# SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

**NOVEMBER 06, 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, November 06, 2025 at 2:00 p.m.

The Regular Meeting of the Spencer Creek Community Development District will be held November 06, 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
- 4. CONSENT AGENDA
  - A. Approval of Minutes of October 02, 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 Inframark Proposal #057-033-04-25 Toilet Re-bolted, Checked for Leaks & Re-Caulked (\$300.00)
  - E. Ratification of Inframark Proposal Work Order # 057-033-5-25 Restroom Repairs (\$1,727.50)
  - F. Ratification of Fields Consulting Group, LLC Proposal #1785 No Parking Signage (\$1,800.00)
- 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

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

1	The regular meeting of the Bo	oard of Supervisors of Spencer Creek Community			
2	Development District was held on Thursday, October 2, 2025, and called to order at 2:00 pm at				
3	the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.				
4					
5	Present and constituting a quorum were:				
6	W 11 - F				
7	Kelly Evans	Chairperson			
8	Carlos de la Ossa	Vice Chairperson			
9	Nicholas Dister	Assistant Secretary (via phone)			
10	Ben Gainer	Assistant Secretary			
11	Also massant money				
12 13	Also present were:				
13	Jayna Cooper	District Manager			
15	Kathryn Hopkinson	District Counsel			
16	John Vericker	District Counsel			
17	Tonja Stewart	District Engineer			
18	Paul Young	Field Manager			
19	Katia Campbell	On-Site Manager (via phone)			
20	r	3 (···· I ··· ··)			
0.1					
21	This is not a certified or verbat	tim transcript but rather represents the context and			
21 22	· ·	tim transcript but rather represents the context and ng is available in audio format upon request. Contact			
	summary of the meeting. The full meeting	ng is available in audio format upon request. Contact			
22	· ·	ng is available in audio format upon request. Contact			
22 23	summary of the meeting. The full meeting	ng is available in audio format upon request. Contact			
22 23 24	summary of the meeting. The full meeting the District Office for any related costs for FIRST ORDER OF BUSINESS	ng is available in audio format upon request. Contact or an audio copy.			
22 23 24 25	summary of the meeting. The full meeting the District Office for any related costs for FIRST ORDER OF BUSINESS	ng is available in audio format upon request. Contact or an audio copy.  Call to Order/Roll Call			
22 23 24 25 26	summary of the meeting. The full meeting the District Office for any related costs for FIRST ORDER OF BUSINESS	ng is available in audio format upon request. Contact or an audio copy.  Call to Order/Roll Call			
22 23 24 25 26 27	summary of the meeting. The full meeting the District Office for any related costs for FIRST ORDER OF BUSINESS  Ms. Cooper called the meeting to o	ng is available in audio format upon request. Contact or an audio copy.  Call to Order/Roll Call order, and a quorum was established.  Public Comments			
22 23 24 25 26 27 28	summary of the meeting. The full meeting the District Office for any related costs for FIRST ORDER OF BUSINESS  Ms. Cooper called the meeting to of SECOND ORDER OF BUSINESS  There being none, the next order or	ng is available in audio format upon request. Contact or an audio copy.  Call to Order/Roll Call order, and a quorum was established.  Public Comments			
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31	
79 30	On MOTION by Mr. de la Ossa seconded by Mr. Gainer, with all in favor, the Consent Agenda, was approved. 4-0
77 78	H. Ratification of Egis Proposal of Insurance Coverage
76	Dumping of Patio Furniture (\$325.00)
7 <del>5</del>	G. Ratification of Inframark Proposal #057-033-1-25 – Loading, Removal &
74	F. Ratification of Coastal Fence Services Proposal #49 – (\$4,206.00)
72 73	<ul> <li>D. Ratification of Aqua Sentry Proposal #1660 – Algae Treatment (\$1,000.00)</li> <li>E. Ratification of Aqua Sentry Proposal #1661 – Replaced Equipment (\$250.00)</li> </ul>
71 72	C. Acceptance of the Financials and Approval of the Check Register for August 2025
70 71	B. Consideration of Operation and Maintenance August 2025
59 70	A. Approval of Minutes of September 04, 2025, Regular Meeting
68 <b>F</b> (	OURTH ORDER OF BUSINESS Consent Agenda
57	
56	Resolution 2026-04; Parking and Towing Policy, was adopted. 4-0
55	On MOTION by Mr. de la Ossa seconded by Mr. Gainer, with all in favor,
63 64	F. Consideration of Resolution 2026-04; Parking and Towing Policy
51 52	Resolution 2026-03; Budget Amendment, was adopted. 4-0
50 51	On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
59	
58	Ms. Cooper explained amendment requested by the auditors. Discussion ensued.
57	E. Consideration of Resolution 2026-03; Budget Amendment
56	
55	Charm City Eats Food Truck Agreement, was approved. 4-0
54	On MOTION by Mr. de la Ossa seconded by Mr. Gainer, with all in favor,
53	D. Consideration of Charm City Lats Food Truck Agreement
51 52	D. Consideration of Charm City Eats Food Truck Agreement
50	Recreational Facilities Policies and Regulations, was approved. 4-0
19	On MOTION by Mr. de la Ossa seconded by Mr. Gainer, with all in favor,
18	
<del>1</del> 7	Ms. Hopkinson explained the policies and regulations. Discussion ensued.
46	C. Consideration of Recreational Facilities Policies and Regulations
45	
+3 14	Usage Agreement, was adopted. 4-0
42 43	On MOTION by Mr. de la Ossa seconded by Mr. Gainer, with all in favor, Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and
10	O MOTIONIA MALA O LA LIA MACCA CALLIA DE C

