,840</b>	<b>\$ -</b>	<b>\$ 28,840</b>	<b>\$ 66,724</b>	<b>\$ 37,884</b>

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

The regular meeting of the Board of Supervisors of Spencer Creek Community Development District was held on Thursday, September 4, 2025, and called to order at 2:35 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson
Carlos de la Ossa	Vice Chairperson
Nicholas Dister	Assistant Secretary
Lori Campagna	Assistant Secretary
Ben Gainer	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer ( <i>via phone</i> )
Paul Young	Field Manager
Katia Campbell	Clubhouse Manager ( <i>via phone</i> )

*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**

**Business Items**

**A. Consideration of Goals & Objectives**

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor, Goals & Objectives, were approved. 5-0

**B. Consideration of Sign Straightening/Reinstallation Proposal (\$325)**

On MOTION by Ms. Campagna seconded by Mr. Gainer, with all in favor, Sign Straightening/Reinstallation Proposal (\$325), was approved. 5-0

**FOURTH ORDER OF BUSINESS**

**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

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

## FIFTH ORDER OF BUSINESS

### Staff Reports

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

There being no reports, the next item followed.

#### i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. Mr. Young provided updates on vendors, landscaping, parking/towing, amenities.

On MOTION by Mr. de la Ossa seconded by Ms. Campagna, with all in favor, to authorize Kelly Evans, outside the Board, to negotiate towing agreement for the amenity, was approved. 5-0

## SIXTH ORDER OF BUSINESS

### Board of Supervisors' Requests and Comments

Ms. Evans requested updates on future community events/staffing, overnight security monitoring cameras, new access cards procedure. Discussion ensued.

*Ms. Cooper introduced Katia Campbell as the new Clubhouse Manager.*

## SEVENTH ORDER OF BUSINESS

### Adjournment

There being no further business,

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor the meeting was adjourned at 2:43 pm. 5-0

\_\_\_\_\_  
Jayna Cooper  
District Manager

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

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
BL POOLS DBA AQUASENTRY	8/5/2025	SJ1PR1N-69	\$1,600.00	\$1,600.00	POOL CLEANING
BL POOLS DBA AQUASENTRY	7/3/2025	SK7F87F-59	\$1,600.00	\$1,600.00	COMMERCIAL CLEANING
INFRAMARK LLC	8/1/2025	155240	\$1,000.00		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155240	\$350.00		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155240	\$2,500.00		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155240	\$1,000.00		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155240	\$125.00	\$4,975.00	MANAGEMENT FEE
SITEX AQUATICS	8/1/2025	10063-B	\$765.00	\$765.00	SERVICE
SPEAREM ENTERPRISES	5/19/2025	6210	\$650.00	\$650.00	CLEANING SERVICES
SPEAREM ENTERPRISES	8/26/2025	6254	\$600.00	\$600.00	CLEANING SERVICES
STANTEC CONSULTING SERVICES	8/14/2025	2442484	\$455.00	\$455.00	DISTRICT ENGINEER
STEADFAST CONTRACTORS ALIANCE	8/1/2025	SA-14178	\$7,534.90	\$7,534.90	LANDSCAPE SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$18,179.90</b>	<b>\$18,179.90</b>	
<b>Variable Contract</b>					
STRALEY ROBIN VERICKER	8/15/2025	26953	\$2,204.50	\$2,204.50	DISTRICT COUNSEL
<b>Variable Contract Subtotal</b>			<b>\$2,204.50</b>	<b>\$2,204.50</b>	
<b>Utilities</b>					
BOCC ACH	7/29/2025	072925-6437	\$437.91	\$437.91	WATER
CHARTER COMMUNICATIONS ACH	8/9/2025	2472565080925	\$179.98	\$179.98	INTERNET
TECO ACH	8/1/2025	080125-9039	\$20.68	\$20.68	ELECTRIC
TECO ACH	8/1/2025	080125-8083	\$113.38	\$113.38	ELECTRIC
TECO ACH	8/1/2025	080125-4837	\$893.82	\$893.82	ELECTRIC
TECO ACH	8/1/2025	080125-9922	\$20.68	\$20.68	ELECTRIC
TECO ACH	8/1/2025	080125-2437	\$4,474.30	\$4,474.30	ELECTRIC
TECO ACH	8/1/2025	080125-9930	\$20.68	\$20.68	ELECTRIC

<b>SPENCER CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Utilities Subtotal</b>			<b>\$6,161.43</b>	<b>\$6,161.43</b>	
<b>Regular Services</b>					
ACTION SECURITY, INC.	8/1/2025	30082	\$150.00	\$150.00	SECURITY SERVICES
BENJAMIN D. GAINER	8/7/2025	BG-080725	\$200.00	\$200.00	BOARD 8/7/25
CARLOS DE LA OSSA	8/7/2025	CO-080725	\$200.00	\$200.00	BOARD 8/7/25
KELLY ANN EVANS	8/7/2025	KE-080725	\$200.00	\$200.00	BOARD 8/7/25
LORI A CAMPAGNA	8/7/2025	LC-080725	\$200.00	\$200.00	BOARD 8/7/25
NICHOLAS J. DISTER	8/7/2025	ND-080725	\$200.00	\$200.00	BOARD 8/7/25
<b>Regular Services Subtotal</b>			<b>\$1,150.00</b>	<b>\$1,150.00</b>	
<b>Additional Services</b>					
ACTION SECURITY, INC.	7/29/2025	30076	\$2,355.00	\$2,355.00	DOORKING CELLULAR DEVICE & LABOR
<b>Additional Services Subtotal</b>			<b>\$2,355.00</b>	<b>\$2,355.00</b>	
<b>TOTAL</b>			<b>\$30,050.83</b>	<b>\$30,050.83</b>	



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

Date: 08/05/2025  
Due: 08/20/2025  
Invoice #: SJ1PR1N-69  
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
SPENCER CREEK Commercial Cleaning of Spencer Creek	1	1,656.00	1,600.00
Total		\$1,656.00	\$1,600.00



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

Date: 07/03/2025  
Due: 08/02/2025  
Invoice #: SK7F87F-59

\$1,600.00 due Aug 2, 2025

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

Item	Qty	Credit Card	Cash or Check
SPENCER CREEK Commercial Cleaning of Spencer Creek	1	1,656.00	1,600.00
Total		\$1,656.00	\$1,600.00



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

155240

**DATE**

8/1/2025

**CUSTOMER ID**

C2312

**NET TERMS**

Due On Receipt

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

8/1/2025

**BILL TO**

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

Services provided for the Month of: August 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>	\$4,975.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



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

**Invoice details**  
Invoice no.: 10063-b  
Terms: Net 30  
Invoice date: 08/01/2025  
Due date: 08/31/2025

#	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>

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



INVOICE

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

INVOICE 6210  
DATE 05/19/2025  
TERMS Net 15  
DUE DATE 06/03/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor 4 weeks at 2 times per week clubhouse cleaning services including dog waste can and trash cans at basketball court and playground 3/15 to 4/15	4	131.25	525.00
Material trash bags paper goods soap and mut mits	1	75.00	75.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$650.00**

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



INVOICE

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

INVOICE 6254  
DATE 08/26/2025  
TERMS Net 15  
DUE DATE 09/10/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor 4 weeks at 2 times per week clubhouse cleaning services including dog waste can and trash cans at basketball court and playground 7/15/25to 8/15/25	4	131.25	525.00
Material trash bags paper goods soap and mut mits	1	75.00	75.00

Thank You! We Appreciate Your Business.

BALANCE DUE \$600.00



## INVOICE

Page 1 of 2

Invoice Number	2442484
Invoice Date	August 14, 2025
Customer Number	150692
Project Number	238202109

**Bill To**

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

**EFT/ACH Remit To (Preferred)**

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

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

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**Project Description:** Spencer Creek CDD

<b>Stantec Project Manager:</b>	Stewart, Tonja L
<b>Authorization Amount:</b>	\$8,617.50
<b>Authorization Previously Billed:</b>	\$518.50
<b>Authorization Budget Remaining:</b>	\$7,644.00
<b>Authorization Billed to Date:</b>	\$973.50
<b>Current Invoice Due:</b>	\$455.00
<b>For Period Ending:</b>	August 8, 2025

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<b>Email Invoice:</b>	InframarkCMS@payableslockbox.com
<b>CC:</b>	michael.perez@inframark.com

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

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

**INVOICE**

Page 2 of 2

**Invoice Number**

2442484

**Project Number**

238202109

**Top Task 2025****2025 FY General Consulting****Professional Services****Billing Level**

## Level 09

Nurse, Vanessa M

**Date****Hours****Rate****Current  
Amount**

2025-07-23

0.25

110.00

27.50

**0.25****27.50**

## Level 10

Waag, R Tyson (Tyson)

2025-05-01

0.50

190.00

95.00

Waag, R Tyson (Tyson)

2025-06-05

0.75

190.00

142.50

Waag, R Tyson (Tyson)

2025-07-10

0.50

190.00

95.00

Waag, R Tyson (Tyson)

2025-08-06

0.25

190.00

47.50

Waag, R Tyson (Tyson)

2025-08-07

0.25

190.00

47.50

**2.25****427.50****Professional Services Subtotal****2.50****455.00****Top Task 2025 Total****455.00**

Total Fees &amp; Disbursements

\$455.00

**INVOICE TOTAL (USD)****\$455.00**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-07-23	238202109	2025	Direct - Regular	NURSE, VANESSA M	0.25	110.00	27.50	PROJECT MANAGER SUPPORT	
2025-05-01	238202109	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-06-05	238202109	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-07-10	238202109	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE VIA TEAMS	
2025-08-06	238202109	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY BOARD MEETING PREPARATION.	
2025-08-07	238202109	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY BOARD MEETING ATTENDANCE (BUDGET MEETING AND REGULAR AGENDA).	
<b>Total Project 238202109</b>					<b>2.50</b>		<b>\$455.00</b>		