83	A. District Counsel					
84	B. District Engineer					
85	C. District Manager					
86	There being no reports, the next it	em followed.				
87	i. Field Inspections Report					
88	The Field Inspections Repor	t was presented, a copy of which was included in the				
89	agenda package. Mr. Young provided update	s/pending statuses. Discussion ensued.				
90	Ms. Campbell provided updates/pending items. Discussion ensued.					
91						
92	SIXTH ORDER OF BUSINESS	<b>Board of Supervisors' Requests and</b>				
93		Comments				
94	There being none, the next order of bu	usiness followed.				
95						
96	SEVENTH ORDER OF BUSINESS	Adjournment				
97	There being no further business,					
98						
99	On MOTION by Mr. de la O	ssa seconded by Mr. Gainer, with all in				
100	favor the meeting was adjourn	· · · · · · · · · · · · · · · · · · ·				
101		r				
102						
103						
103						
105	Jayna Cooper	Kelly Evans				
106	District Manager	Chairperson				

### SPENCER CREEK CDD

#### **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BL POOLS DBA AQUASENTRY	9/7/2025	S2UH448-49	\$1,600.00	\$1,600.00	COMMERCIAL CLEANING
INFRAMARK LLC	9/5/2025	158097	\$1,000.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158097	\$350.00		DISSEMINATION SERVICES
INFRAMARK LLC	9/5/2025	158097	\$2,500.00		DISTRICT MANAGEMENT
INFRAMARK LLC	9/5/2025	158097	\$1,000.00		FIELD MANAGEMENT
INFRAMARK LLC	9/5/2025	158097	\$125.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	9/5/2025	158097	\$2,916.67		ONSITE SERVICES
INFRAMARK LLC	9/5/2025	158097	\$8,750.01		ONSITE SERVICES 10/24-12/24 RETRO BILLING
INFRAMARK LLC	9/5/2025	158097	\$2,916.67		ONSITE SERVICES 01/25 RETRO BILLING
INFRAMARK LLC	9/5/2025	158097	\$14,583.35	\$34,141.70	ONSITE SERVICES 04/25-08/25 RETRO BILLING
SITEX AQUATICS	9/1/2025	10166-B	\$765.00	\$765.00	SERVICE
SPEAREM ENTERPRISES	8/26/2025	6250	\$600.00	\$600.00	CLEANING SERVICES
SPEAREM ENTERPRISES	9/12/2025	6262	\$600.00	\$600.00	CLEANING SERVICES
STEADFAST CONTRACTORS ALIANCE	9/1/2025	SA-15053	\$7,534.90	\$7,534.90	LANDSCAPE SERVICES
Monthly Contract Subtotal			\$45,241.60	\$45,241.60	
Utilities					
BOCC ACH	8/27/2025	082725-6437	\$459.41	\$459.41	WATER
TECO ACH	9/2/2025	090225-9039	\$18.74	\$18.74	ELECTRIC
TECO ACH	9/2/2025	090225-2437	\$4,474.30	\$4,474.30	ELECTRIC
TECO ACH	9/2/2025	090225-9922	\$18.74	\$18.74	ELECTRIC
TECO ACH	9/2/2025	090225-4837	\$832.23	\$832.23	ELECTRIC
TECO ACH	9/2/2025	090225-9930	\$18.74	\$18.74	ELECTRIC
TECO ACH	9/2/2025	090225-8083	\$100.92	\$100.92	ELECTRIC
Utilities Subtotal			\$5,923.08	\$5,923.08	
Regular Services					
ACTION SECURITY, INC.	9/1/2025	30430	\$150.00	\$150.00	SECURITY SERVICES
BENJAMIN D. GAINER	9/4/2025	BG-090425	\$200.00	\$200.00	BOARD 9/4/25