# 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

August 15, 2025

Client: 001511

Matter: 000001

Invoice #: 26953

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/2/2025	KCH	PREPARE POOL MAINTENANCE SERVICES AGREEMENT WITH AQUA SENTRY; PREPARE TERMINATION NOTICE TO THE POOL ATTENDANT EFFECTIVE JULY 7, 2025.	1.6	\$600.00
7/3/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
7/8/2025	WAS	DRAFT NO FISHING POLICY AND RESOLUTION ADOPTING NO FISHING POLICY.	0.8	\$268.00
7/9/2025	JMV	REVIEW AGENDA PACKE AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
7/9/2025	KCH	PREPARE RESOLUTION AUTHORIZING OPENING A CREDIT CARD ACCOUNT WITH VALLEY BANK.	0.7	\$262.50
7/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
7/10/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE GATE MAINTENANCE AGREEMENT WITH ACTION SECURITY.	1.6	\$600.00
Total Professional Services			5.9	\$2,204.50

August 15, 2025  
Client: 001511  
Matter: 000001  
Invoice #: 26953

Page: 2

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Total Services	\$2,204.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,204.50
Previous Balance		\$1,071.00
Less Payments		(\$1,071.00)
<b>PAY THIS AMOUNT</b>		<b>\$2,204.50</b>

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



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	07/29/2025	08/19/2025

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	06/25/2025	7076	07/25/2025	7372	29600 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$89.39
Water Base Charge	\$20.91
Water Usage Charge	\$77.99
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$192.99

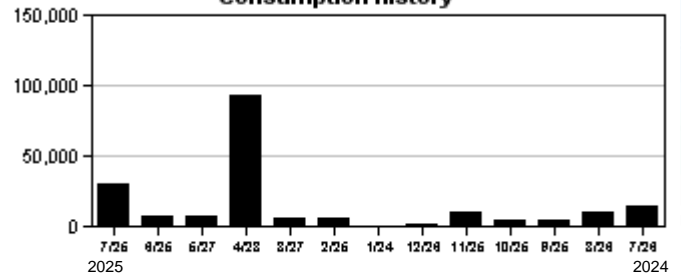
#### Summary of Account Charges

Previous Balance	\$146.25
Net Payments - Thank You	\$-146.25
Total Account Charges	<b>\$437.91</b>
<b>AMOUNT DUE</b>	<b>\$437.91</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.

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2374746437



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

2.236 0

DUE DATE

08/19/2025

**Auto Pay Scheduled  
DO NOT PAY**



0023747464370 00000437913

August 9, 2025  
Invoice Number: 2472565080925  
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 08/09/25 through 09/08/25  
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
YOUR AUTO PAY WILL BE PROCESSED 08/26/25	
<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.

**IMPORTANT PHONE UPDATE**

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at [Spectrumbusiness.net](http://Spectrumbusiness.net).

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 today.

**Thank you for choosing Spectrum Business.**

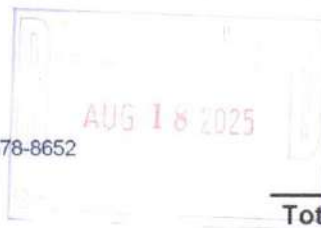
We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 09 08102025 NNNNNNNN 01 000815 0003

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



August 9, 2025

**SPENCER CREEK CDD**

Invoice Number: 2472565080925  
Account Number: 8337 12 028 2472565  
Service At: 1643 FRED IVES ST  
RUSKIN FL 33570-5745

**Total Due by Auto Pay \$179.98**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712028247256500179986



Invoice Number: 2472565080925  
 Account Number: 8337 12 028 2472565  
 Security Code: 8435

**Contact Us**

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

8633 2390 DY RP 09 08102025 NNNNNNNN 01 000815 0003

**Charge Details**

Previous Balance		179.98
EFT Payment	07/26	-179.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 08/09/25 will appear on your next bill.

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

**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
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges \$179.98**

**Total Due by Auto Pay \$179.98**

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](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  
1802 15TH ST SE  
RUSKIN, FL 33570-6010

Statement Date: August 01, 2025

Amount Due: \$20.68

Due Date: August 22, 2025

Account #: 221009259039

**DO NOT PAY. Your account will be drafted on August 22, 2025**

## Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due \$18.74

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

Current Month's Charges \$20.68

**Amount Due by August 22, 2025 \$20.68**

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



Scan here to view  
your account online.

**Let's be honest.  
You don't  
need me  
anymore.**

You can get your bill by  
email or text, skip the  
stamp and pay securely online.  
Move on to paperless billing.

Log in at [TECOaccount.com](http://TECOaccount.com)  
and select "ON" to enroll.

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: August 22, 2025



**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.

Amount Due: \$20.68

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

690890347024

Your account will be  
drafted on August 22, 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:** August 01, 2025  
**Charges Due:** August 22, 2025

## Meter Read

**Meter Location:** ENTRANCE SIGN

**Service Period:** Jun 27, 2025 - Jul 28, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000936781	07/28/2025	0		0		0 kWh	1	32 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.68</b>

## Avg kWh Used Per Day



**Total Current Month's Charges**

**\$20.68**

## Important Messages

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

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

## Contact Us

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### Phone:

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866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: August 01, 2025

Amount Due: \$113.38

Due Date: August 22, 2025

Account #: 211025808083

**DO NOT PAY. Your account will be drafted on August 22, 2025**

## Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due	\$114.76
Payment(s) Received Since Last Statement	-\$114.76
Miscellaneous Credits	-\$1.77
Credit balance after payments and credits	-\$1.77
Current Month's Charges	\$115.15

**Amount Due by August 22, 2025 \$113.38**

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

## Your Energy Insight

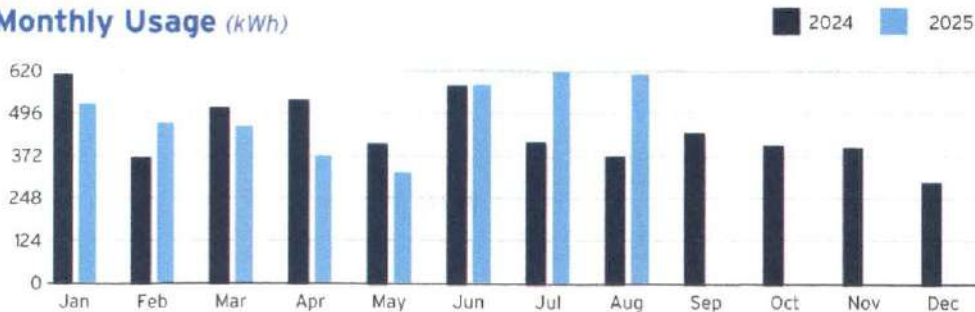
Your average daily kWh used was **58.33% higher** than the same period last year.

Your average daily kWh used was **9.52% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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

**Let's be honest.  
You don't  
need me  
anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at [TECOaccount.com](https://TECOaccount.com) and select "ON" to enroll.



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

Account #: 211025808083

Due Date: August 22, 2025

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

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

Amount Due: \$113.38

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

677310169823

Your account will be  
drafted on August 22, 2025

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

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

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



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

**Account #:** 211025808083  
**Statement Date:** August 01, 2025  
**Charges Due:** August 22, 2025

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Jun 27, 2025 - Jul 28, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	07/28/2025	34,404	33,796		608 kWh	1	32 Days

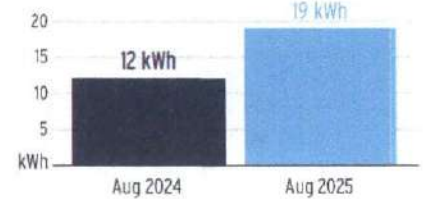
## Charge Details



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	608 kWh @ \$0.08641/kWh	\$52.54
Fuel Charge	608 kWh @ \$0.03391/kWh	\$20.62
Storm Protection Charge	608 kWh @ \$0.00577/kWh	\$3.51
Clean Energy Transition Mechanism	608 kWh @ \$0.00418/kWh	\$2.54
Storm Surcharge	608 kWh @ \$0.02121/kWh	\$12.90
Florida Gross Receipt Tax		\$2.88
<b>Electric Service Cost</b>		<b>\$115.15</b>

## Avg kWh Used Per Day



## Important Messages

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

## Total Current Month's Charges

**\$115.15**



### Miscellaneous Credits

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

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## Ways To Pay Your Bill



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



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### Phone

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7-1-1

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813-275-3909

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

Statement Date: August 01, 2025

Amount Due: \$893.82

Due Date: August 22, 2025

Account #: 221008474837

DO NOT PAY. Your account will be drafted on August 22, 2025

## Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due	\$878.37
Payment(s) Received Since Last Statement	-\$878.37

Current Month's Charges	\$893.82
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Amount Due by August 22, 2025	\$893.82
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Energy Insight

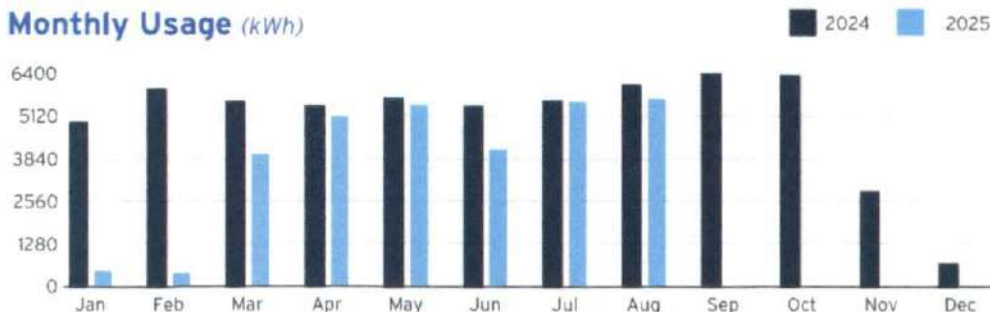
Your average daily kWh used was 12.44% lower than the same period last year.

Your average daily kWh used was 7.85% lower than it was in your previous period.



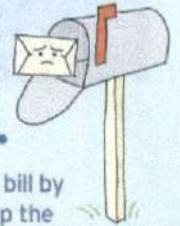
Scan here to view your account online.

## Monthly Usage (kWh)



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anymore.



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

Account #: 221008474837

Due Date: August 22, 2025



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



Amount Due: \$893.82

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

672371917645

Your account will be drafted on August 22, 2025

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

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

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



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

**Account #:** 221008474837  
**Statement Date:** August 01, 2025  
**Charges Due:** August 22, 2025

## Meter Read

**Service Period:** Jun 27, 2025 - Jul 28, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000240439	07/28/2025	95,941	90,321	5,620 kWh	1	32 Days

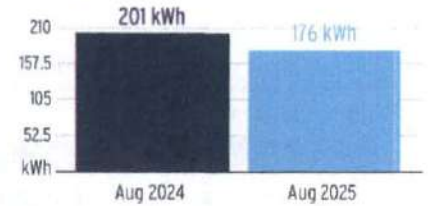
## Charge Details



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	5,620 kWh @ \$0.08641/kWh	\$485.62
Fuel Charge	5,620 kWh @ \$0.03391/kWh	\$190.57
Storm Protection Charge	5,620 kWh @ \$0.00577/kWh	\$32.43
Clean Energy Transition Mechanism	5,620 kWh @ \$0.00418/kWh	\$23.49
Storm Surcharge	5,620 kWh @ \$0.02121/kWh	\$119.20
Florida Gross Receipt Tax		\$22.35
<b>Electric Service Cost</b>		<b>\$893.82</b>

## Avg kWh Used Per Day



## Important Messages

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## Quarterly Fuel Source

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**Total Current Month's Charges**

**\$893.82**

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## Ways To Pay Your Bill



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7-1-1

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**Energy-Saving Programs:**

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

Statement Date: August 01, 2025

Amount Due: \$20.68

Due Date: August 22, 2025

Account #: 221008759922

DO NOT PAY. Your account will be drafted on August 22, 2025

## Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due \$18.74

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

Current Month's Charges \$20.68

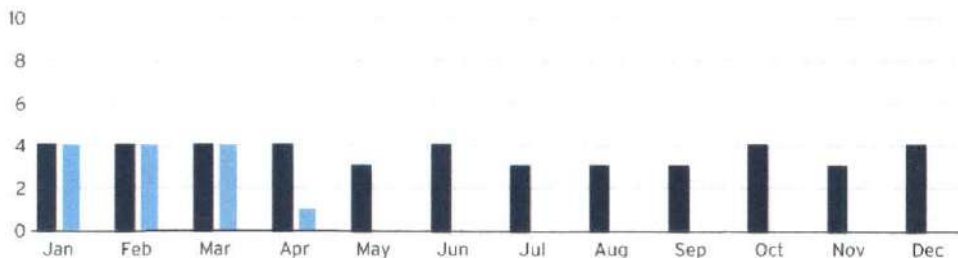
Amount Due by August 22, 2025 \$20.68

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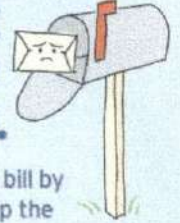
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## Monthly Usage (kWh)



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Account #: 221008759922

Due Date: August 22, 2025



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

Amount Due: \$20.68

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

672371917646

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

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

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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:** August 01, 2025  
**Charges Due:** August 22, 2025

## Meter Read

**Meter Location:** ENTRANCE SIGN

**Service Period:** Jun 27, 2025 - Jul 28, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000874860	07/28/2025	80	80	0 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Florida Gross Receipt Tax		\$0.52
	<b>Electric Service Cost</b>		<b>\$20.68</b>

**Total Current Month's Charges**

**\$20.68**

## Avg kWh Used Per Day



## Important Messages

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

Statement Date: August 01, 2025

Amount Due: \$4,474.30

Due Date: August 22, 2025

Account #: 221008452437

DO NOT PAY. Your account will be drafted on August 22, 2025

## Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due \$4,474.30

Payment(s) Received Since Last Statement -\$4,474.30

Current Month's Charges \$4,474.30

**Amount Due by August 22, 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  
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008452437

Due Date: August 22, 2025



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Amount Due: \$4,474.30

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

672371917644

Your account will be  
drafted on August 22, 2025

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

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TAMPA, FL 33631-3318

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

**Account #:** 221008452437  
**Statement Date:** August 01, 2025  
**Charges Due:** August 22, 2025

**Service Period:** Jun 27, 2025 - Jul 28, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 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

#### Lighting Charges

**\$4,474.30**

**Total Current Month's Charges**

**\$4,474.30**

## Important Messages

### Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit [TECOaccount.com/Welcome](https://TECOaccount.com/Welcome); it's fast, easy and secure.

### Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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

### All Other Correspondences:

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**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  
1799 14TH AVE SE, PANEL A  
RUSKIN, FL 33570

Statement Date: August 01, 2025

Amount Due: \$20.68

Due Date: August 22, 2025

Account #: 221008759930

DO NOT PAY. Your account will be drafted on August 22, 2025

## Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due \$18.74

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

Current Month's Charges \$20.68

Amount Due by August 22, 2025 \$20.68

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



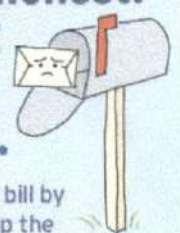
Scan here to view  
your account online.

## Monthly Usage (kWh)



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

Let's be honest.  
You don't  
need me  
anymore.



You can get your bill by  
email or text, skip the  
stamp and pay securely online.  
Move on to paperless billing.

Log in at [TECOaccount.com](https://TECOaccount.com)  
and select "ON" to enroll.



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

Account #: 221008759930

Due Date: August 22, 2025



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

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

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

Amount Due: \$20.68

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

672371917647

Your account will be  
drafted on August 22, 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:** August 01, 2025  
**Charges Due:** August 22, 2025

## Meter Read

**Meter Location:** ENTRANCE SIGN

**Service Period:** Jun 27, 2025 - Jul 28, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874874	07/28/2025	37		37		0 kWh	1	32 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.68</b>

## Avg kWh Used Per Day



**Total Current Month's Charges**

**\$20.68**

## Important Messages

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7-1-1

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813-275-3909

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ACTION SECURITY, INC.  
1505 Manor Rd  
Englewood, FL 34223  
Sales@ActionSecurityFL.com

Invoice



BILL TO
Spencer Creek CDD Spencer Creek CDD c/o Inframark 2005 pan am circle Ste 300 Tampa, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30082	08/01/2025	\$150.00	08/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Service Plan</b> Service plan (monthly) includes:  *Priority Rapid Response on vehicle automatic gate issues  *Database Management (Unlimited)	1	150.00	150.00

FL Contractor ES12001404	BALANCE DUE	\$150.00
--------------------------	-------------	----------

Thank you, we appreciate your business!

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name:            Spencer Creek CDD

Board Meeting Date:    August 07, 2025

---

	In Attendance	Name	Please X	Paid
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*

08/07/2025

---

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:	August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ben Gainer		X
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:

<i>Jayna Cooper</i>	08/07/2025
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:	August 07, 2025

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3	Ben Gainer		X
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5	Kelly Evans	X	\$200

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Approved for payment:

<i>Jayna Cooper</i>	08/07/2025
District Manager Signature	Date

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BOARD OF SUPERVISORS

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Board Meeting Date:	August 07, 2025

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5	Kelly Evans	X	\$200

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Approved for payment:

<i>Jayna Cooper</i>	08/07/2025
District Manager Signature	Date

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for  
BOARD OF SUPERVISORS

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Board Meeting Date:	August 07, 2025

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2	Nick Dister	X	\$200
3	Ben Gainer		X
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*  
\_\_\_\_\_  
District Manager Signature

08/07/2025  
\_\_\_\_\_  
Date

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

**ACTION SECURITY, INC.**  
 1505 Manor Rd  
 Englewood, FL 34223  
 Sales@ActionSecurityFL.com

## Invoice



BILL TO
Spencer Creek CDD Spencer Creek CDD c/o Inframark 2005 pan am circle Ste 300 Tampa, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30076	07/29/2025	\$2,355.00	08/26/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 7/22/25 Provided service per customer request, to scope out the existing Doorking access control system located at the amenity pool area. Found DKS cellular was defective. Called Doorking MFG and confirmed out of warranty. Installed new cellular board and SIM card. Worked to get it activated and registered and was able to connect and receive data. Communicated findings and progress with customer while on site.	2	160.00	320.00
<b>DoorKing Cellular Device</b>	1	1,875.00	1,875.00
<b>Activation Fee</b> one time activation fee	1	100.00	100.00
<b>Trip charge</b>	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

**\$2,355.00**

Thank you, we appreciate your business!