### SPENCER CREEK CDD

#### **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
BUSINESS OBSERVER, INC.	9/5/2025	25-02623H	\$94.06	\$94.06	LEGAL ADVERTISING
CARLOS DE LA OSSA	9/4/2025	CO-090425	\$200.00		
EGIS INSURANCE	9/19/2025	29677	\$27,242.00		
INFRAMARK LLC	8/28/2025	157209	\$1,941.57	\$1,941.57	MAIL NOTICES
KELLY ANN EVANS	9/4/2025	KE-090425	\$200.00	\$200.00	BOARD 9/4/25
LORI A CAMPAGNA	9/4/2025	LC-090425	\$200.00	\$200.00	BOARD 9/4/25
NICHOLAS J. DISTER	9/4/2025	ND-090425	\$200.00	\$200.00	BOARD 9/4/25
Regular Services Subtotal			\$30,427.63	\$30,427.63	
Additional Services					
ACTION SECURITY, INC.	9/15/2025	30556	\$515.00	\$515.00	REPLACED MEN'S DOOR LOCK & LABOR
INFRAMARK LLC	8/28/2025	157209	\$640.76	\$640.76	640.76
ITZ ELECTRIC CORP	9/4/2025	F2093	\$1,300.00	\$1,300.00	Surge Protectors
STEADFAST CONTRACTORS ALIANCE	9/4/2025	SA-15169	\$275.00	\$275.00	LANDSCAPE SERVICES
Additional Services Subtotal			\$2,730.76	\$2,730.76	
TOTAL			\$84,323.07	\$84,323.07	

#### **Aqua Sentry**

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



### **INVOICE**

**BILL TO** 

1643 Fred Ives St

Ruskin FLA 33570 USA INVOICE # S2UH448-49DATE 09/07/2025DUE DATE 09/22/2025TERMS Net 15

			BALANCE DUE	\$1,600.00
SPENCER CREEK Commercial Cleaning of Spencer Creek		1,600.00		1,600.00
ACTIVITY	QTY	RATE		AMOUNT



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

Spencer Creek CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States 158097

CUSTOMER ID

C2312

PO#

DATE
9/5/2025
NET TERMS
Due On Receipt

**DUE DATE** 9/5/2025

Services provided for the Month of: September 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
Onsite Services	1	Ea	2,916.67		2,916.67
Onsite Services -October 2024 to Decemeer 2024 Retro-Billing	1	Ea	8,750.01		8,750.01
Onsite Services -January 2025 Retro Billing	1	Ea	2,916.67		2,916.67
Onsite Services -April 2025 to August 2025 Retro Billing	1	Ea	14,583.35		14,583.35
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					34,141.70

\$34,141.70	Subtotal
\$0.00	Tax
\$34,141.70	Total Due

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.: 10166-b

Terms: Net 30

Invoice date: 09/01/2025 Due date: 10/01/2025

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

Total \$765.00

#### Spearem Enterprises, LLC

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



#### **INVOICE**

 BILL TO
 INVOICE
 6250

 Spencer Creek
 DATE
 08/26/2025

 Inframark
 TERMS
 Net 15

 2005 Pan Am Circle, Suite 300
 DUE DATE
 09/10/2025

 Tampa , FL 33607
 OP/10/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor 4 weeks at 2 times per week clubhouse cleaning services including dog waste can a basketball court and playground 7/16/25to 8/15/25	nd trash cans at	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