# **Spencer Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
August 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 August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019						TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
<b>ASSETS</b>							
Cash - Operating Account	\$ 119,944	\$ -	\$ -	\$ -	\$ -	\$ -	119,944
Due From Other Funds	-	2,606	27	-	-	-	2,633
Investments:							
Prepayment Account	-	30	-	-	-	-	30
Reserve Fund	-	268,006	-	-	-	-	268,006
Revenue Fund	-	258,830	-	-	-	-	258,830
Utility Deposits - TECO	7,549	-	-	-	-	-	7,549
Fixed Assets							
Water System	-	-	-	4,579,001	-	-	4,579,001
Construction Work In Process	-	-	-	3,622,316	-	-	3,622,316
Amount Avail In Debt Services	-	-	-	-	738,545	-	738,545
Amount To Be Provided	-	-	-	-	6,601,455	-	6,601,455
<b>TOTAL ASSETS</b>	<b>\$ 127,493</b>	<b>\$ 529,472</b>	<b>\$ 27</b>	<b>\$ 8,201,317</b>	<b>\$ 7,340,000</b>	<b>\$ -</b>	<b>16,198,309</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 1,055	\$ -	\$ -	\$ -	\$ -	\$ -	1,055
Bonds Payable	-	-	-	-	7,340,000	-	7,340,000
Due To Other Funds	2,633	-	-	-	-	-	2,633
<b>TOTAL LIABILITIES</b>	<b>3,688</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,340,000</b>	<b>-</b>	<b>7,343,688</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	529,472	-	-	-	-	529,472
Capital Projects	-	-	27	-	-	-	27
Unassigned:	123,805	-	-	8,201,317	-	-	8,325,122
<b>TOTAL FUND BALANCES</b>	<b>123,805</b>	<b>529,472</b>	<b>27</b>	<b>8,201,317</b>	<b>-</b>	<b>-</b>	<b>8,854,621</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 127,493</b>	<b>\$ 529,472</b>	<b>\$ 27</b>	<b>\$ 8,201,317</b>	<b>\$ 7,340,000</b>	<b>\$ -</b>	<b>16,198,309</b>

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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<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	-	355	355	0.00%
<b>TOTAL REVENUES</b>	<b>454,114</b>	<b>461,030</b>	<b>6,916</b>	<b>101.52%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	10,800	1,200	90.00%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	4,256	(156)	103.80%
Disclosure Report	4,200	3,531	669	84.07%
District Counsel	5,000	13,263	(8,263)	265.26%
District Engineer	5,000	2,356	2,644	47.12%
District Manager	30,000	27,853	2,147	92.84%
Accounting Services	12,000	11,031	969	91.93%
Auditing Services	4,100	4,300	(200)	104.88%
Onsite Staff	35,000	11,667	23,333	33.33%
Website Compliance	1,500	2,875	(1,375)	191.67%
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	531	(281)	212.40%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	206	(31)	117.71%
<b>Total Administration</b>	<b>158,494</b>	<b>120,434</b>	<b>38,060</b>	<b>75.99%</b>

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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>Electric Utility Services</u></b>				
Utility - Electric	75,000	59,305	15,695	79.07%
<b>Total Electric Utility Services</b>	<b>75,000</b>	<b>59,305</b>	<b>15,695</b>	<b>79.07%</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>
<b><u>Other Physical Environment</u></b>				
Field Manager	12,000	11,000	1,000	91.67%
Amenity Center Cleaning & Supplies	9,000	3,284	5,716	36.49%
Contracts-Aquatic Control	9,180	6,120	3,060	66.67%
Contracts-Pools	11,640	11,342	298	97.44%
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	1,890	(90)	105.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	275	725	27.50%
Amenity Maintenance & Repairs	10,000	8,956	1,044	89.56%
R&M-Monument, Entrance & Wall	1,500	4,313	(2,813)	287.53%
Landscape - Mulch	15,000	2,200	12,800	14.67%
Landscape Maintenance	110,000	98,891	11,109	89.90%
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>180,608</b>	<b>36,012</b>	<b>83.38%</b>
<b>TOTAL EXPENDITURES</b>	<b>454,114</b>	<b>366,066</b>	<b>88,048</b>	<b>80.61%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	94,964	94,964	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>28,841</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 123,805</b>		

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	\$ -	\$ 22,997	\$ 22,997	0.00%
Special Assmnts- Tax Collector	531,403	531,580	177	100.03%
<b>TOTAL REVENUES</b>	<b>531,403</b>	<b>554,577</b>	<b>23,174</b>	<b>104.36%</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	-	19,783	19,783	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>509,689</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 529,472</b>		

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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>		27		
<b>FUND BALANCE, ENDING</b>		<u><u>\$ 27</u></u>		

# Bank Account Statement

Spencer Creek CDD

Wednesday, September 10, 2025

Page 1

**Bank Account No.** 9015

**Statement No.** 08\_25

**Statement Date** 08/31/2025

<b>G/L Account No. 101001 Balance</b>	119,944.14	<b>Statement Balance</b>	127,387.76
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	127,387.76
<b>Subtotal</b>	119,944.14	<b>Outstanding Checks</b>	-7,443.62
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	119,944.14
<b>Ending G/L Balance</b>	119,944.14		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
08/13/2025		JE000489	Other Miscellaneous Revenues	Key Revenue	75.00	75.00	0.00
08/29/2025		JE000490	Interest - Investments	Interest Earned	0.18	0.18	0.00
<b>Total Deposits</b>					75.18	75.18	0.00
<b>Checks</b>							
							0.00
07/14/2025	Payment	1664	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
07/30/2025	Payment	1671	BL POOLS DBA AQUASENTRY	Check for Vendor V00053	-595.00	-595.00	0.00
07/30/2025	Payment	1672	BUSINESS OBSERVER, INC.	Check for Vendor V00054	-295.32	-295.32	0.00
07/30/2025	Payment	1674	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
07/30/2025	Payment	1675	MCCALL SERVICE STEADFAST	Check for Vendor V00056	-125.00	-125.00	0.00
07/30/2025	Payment	1676	CONTRACTORS ALIANCE	Check for Vendor V00005	-2,200.00	-2,200.00	0.00
07/30/2025	Payment	1677	THE POOL ATTENDANT COMPANY	Check for Vendor V00055	-3,665.54	-3,665.54	0.00
08/06/2025	Payment	1678	BL POOLS DBA AQUASENTRY	Check for Vendor V00053	-253.54	-253.54	0.00
08/06/2025	Payment	300047	BOCC ACH	Inv: 072925-6437	-437.91	-437.91	0.00
08/12/2025	Payment	1679	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
08/12/2025	Payment	1680	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
08/12/2025	Payment	300048	TECO ACH	Inv: 080125-9039	-20.68	-20.68	0.00
08/12/2025	Payment	300049	TECO ACH	Inv: 080125-8083	-113.38	-113.38	0.00
08/12/2025	Payment	300050	TECO ACH	Inv: 080125-4837	-893.82	-893.82	0.00
08/12/2025	Payment	300051	TECO ACH	Inv: 080125-9922	-20.68	-20.68	0.00
08/12/2025	Payment	300052	TECO ACH	Inv: 080125-2437	-4,474.30	-4,474.30	0.00
08/12/2025	Payment	300053	TECO ACH	Inv: 080125-9930	-20.68	-20.68	0.00

# Bank Account Statement

Spencer Creek CDD

Wednesday, September 10, 2025

Page 2

**Bank Account No.** 9015

**Statement No.** 08\_25

**Statement Date**

08/31/2025

08/13/2025	Payment	1683	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
08/14/2025	Payment	1684	ACTION SECURITY, INC.	Check for Vendor V00043	-2,505.00	-2,505.00	0.00
08/14/2025	Payment	1685	BL POOLS DBA AQUASENTRY	Check for Vendor V00053	-1,600.00	-1,600.00	0.00
08/14/2025	Payment	1687	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
08/14/2025	Payment	1688	SPEAREM ENTERPRISES	Check for Vendor V00013	-650.00	-650.00	0.00
08/14/2025	Payment	1689	STEADFAST CONTRACTORS	Check for Vendor V00005	-7,534.90	-7,534.90	0.00
08/19/2025	Payment	300054	CHARTER COMMUNICATION S ACH	Inv: 2472565080925	-179.98	-179.98	0.00
08/21/2025	Payment	1691	STRALEY ROBIN VERICKER	Check for Vendor V00014	-2,204.50	-2,204.50	0.00
08/25/2025		JE000488	Bank Fees	Bank Fees	-531.22	-531.22	0.00
<b>Total Checks</b>					-30,086.45	-30,086.45	0.00

## Adjustments

## Total Adjustments

## Outstanding Checks

07/30/2025	Payment	1673	INFRAMARK LLC	Check for Vendor V00025		-468.62
08/12/2025	Payment	1681	LORI A CAMPAGNA	Check for Vendor V00022		-200.00
08/13/2025	Payment	1682	BENJAMIN D. GAINER	Check for Vendor V00042		-200.00
08/14/2025	Payment	1686	INFRAMARK LLC	Check for Vendor V00025		-4,975.00
08/21/2025	Payment	1690	BL POOLS DBA AQUASENTRY	Check for Vendor V00053		-1,600.00
<b>Total Outstanding Checks</b>						-7,443.62

## Outstanding Deposits

## Total Outstanding Deposits

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 08/01/2025 to 08/31/2025

(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	1678	08/06/25	BL POOLS DBA AQUASENTRY	SK7F87F-81	POOL SERVICES - new equipment	Amenity Maintenance & Repairs	546176-53908	\$253.54
001	1679	08/12/25	CARLOS DE LA OSSA	CO-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1680	08/12/25	KELLY ANN EVANS	KE-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1681	08/12/25	LORI A CAMPAGNA	LC-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1682	08/13/25	BENJAMIN D. GAINER	BG-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1683	08/13/25	NICHOLAS J. DISTER	ND-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1684	08/14/25	ACTION SECURITY, INC.	30082	SECURITY SERVICE PLAN	Security Monitoring Services	534368-53908	\$150.00
001	1684	08/14/25	ACTION SECURITY, INC.	30076	DOORKING CELLULAR DEVICE & LABOR	Amenity Maintenance & Repairs	546176-53908	\$2,355.00
001	1685	08/14/25	BL POOLS DBA AQUASENTRY	SJ1PR1N-69	POOL CLEANING	Contracts-Pools	534078-53908	\$1,600.00
001	1686	08/14/25	INFRAMARK LLC	155240	MANAGEMENT SERVICES AUGUST 2025	Accounting Services	532001-51301	\$1,000.00
001	1686	08/14/25	INFRAMARK LLC	155240	MANAGEMENT SERVICES AUGUST 2025	Disclosure Report	531142-51301	\$350.00
001	1686	08/14/25	INFRAMARK LLC	155240	MANAGEMENT SERVICES AUGUST 2025	District Manager	531150-51301	\$2,500.00
001	1686	08/14/25	INFRAMARK LLC	155240	MANAGEMENT SERVICES AUGUST 2025	Field Manager	531152-53908	\$1,000.00
001	1686	08/14/25	INFRAMARK LLC	155240	MANAGEMENT SERVICES AUGUST 2025	Website Compliance	534397-51301	\$125.00
001	1687	08/14/25	SITEX AQUATICS	10063-B	AQUATIC MAINTENANCE AUGUST 2025	Contracts-Aquatic Control	534067-53908	\$765.00
001	1688	08/14/25	SPEAREM ENTERPRISES	6210	CLEANING SERVICES	Amenity Center Cleaning & Supplies	531165-53908	\$650.00
001	1689	08/14/25	STEADFAST CONTRACTORS ALIANCE	SA-14178	LANDSCAPE MAINTENANCE AUGUST 2025	Landscape Maintenance	546300-53908	\$7,534.90
001	1690	08/21/25	BL POOLS DBA AQUASENTRY	SK7F87F-59	COMMERCIAL CLEANING	Amenity Maintenance & Repairs	546176-53908	\$1,600.00
001	1691	08/21/25	STRALEY ROBIN VERICKER	26953	DISTRICT COUNSEL THROUGH 07/31/25	District Counsel	531146-51401	\$2,204.50
001	300047	08/06/25	BOCC ACH	072925-6437	WATER 06/25/25-07/25/25	Utility - Water	543018-53908	\$437.91
001	300048	08/12/25	TECO ACH	080125-9039	ELECTRIC 06/27/25-07/28/25	Utility - Electric	543041-53100	\$20.68
001	300049	08/12/25	TECO ACH	080125-8083	ELECTRIC 06/27/25-07/28/25	Utility - Electric	543041-53100	\$113.38
001	300050	08/12/25	TECO ACH	080125-4837	ELECTRIC 06/27/25-08/22/25	Utility - Electric	543041-53100	\$893.82
001	300051	08/12/25	TECO ACH	080125-9922	ELECTRIC 06/27/25-07/28/25	Utility - Electric	543041-53100	\$20.68
001	300052	08/12/25	TECO ACH	080125-2437	ELECTRIC 06/27/25-07/28/25	Utility - Electric	543041-53100	\$4,474.30
001	300053	08/12/25	TECO ACH	080125-9930	ELECTRIC 06/27/25-07/28/25	Utility - Electric	543041-53100	\$20.68
001	300054	08/19/25	CHARTER COMMUNICATIONS ACH	2472565080925	INTERNET SERVICE FROM 08/09/25-09/08/25	Telephone, Cable & Internet Service	541016-53908	\$179.98
<b>Fund Total</b>								<b>\$29,249.37</b>