#### Spearem Enterprises, LLC

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



### **INVOICE**

 BILL TO
 INVOICE
 6262

 Spencer Creek
 DATE
 09/12/2025

 Inframark
 TERMS
 Net 15

 2005 Pan Am Circle, Suite 300
 DUE DATE
 09/27/2025

 Tampa , FL 33607
 VERMS
 VERMS

ACTIVITY	QTY	RATE	AMOUNT
Labor 4 weeks at 2 times per week clubhouse cleaning services including dog waste can a basketball court and playground 8/16/25to 9/15/25	nd trash cans at	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



### Steadfast Alliance

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

	Invoice
Date	Invoice #

 Date
 Invoice #

 9/1/2025
 SA-15053

#### Bill To

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

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

#### Ship To

Spencer Creek CDD 1502 Tiger Tooth Place Ruskin, FL 33570

P.O. No.	W.O. No.	Account #	Cost C	ode	Terms	Pro	ject
				·	Net 30	SM1052 Spend	cer Creek CDD
Quantity	Des	crintion			Rate	Serviced Date	Amount

				Net 30	SM1052 Spence	r Creek CDD
Quantity		Description		Rate	Serviced Date	Amount
1	Landscape Maintenanc	e for the month of Septemb	per 2025.	0.00		0.0
1	Core Landscape Mainte			6,849.40		6,849.4
1	Water Management			368.00		368.0
1		ication of Fertilization and l finsects, disease and weed		317.50		317.

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

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



#### **CUSTOMER NAME** SPENCER CREEK COMMUNITY DEVELOPMENT

**ACCOUNT NUMBER** 2374746437

**BILL DATE** 

**DUE DATE** 

DISTRICT

08/27/2025

09/17/2025

Hillsborough County Florida Service Address: 1643 FRED IVES ST

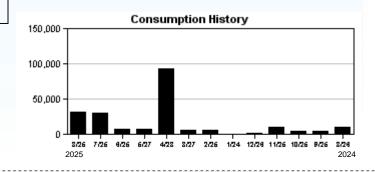
S-Page 1 of 1

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
11361547	07/25/2025	7372	08/25/2025	7683	31100 GAL	ACTUAL	WATER

Service Address Charges		Summary of Account Charges	
Customer Service Charge	\$6.03	Previous Balance	\$437.91
Purchase Water Pass-Thru	\$93.92	Net Payments - Thank You	\$-437.91
Water Base Charge	\$20.91	Total Account Charges	\$459.41
Water Usage Charge	\$85.18	AMOUNT DUE	6450.44
Sewer Base Charge	\$50.60	AMOUNT DUE	\$459.41
Sewer Usage Charge	\$202.77		

#### **Notice**

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





Make checks payable to: BOCC

**ACCOUNT NUMBER: 2374746437** 



#### **ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526 Internet Payments: <u>HCFLGov.net/WaterBill</u> Additional Information: HCFLGov.net/Water



09/17/2025

### THANK YOU!

**DUE DATE** 

|||Կրգովիվիվիվոգեսիրը-Ալիվիվիկիկիկիկիկիկիկիկ

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

2,160 0

**Auto Pay Scheduled** DO NOT PAY





### SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

1802 15TH ST SE RUSKIN, FL 33570-6010 Statement Date: September 02, 2025

Amount Due: \$18.74

**Due Date:** September 23, 2025 **Account #:** 221009259039

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

#### **Account Summary**

\$18.74
A10 77.4
\$20.68 -\$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.



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



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

Account #: 221009259039

Due Date: September 23, 2025

AN EMERA COMPANY

Pay your bill online at TampaElectric.com

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

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

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$18.74

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

643977031906

Your account will be drafted on September 23, 2025

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



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

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

#### Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	•	Previous Reading	•	Total Used	Multiplier	Billing Period
1000936781	08/26/2025	0		0		0 kWh	1	29 Days

#### **Charge Details**

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

Total Current Month's Charges

\$18.74

#### Avg kWh Used Per Day



Important Messages

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

#### Ways To Pay Your Bill



#### **Bank Draft**

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.

Visit TECOaccount.com for

free recurring or one time payments via checking or savings account.



#### Phone

Toll Free: 866-689-6469

In-Person

Payment Agents at

TampaElectric.com

Find list of



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

#### Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

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.