<b>Total Checks Paid</b>	<b>\$29,249.37</b>
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**Aqua Sentry**

13194 US Highway 301 S Suite 154  
Riverview, FL 33578 US  
+18139432755  
AquaSentryTampa@gmail.com



## Estimate

**ADDRESS**

Spencer Creek  
1643 Fred Ives St Ruskin FLA  
33570 USA

**ESTIMATE # 1660****DATE 09/09/2025**

ACTIVITY	QTY	RATE	AMOUNT
<b>Black Algae Eradication Treatment:Black Algae Eradication Treatment</b> 3 Step Process 1. Metal brush all black algae in pool. 2. Chemically treat pool with over 72 hours. 3. Dive pool and scrub remaining black algae by hand.  Pool must be shut down for 3 days.	1	1,000.00	1,000.00
TOTAL			<b>\$1,000.00</b>

Accepted By

Signed by:  
*Wesley Elias*  
6808EDC0628348D...

Accepted Date 9/17/2025

**Aqua Sentry**

13194 US Highway 301 S Suite 154  
Riverview, FL 33578 US  
+18139432755  
AquaSentryTampa@gmail.com



## Estimate

**ADDRESS**

Spencer Creek  
1643 Fred Ives St Ruskin FLA  
33570 USA

**ESTIMATE # 1661****DATE 09/10/2025**

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Replaced Equipment</b> Replace 35 gallon chlorine container with 100 gallon chlorine container.	1	250.00	250.00
TOTAL			<b>\$250.00</b>

Accepted By

Signed by:  
*Wesley Elias*  
6808EDC0628348D...

Accepted Date 9/17/2025

Ready to move forward?

Accept this estimate by October 15, 2025 and you'll be all set. Got questions? Feel free to reach out.

Accept

Coastal Fence Services LLC

6101 Ike Smith Rd  
Plant City, Florida 33565  
United States  
813-394-1444  
www.coastalfence.co

Estimate number: 49

Grand total: \$4,206.00

Deposit  
requested: \$0.00

Valid until: October 15, 2025

Bill to: Paul Young Inframark) ✓

ITEMS	AMOUNT
Fence Repair 11 x \$80.00	\$880.00 <span>✓</span>
Fence Repair 4 x \$60.00	\$240.00 <span>✓</span>
Fence Repair	

88 x \$32.00	\$2,816.00	✓
<hr/>		
Fence		
9 x \$30.00	\$270.00	✓
<hr/>		
Total (USD):	\$4,206.00	
<hr/>		

Attachments

*Jayna Cooper*  
District Manager

9/17/25



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

Phone: 656-247-3501

Date: 09/23/2025  
Work Order # 057-033-1-25  
Customer ID:  
Spencer creek CDD

Quotation valid until 10/31/2025

Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
Loading and removal of patio furniture This includes labor loading and breaking down furniture Dumping furniture as well		\$325.00	1	\$325.00
<b>Total</b>	<b>Labor and Materials</b>			<b>\$325.00</b>

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this quotation, contact Nathaniel  
montagna at [nmontagna@Inframark.com](mailto:nmontagna@Inframark.com)

By: Nathaniel Montagna

Date: 09/23/25  
Inframark

By: Jayna Cooper

Date: 9-23-25  
Spencer creek CDD

Inframark  
Offices - Celebration - Tampa  
We are proud to provide a range of services for your community.



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Spencer Creek Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

### Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Spencer Creek Community Development District**  
**c/o Inframark**  
**2005 Pan Am Circle, Suite 300**  
**Tampa, FL 33607**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125399**

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,895,436
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$19,713**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

**CRIME COVERAGE**

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

**Deadly Weapon Protection Coverage**

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

**AUTOMOBILE COVERAGE**

<b>Coverages</b>	<b>Covered Autos</b>	<b>Limit</b>	<b>Premium</b>
<b>Covered Autos Liability</b>	<b>8,9</b>	<b>\$1,000,000</b>	<b>Included</b>
<b>Personal Injury Protection</b>	<b>N/A</b>		<b>Not Included</b>
<b>Auto Medical Payments</b>	<b>N/A</b>		<b>Not Included</b>
<b>Uninsured Motorists including Underinsured Motorists</b>	<b>N/A</b>		<b>Not Included</b>
<b>Physical Damage Comprehensive Coverage</b>	<b>N/A</b>	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Specified Causes of Loss Coverage</b>	<b>N/A</b>	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Collision Coverage</b>	<b>N/A</b>	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Towing And Labor</b>	<b>N/A</b>	<b>\$0 For Each Disablement Of A Private Passenger Auto</b>	<b>Not Included</b>

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate  
Fraudulent Instruction: \$25,000



## PREMIUM SUMMARY

**Spencer Creek Community Development District**  
**c/o Inframark**  
**2005 Pan Am Circle, Suite 300**  
**Tampa, FL 33607**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125399**

## PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$19,713
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,867
Public Officials and Employment Practices Liability	\$3,162
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$27,242</b>

### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



## PARTICIPATION AGREEMENT

### Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Spencer Creek Community Development District

_____ (Name of Local Governmental Entity)	
By: <span style="border: 1px solid black; padding: 2px;"> <small>DocuSigned by:</small>    <small>FDCDE1C9D0C24C7...</small> </span>	Kelly Evans _____ Print Name
Signature	
Witness By: <span style="border: 1px solid black; padding: 2px;"> <small>DocuSigned by:</small>    <small>D2AA837090BA417</small> </span>	Jayna Cooper _____ Print Name
Signature	

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

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



## PROPERTY VALUATION AUTHORIZATION

**Spencer Creek Community Development District**  
**c/o Inframark**  
**2005 Pan Am Circle, Suite 300**  
**Tampa, FL 33607**

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$1,895,436	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: DocuSigned by:  
*Kelly Evans*  
FDCDE1C9D0C24C7... Date: 9/25/2025

Name: Kelly Evans

Title: Chairman



## Property Schedule

**Spencer Creek Community Development District**

**Policy No.:** 100125399  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch		Term Date	Contents Value	
				Roof Covering	Covering Replaced	
1	Amenity Building		2022	10/01/2025	\$341,735	\$375,253
	1548 15th St. SE Ruskin FL 33570		Joisted masonry	10/01/2026	\$33,518	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch		Term Date	Contents Value	
				Roof Covering	Covering Replaced	
2	Swimming Pool		2022	10/01/2025	\$348,090	\$348,090
	1548 15th St. SE Ruskin FL 33570		Below ground liquid storage tank / pool	10/01/2026		
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch		Term Date	Contents Value	
				Roof Covering	Covering Replaced	
3	Pavers		2022	10/01/2025	\$89,205	\$89,205
	1548 15th St. SE Ruskin FL 33570		Joisted masonry	10/01/2026		
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch		Term Date	Contents Value	
				Roof Covering	Covering Replaced	
4	Fencing at Amenity		2022	10/01/2025	\$20,914	\$20,914
	1548 15th St. SE Ruskin FL 33570		Non combustible	10/01/2026		
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch		Term Date	Contents Value	
				Roof Covering	Covering Replaced	
5	Furnishings - Pool and Amenity Covered Cabana		2022	10/01/2025	\$53,540	\$53,540
	1548 15th St. SE Ruskin FL 33570		Property in the Open	10/01/2026		
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch		Term Date	Contents Value	
				Roof Covering	Covering Replaced	
6	Mail Kiosk		2022	10/01/2025	\$87,732	\$87,732
	1548 15th St. SE Ruskin FL 33570		Non combustible	10/01/2026		
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch		Term Date	Contents Value	
				Roof Covering	Covering Replaced	
7	Playground		2022	10/01/2025	\$142,527	\$142,527
	1548 15th St. SE Ruskin FL 33570		Non combustible	10/01/2026		