TampaElectric.com

#### SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Statement Date: September 02, 2025

\$4,474.30 **Amount Due:** 

Due Date: September 23, 2025 Account #: 221008452437



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

#### **Account Summary**

Current Month's Charges	\$4,474.30
Payment(s) Received Since Last Statement	-\$4,474,30
Previous Amount Due	\$4,474.30

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



Scan here to view your account online.



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



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

Pay your bill online at TampaElectric.com

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

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

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

Amount Due: \$4,474.30 Payment Amount: \$

668668229354

Your account will be drafted on September 23, 2025

Account #: 221008452437

Due Date: September 23, 2025

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



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

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

Important Messages

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: Lighting Service

#### Charge Details

#### **Electric Charges** Lighting Service Items LS-1 (Bright Choices) for 29 days Lighting Energy Charge 1824 kWh @ \$0.03412/kWh \$62.23 Fixture & Maintenance Charge 96 Fixtures \$1594.56 Lighting Pole / Wire 96 Poles \$2718.72 Lighting Fuel Charge 1824 kWh @ \$0.03363/kWh \$61.34 Storm Protection Charge 1824 kWh @ \$0.00559/kWh \$10.20 Clean Energy Transition Mechanism 1824 kWh @ \$0.00043/kWh \$0.78 Storm Surcharge 1824 kWh @ \$0.01230/kWh \$22.44 Florida Gross Receipt Tax \$4.03 **Lighting Charges** \$4,474.30

**Total Current Month's Charges** 

\$4,474.30

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

#### Ways To Pay Your Bill



#### **Bank Draft**

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



#### In-Person

Find list of Payment Agents at TampaElectric.com



#### Mail A Check

Payments:

TECO



#### Credit or Debit Card

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



#### Phone Toll Free:

866-689-6469

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

#### Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com

### SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

1598 15TH ST SE, PANEL A RUSKIN, FL 33570-6004 Statement Date: September 02, 2025

Amount Due: \$18.74

Due Date: September 23, 2025

Account #: 221008759922



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

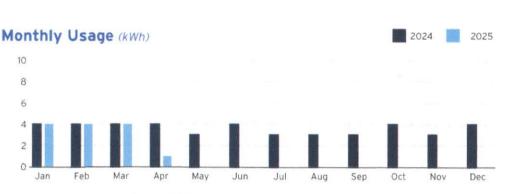
#### **Account Summary**

Payment(s) Received Since Last Statement  Current Month's Charges	-\$20.68 <b>\$18.74</b>
Previous Amount Due	\$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.



SEE HOW YOU CAN SAVE
with tips from our energy experts.

TampaElectric.com/BizSavingsTips

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



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

Due Date: September 23, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

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

Amount Due: \$18.74

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

643977031903

Your account will be drafted on September 23, 2025

Account #: 221008759922

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



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

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

#### Meter Read

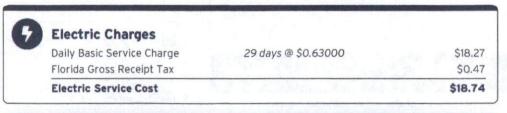
Meter Location: ENTRANCE SIGN

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	08/26/2025	80	80		0 kWh	1	29 Days

#### **Charge Details**



**Total Current Month's Charges** 

\$18.74

#### Avg kWh Used Per Day



Important Messages

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

#### Ways To Pay Your Bill



#### **Bank Draft**

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

#### In-Person

Find list of Payment Agents at TampaElectric.com



#### Mail A Check

Payments: TECO

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



P.O. Box 111

#### Contact Us

Online:

TampaElectric.com

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



#### Credit or Debit Card

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



Phone Toll Free:

866-689-6469

Correspondences: Tampa Electric

Tampa, FL 33601-0111

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SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

1643 FRED IVES ST, CLBHSE RUSKIN, FL 33570-5745

Statement Date: September 02, 2025

Amount Due: \$832.23

Due Date: September 23, 2025 Account #: 221008474837

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

#### **Account Summary**

Amount Due by September 23, 2025	\$832.23
Current Month's Charges	\$832.23
Payment(s) Received Since Last Statement	-\$893.82
Previous Amount Due	\$893.82

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 9.05% lower than the same period last year.



Your average daily kWh used was 2.84% higher than it was in your previous period.



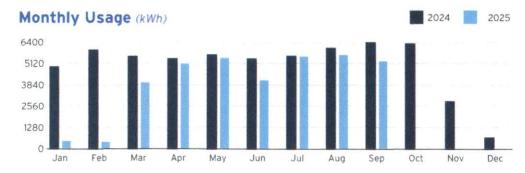
Scan here to view your account online.



**SEE HOW YOU** 

**CAN SAVE** with tips from our energy experts.

TampaElectric.com/BizSavingsTips



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



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

Due Date: September 23, 2025

Pay your bill online at TampaElectric.com See reverse side of your paystub for more ways to pay.

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

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

Amount Due: \$832.23 Payment Amount: \$

668668229355

Your account will be drafted on September 23, 2025

Account #: 221008474837

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



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

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

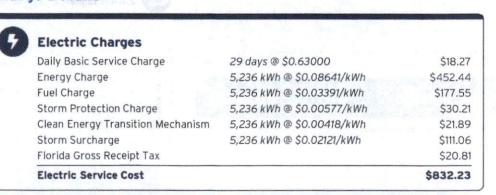
#### Meter Read

Service Period: Jul 29, 2025 - Aug 26, 2025

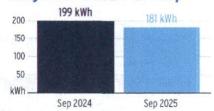
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	08/26/2025	1,177	95,941		5,236 kWh	1	29 Days

#### **Charge Details**



Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$832.23

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

#### Ways To Pay Your Bill



#### **Bank Draft**

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



#### In-Person

Find list of Payment Agents at TampaElectric.com



#### Mail A Check

#### Payments:

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



### Phone

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

Pay by credit Card

Credit or Debit Card



Toll Free 866-689-6469

#### All Other Correspondences: Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

#### Contact Us

Online:

TampaElectric.com

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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#### SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Statement Date: September 02, 2025

Amount Due: \$18.74

Due Date: September 23, 2025 Account #: 221008759930



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

#### **Account Summary**

Amount Due by September 23, 2025	\$18.74
Current Month's Charges	\$18.74
Payment(s) Received Since Last Statement	-\$20.68
Previous Amount Due	\$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) 2024 2025 10 8 6 Aug Dec

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



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

Account #: 221008759930

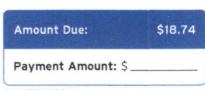
Due Date: September 23, 2025

TampaElectric.com/BizSavingsTips

#### Pay your bill online at TampaElectric.com See reverse side of your paystub for more ways to pay.

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

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



643977031904

Your account will be drafted on September 23, 2025

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



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

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

#### Meter Read

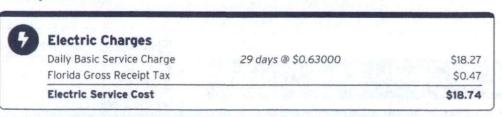
Meter Location: ENTRANCE SIGN

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	#	Total Used	Multiplier	Billing Period
1000874874	08/26/2025	37	37		0 kWh	1	29 Days

#### **Charge Details**



**Total Current Month's Charges** 

\$18.74

#### Avg kWh Used Per Day



Important Messages

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

#### Ways To Pay Your Bill



#### **Bank Draft**

Visit TECOaccount.com for

free recurring or one time payments via checking or savings account.

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



#### Phone

Toll Free: 866-689-6469

In-Person

Find list of

Payment Agents at

TampaElectric.com

Mail A Check

#### Payments: TECO

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

#### All Other Correspondences: Tampa Electric

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

#### Contact Us

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TampaElectric.com Phone:

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Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

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Energy-Saving Programs:

813-275-3909

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TampaElectric.com

#### SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Statement Date: September 02, 2025

Amount Due: \$100.92

> Due Date: September 23, 2025 Account #: 211025808083



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

#### **Account Summary**

Amount Due by September 23, 2025	\$100.92
Current Month's Charges	\$100.92
Previous Amount Due Payment(s) Received Since Last Statement	\$113.38 -\$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 28.57% higher than the same period last year.



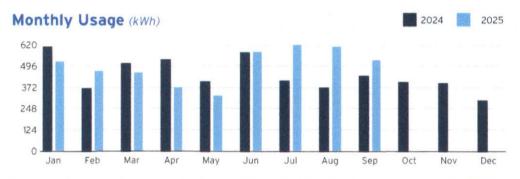
Your average daily kWh used was 5.26% lower than it was in your previous period.



Scan here to view your account online.