Sign: \_\_\_\_\_

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

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



## Property Schedule

**Spencer Creek Community Development District**

Policy No.: 100125399

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Dog Park		2022	10/01/2025	\$52,166			
	1548 15th St. SE Ruskin FL 33570		Non combustible	10/01/2026				\$52,166
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Basketball Court		2022	10/01/2025	\$529,433			
	1548 15th St. SE Ruskin FL 33570		Non combustible	10/01/2026				\$529,433
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	(3) Entry Sign Monuments		2022	10/01/2025	\$128,559			
	1548 15th St. SE Ruskin FL 33570		Non combustible	10/01/2026				\$128,559
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	2 Rail PVC Fence at Entries		2022	10/01/2025	\$19,083			
	1548 15th St. SE Ruskin FL 33570		Non combustible	10/01/2026				\$19,083
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	6' tall Permacast Wall at Entry		2022	10/01/2025	\$48,934			
	1548 15th St. SE Ruskin FL 33570		Non combustible	10/01/2026				\$48,934
			Total:	Building Value \$1,861,918		Contents Value \$33,518		Insured Value \$1,895,436

Sign: \_\_\_\_\_

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

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



## Spencer Creek CDD

Field Inspection Report - Steadfast

Tuesday, September 16, 2025

Prepared For Board of Supervisors

19 Items Identified

Paul Young

District Field Inspector

**Green - Completed**

**Red - Item has not been addressed**

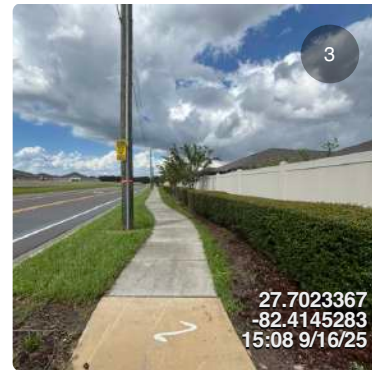
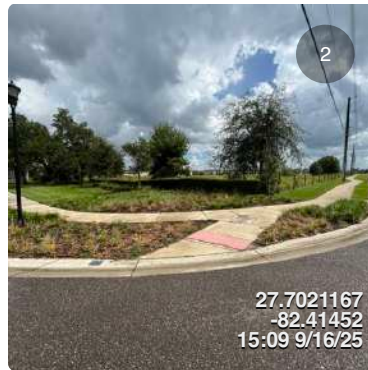
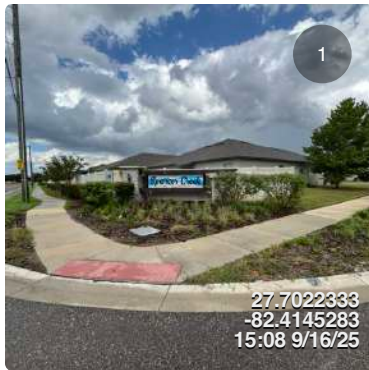
**Orange - Monitoring / In progress**

## Item 1 - Golden Glow

Due By: Thursday, September 25, 2025

Assigned To: Steadfast

- 1). Golden Glow at 15th Street SE - Society Garlic plants need pruning - **completed**
- 2). East Sign on 15th Street SE - Society Garlic plants need pruning - **completed**
- 3). Landscape beds are maintained and bushes are trimmed evenly.
- 4). Sidewalk and sod are maintained.

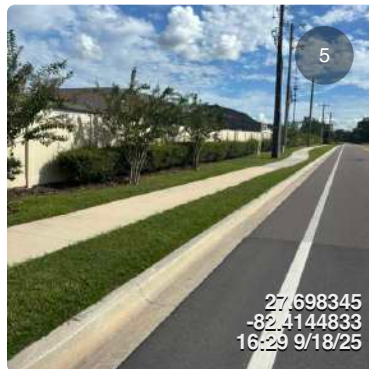
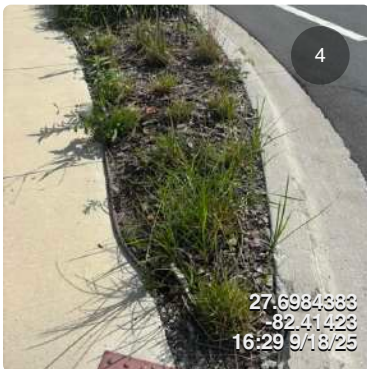
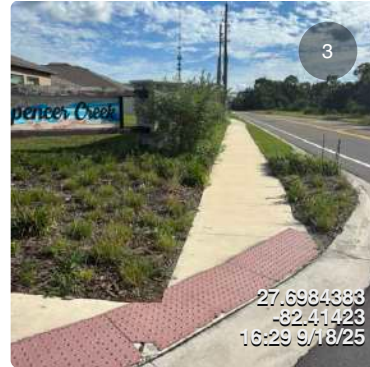
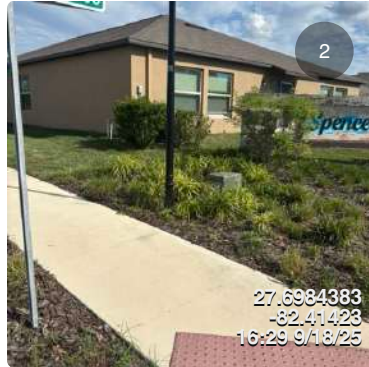
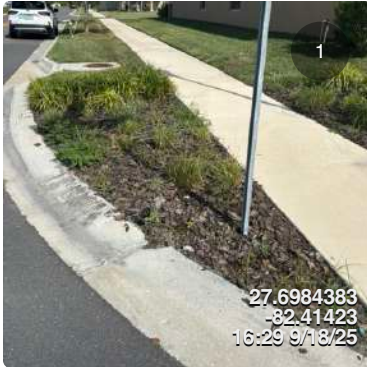


## Item 2 - Colding Drive

Due By: Thursday, September 25, 2025

Assigned To: Steadfast

Detail and remove weeds - completed

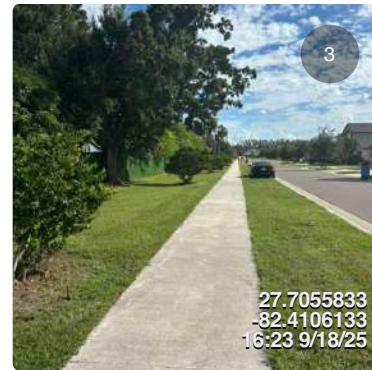
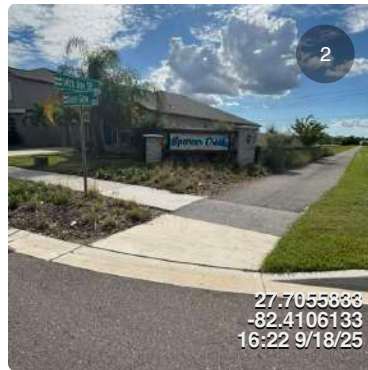
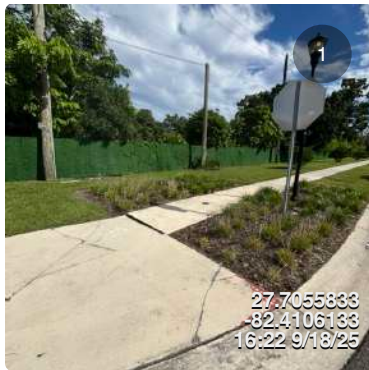


### Item 3 - Golden Glow Drive 14th Ave

Due By: Thursday, September 25, 2025

Assigned To: Steadafst

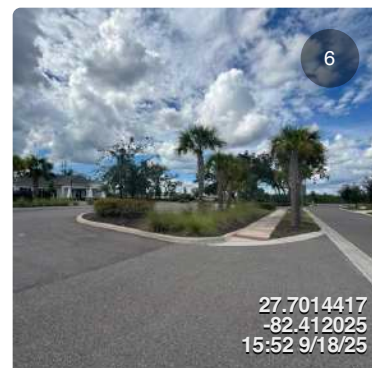
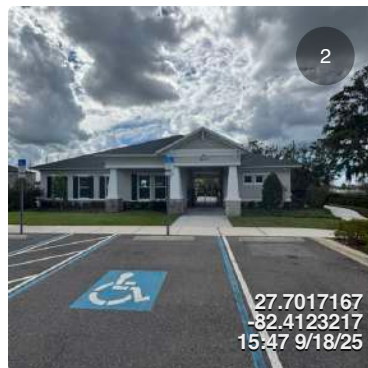
- 1). Prune society garlic plants.
- 2). Entrance sign
- 3). Edging appears to have been missed - although vehicles continue to park on CDD property, service as much of the area as possible.



### Item 4 - Amenity Center

Assigned To: Steadfast

Amenity Center landscape is well maintained.

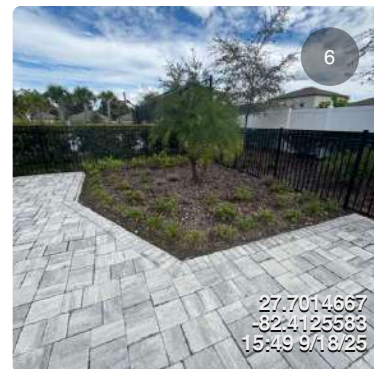
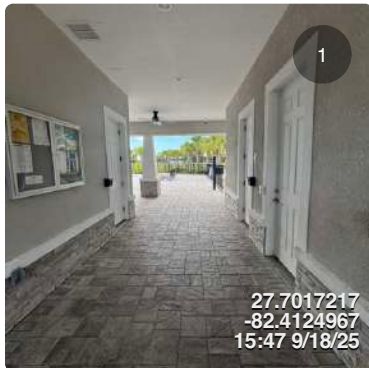