SEE HOW YOU **CAN SAVE** with tips from our energy experts. TampaElectric.com/BizSavingsTips



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



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

Account #: 211025808083 Due Date: September 23, 2025

Pay your bill online at TampaElectric.com See reverse side of your paystub for more ways to pay.

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

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

**Amount Due:** \$100.92 Payment Amount: \$

683483008174

Your account will be drafted on September 23, 2025

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



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

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

#### Meter Read

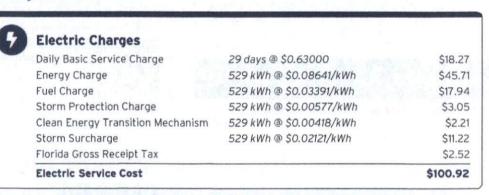
Meter Location: IRRIGATION

Service Period: Jul 29, 2025 - Aug 26, 2025

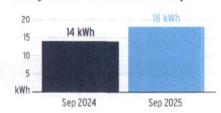
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	08/26/2025	34,933	34,404		529 kWh	1	29 Days

#### **Charge Details**



#### Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$100.92

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

#### Ways To Pay Your Bill



#### **Bank Draft**

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payments via checking or savings account.



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



#### In-Person

Phone

Find list of Payment Agents at TampaElectric.com

#### Payments: TECO P.O. Box 31318

Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

Mail A Check

#### All Other Toll Free: 866-689-6469 Correspondences:

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

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TampaElectric.com Phone:

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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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#### **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
30430	09/01/2025	\$150.00	09/01/2025	Due on receipt	

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

FL Contractor ES12001404 BALANCE DUE \$150.00

Thank you, we appreciate your business!

# for BOARD OF SUPERVISORS

	District Name:	Spencer Creek CDD	
	Board Meeting Date:	September 04, 2025	
	Name	In Attendance 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 Cooper09/04/2025District Manager SignatureDate

<sup>\*\*</sup> PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\*

#### **Business Observer**

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

#### **INVOICE**

**Legal Advertising** 

Invoice # 25-02623H Date 09/05/2025

Attn:

Spencer Creek CDD - Inframark 2005 PAN AM CIRCLE STE 300 TAMPA FL 33607 Please make checks payable to: (Please note Invoice # on check) Business Observer 1970 Main Street 3rd Floor Sarasota, FL 34236

Description Amount
Serial # 25-02623H \$94.06

Notice of Regular Board Meeting Schedule Fiscal Year 2025

-2026

RE: Spencer Creek CDD Board of Supervisors Meetings at 2:00 PM on

10/2/25 et al

Published: 9/5/2025

Important Message Paid ()
Please include our Serial # Pay by credit card online: Total \$94.06

on your check

Pay by credit card online: https://legals. businessobserverfl. com/send-payment/

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

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

#### NOTICE

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

### **Business Observer**

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

#### **INVOICE**

#### **Legal Advertising**

#### NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2025/2026 SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spencer Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

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

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager September 5, 2025

25-02623H

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

#### NOTICE

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

# for BOARD OF SUPERVISORS

		District Name:	Spencer Creek CDD	
		Board Meeting Date:	September 04, 2025	
		Name	In Attendance Please X	Paid
	1	Carlos de la Ossa	Χ	\$200
	2	Nick Dister	X	\$200
	3	Ben Gainer	X	\$200
	4	Lori Campagna	X	\$200
	5	Kelly Evans	X	\$200
The	e super	visors present at the above referenced	meeting should be compensated accordingl	у

Approved for payment:

Jayna Cooper09/04/2025District Manager SignatureDate

<sup>\*\*</sup> PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\*

### INVOICE \_\_\_\_



**Spencer Creek Community Development District** c/o Meritus Corp 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Customer	Spencer Creek Community Development District
Acct #	907
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Inform	nation	
Invoice Summary	\$	27,242.00
Payment Amount		
Payment for:	Invoice#29677	
100125399	_	

Thank You

Please detach and return with payment

Invoice	Effective	Transaction	Description	Amount
29677	10/01/2025	Renew policy	Policy #100125399 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/19/2025	27,242.00
Please Rem Egis Insurai P.O. Box 74	nit Payment To: nce and Risk Ad 8555	visors		\$ <b>Total</b> 27,242.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349 TO PAY VIA ACH: Accretive Global Insurance Services LLC Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	1	09/19/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/19/2025