## Item 5 - Amenity Pool Landscape

Due By: Thursday, September 25, 2025

Assigned To: Steadfast

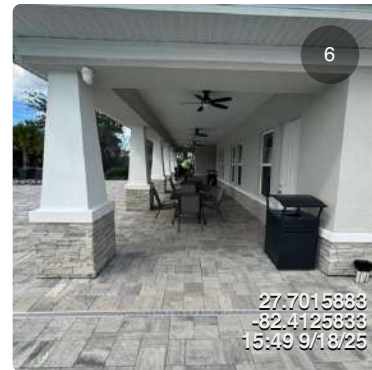
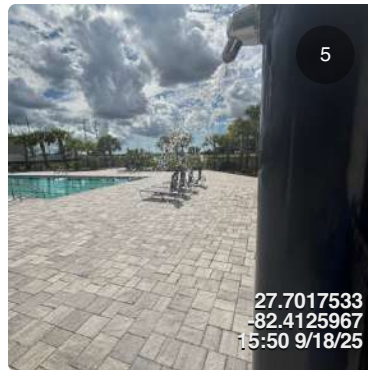
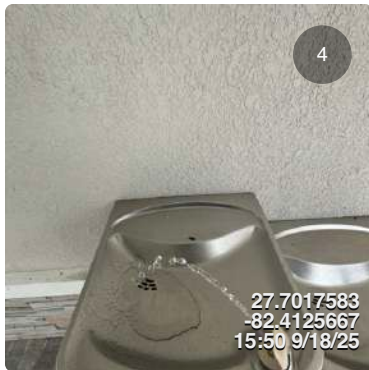
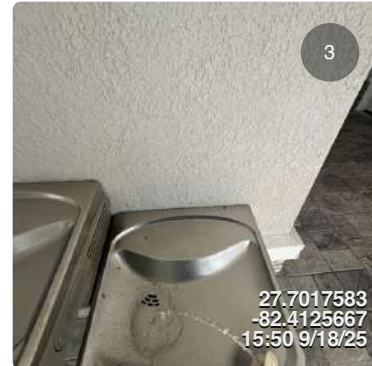
- 1). Bathrooms are operational.
- 2). Steadfast removed the dead Sabal Palm.
- 3). Maintain weed control in beds behind pool gates.



## Item 6 - Pool

Assigned To: District Manager

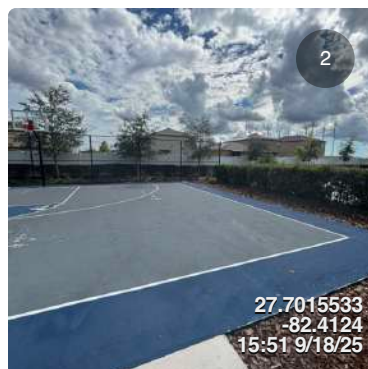
Pool is clear, water fountains and shower are operational. Pool furniture is intact.



## Item 7 - Basketball Court

Assigned To: District Manager

Basketball court is clean.



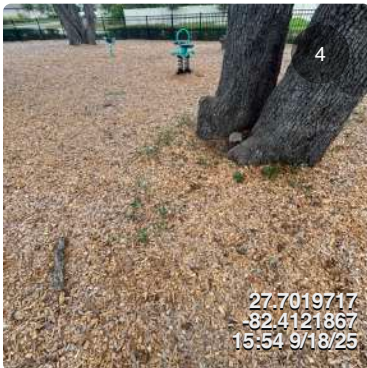
## Item 8 - Playground

Due By: Thursday, September 25, 2025

Assigned To: Steadfast

Playground equipment is operational.

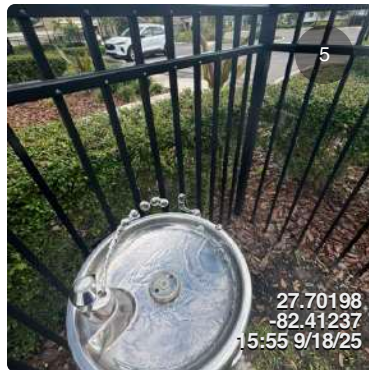
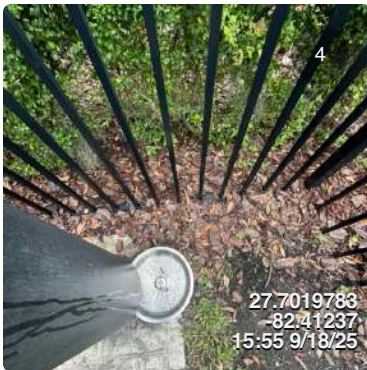
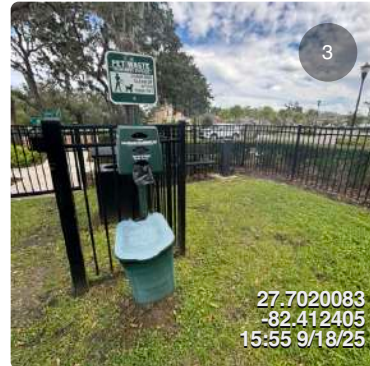
Steadfast - hand prune oak suckers below mulch base and pull weeds growing inside mulch.



## Item 9 - Dog Park

Assigned To: [Steadfast](#)

Dog park is well maintained.



## Item 10 - Mailbox Kiosk

Assigned To: [District Manager](#)

Mailboxes are clean.



## Item 11 - WOSSC08222025

Due By: Friday, September 12, 2025

Assigned To: Inframark Solutions

Item Completed: Yes

Inframark Maintenance Solutions completed work order on Friday 9/12/25.



## Item 12

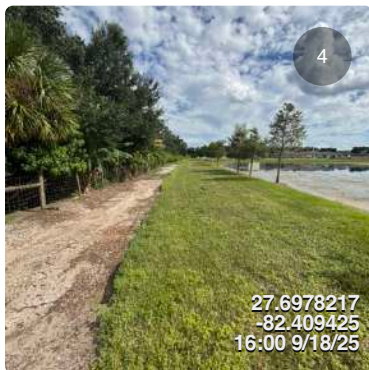
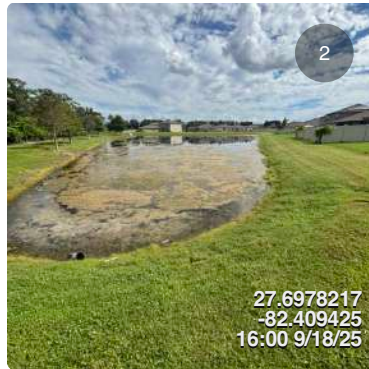
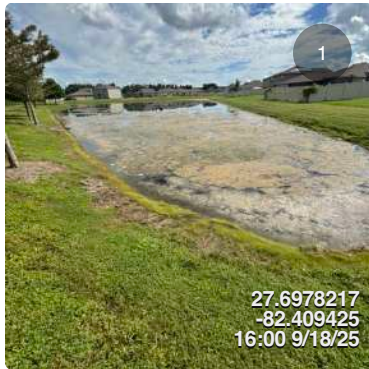
Due By: Monday, September 15, 2025

Assigned To: Sitex Aquatics

Sitex Aquatics on-site 9/15/25 for pond treatments.

Steadfast - Pond banks are well maintained, keep overgrowth cut back encroaching

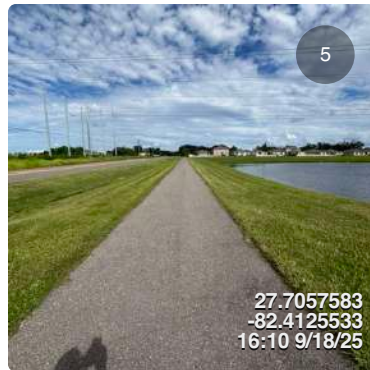
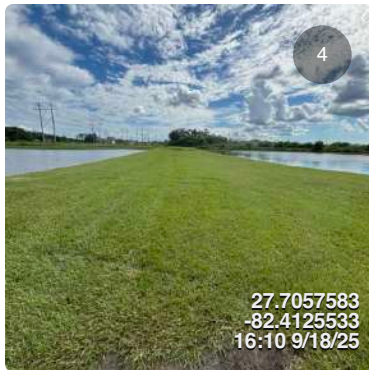
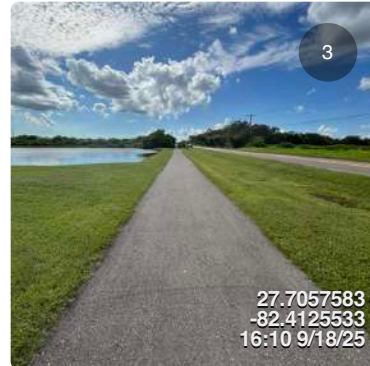
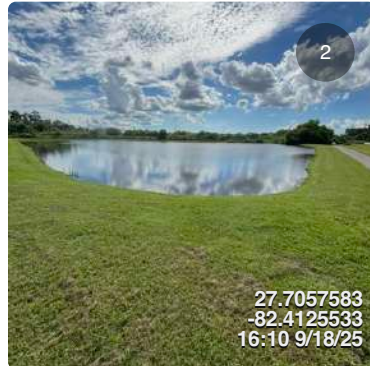
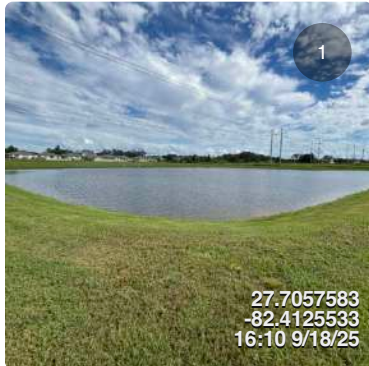
perimeter fencing.



### Item 13 - 14th Avenue FPC Area Ponds

Assigned To: Steadfast

Pond banks are well maintained.

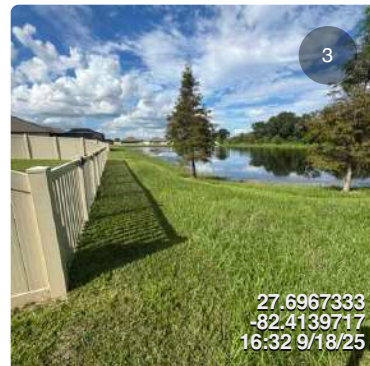
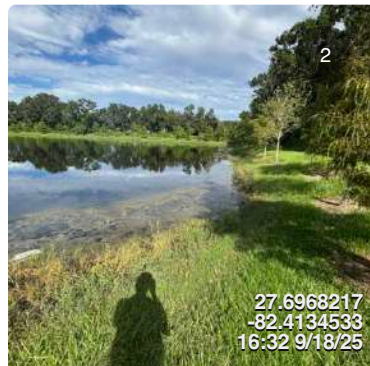
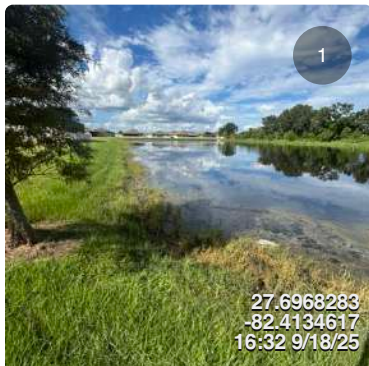


### Item 14 - Pond 7 - Silver Star Place

Due By: Thursday, September 25, 2025

Assigned To: Steadfast

Pond bank mowing was missed - send completion photos.

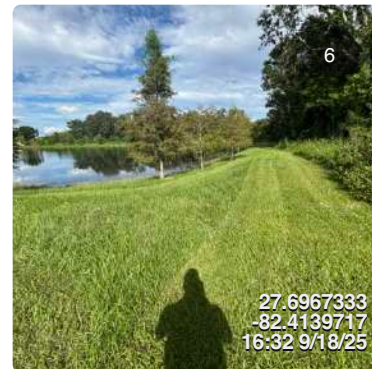
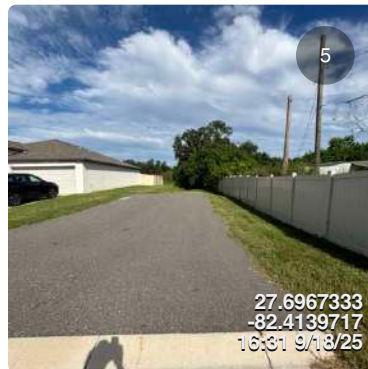
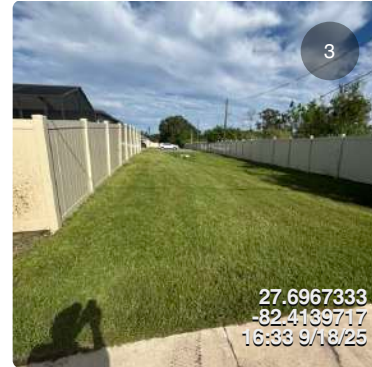
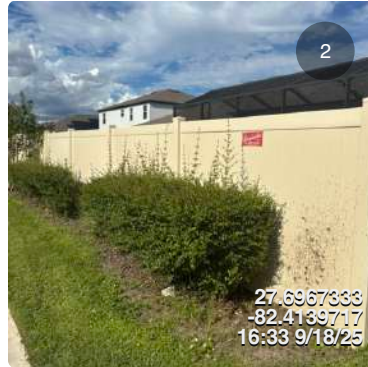
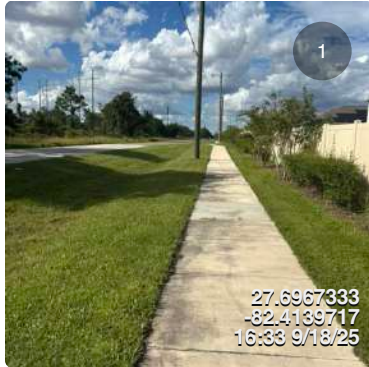


## Item 15 - 15th Street SE Landscape

Due By: Thursday, September 25, 2025

Assigned To: Steadfast

Detailing has been missed - send completion photos.



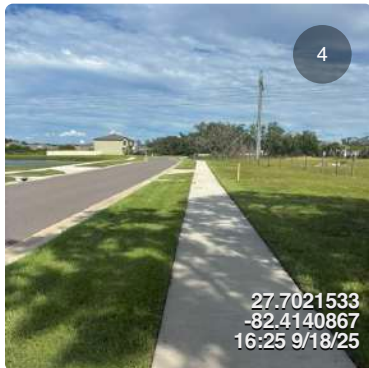
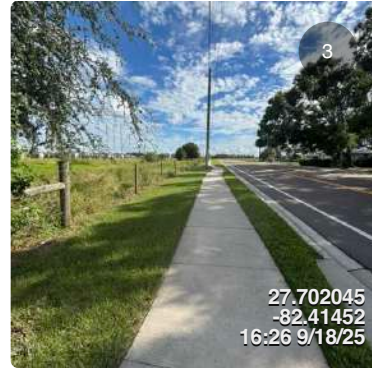
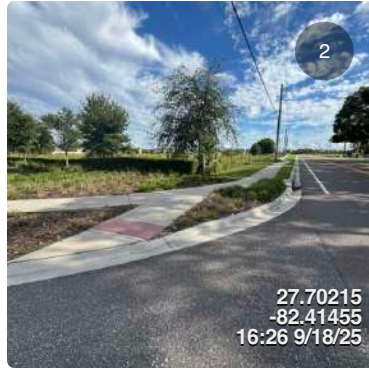
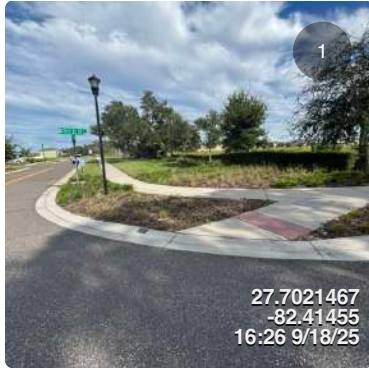
## Item 16 - 15th St & Golden Glow

Due By: Thursday, September 25, 2025

Assigned To: Steadfast

Sidewalk maintenance is maintained.

Remove oak suckers across from Tiger Tooth.

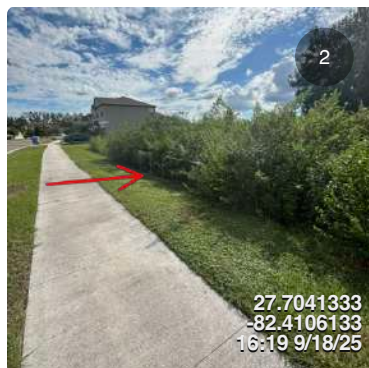
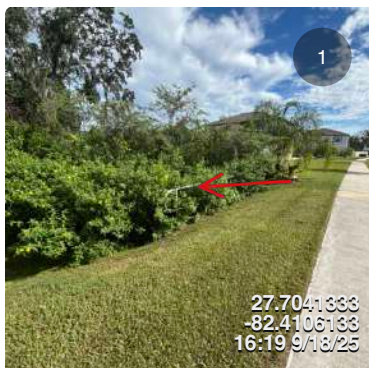


## Item 17 - Golden Glow

Due By: Thursday, September 25, 2025

Assigned To: Steadfast

- 1). Protection railings must remain visible at all times.
- 2). Clear all overgrowth and maintain during every service visit - **completed**



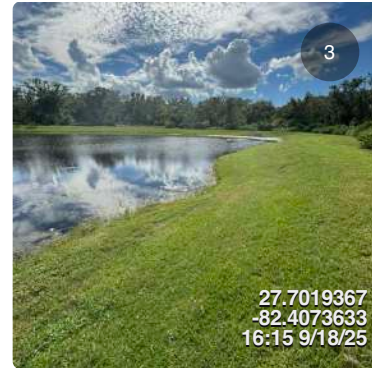
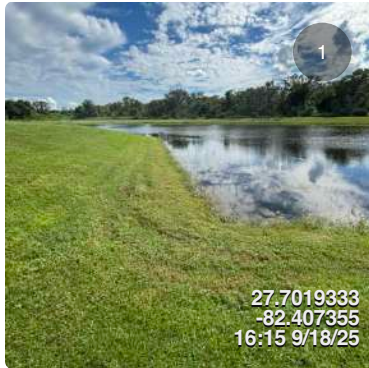
## Item 18 - Pond 4 - Moon Cactus Court

Due By: Thursday, September 25, 2025

Assigned To: Steadfast

Pond banks are well maintained.

Keep water flow structures clear at inlet.

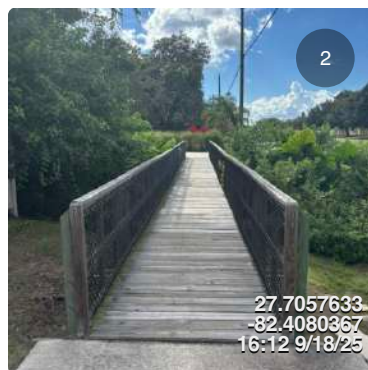


## Item 19 - 14th Avenue SE

Due By: Thursday, September 25, 2025

Assigned To: Steadfast

Detail trimming is completed.



**West Coast Horizon Lawn And Ornamental LLC**

A Terrapin Company  
30929 Mirada Blvd # 529  
San Antonio, FL 33576  
+1 (813) 369-2092

# WORK ORDER



A Terrapin Lawn Care Company

Steadfast Contractors Alliance, LLC  
30435 Commerce Drive  
San Antonio, FL 33576  
Steadfast Contractors Alliance, LLC

SERVICE ADDRESS  
Spencer Creek  
Steadfast Contractors  
Alliance, LLC  
1502 Tiger Tooth Place  
Ruskin, FL 33570

PRIMARY CONTACT  
Steadfast Contractors  
Alliance, LLC  
(844) 347-0702 Work

**ACCOUNT# 5061**

**WORK ORDER 8771**

09/04/2025

ITEM	QTY
Bi-Monthly Service	
Bi-Monthly Service	1
<b>Lawn and shrub care services.</b>	
Notes	
Service Date: 09/04/2025	
Next Service Date: 10/23/2025	

MATERIAL / EPA #	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Turf - T-Methyl-Fungicide 228-626	99 oz	100Gal	Blanket Spray				
Turf- T/O Chelated Micro-Nutrients 084047	128 oz	100Gal	Blanket Spray				
Turf-Bandit Systemic Insecticide 432-1328	20 oz	100Gal	Blanket Spray				
Turf-Bifen XTS Insecticide 53883-189	8 oz	100Gal	Blanket Spray				
Avenue South - Turf Weed Control 2217-996	4 oz	1000Sqft	Spot Treat				