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

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

157209

CUSTOMER ID
C2312

300

PO#

DATE
8/28/2025
NET TERMS
Due On Receipt
DUE DATE

8/28/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-17-25 \$1,931.41	1	Ea	1,931.41		1,931.41
Jana Cooper 7-14-25 AMAZON MKTPL*NR8KL9CH1: Operational Supplies: \$92.15, 7-4-25 LOWES: Replacement Outdoor Chairs: \$515.66, Eric Davidson- 6-9-25 DKS IM SERVER: gate monitoring: \$32.95	1	Ea	640.76		640.76
Postage	14	Ea	0.73		10.16
Subtotal					2,582.33

**INVOICE#** 

\$2,582.33	Subtotal
\$0.00	Tax
\$2,582.33	Total Due

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.

# for BOARD OF SUPERVISORS

	District Name:	Spencer Creek CDD	
	Board Meeting Date:	September 04, 2025	
	Name	In Attendance Please X	Paid
	Namo	1100007	r did
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	Χ	\$200

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

Approved for payment:

Jayna Соорех09/04/2025District Manager SignatureDate

<sup>\*\*</sup> PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\*

# for BOARD OF SUPERVISORS

	District Name:	Spencer Creek CDD	
	Board Meeting Date:	September 04, 2025	
	Name	In Attendance Please X	Paid
	Name	r iodoo X	raid
1	Carlos de la Ossa	X	\$200
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3	Ben Gainer	X	\$200
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Approved for payment:

Jayna Cooper09/04/2025District Manager SignatureDate

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# for BOARD OF SUPERVISORS

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	Name	In Attendance Please X	Paid
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper09/04/2025District Manager SignatureDate

<sup>\*\*</sup> 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
30556	09/15/2025	\$515.00	10/13/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/5 & 9/6/25 Provided service to checkout report of men's bathroom will not open when you scan your key fob and it is not locked in any way. Found men's bathroom door lock vandalized with a piece of plastic. Removed and verified operation. Then found main entry pedestrian maglock and z-bracket with missing hardware. Returned next day with equipment to secure. Replaced mounting bracket hardware for maglock and z-bracket that were missing. Secured and verified operation.	2	160.00	320.00
Miscellaneous misc hardware	1	75.00	75.00
Trip charge	2	60.00	120.00

FL Contractor ES12001404 BALANCE DUE \$515.00

Thank you, we appreciate your business!

# ITZ Electric Corp

**Invoice** 

36-09 20th Ave

Date	Invoice #
9/4/2025	F2093

Astoria NY 11105

(516)967-0093 itzelectric@earthlink.net

LIC # EC 1301807

Bill To	
Spencer Creek 1643 Fred Ives St	
Ruskin, FL 33570	

Service For			

Project

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











Bill To

# Steadfast Alliance

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

	invoice
ate	Invoice #

Date	Invoice #
9/4/2025	SA-15169

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

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

Ship To
502 Tiger Tooth Place uskin, FL 33570

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Proj	ect
			Net 30 SM1052 Spencer Cre		er Creek CDD	
Quantity	Des	cription		Rate	Serviced Date	Amount
5.5 Mair Sco	ntenance Labor pe: Flush-cut dead paln	n near the fence by the	pool.	50.00		275.00

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

Total	\$275.00
Payments/Credits	\$0.00
Balance Due	\$275.00

# Spencer Creek Community Development District

Financial Statements (Unaudited)

Period Ending September 30, 2025

Prepared by:



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

#### **Balance Sheet**

As of September 30, 2025 (In Whole Numbers)

					SI	ERIES 2019					
			S	ERIES 2019		CAPITAL		GENERAL		GENERAL	
	GI	ENERAL	DE	BT SERVICE	P	ROJECTS	FIX	KED ASSETS	L	ONG-TERM	
ACCOUNT DESCRIPTION		FUND		FUND		FUND		FUND		DEBT FUND	 TOTAL
<u>ASSETS</u>											
Cash - Operating Account	\$	34,314	\$	-	\$	-	\$	-	\$	-	\$ 34,314
Due From Other Funds		-		2,606		27		-		-	2,633
Investments:											
Prepayment Account		-		30		-		-		-	30
Reserve Fund		-		268,006		-		-		-	268,006
Revenue Fund		-		260,728		-		-		-	260,728
Prepaid Insurance		27,242		-		-		-		-	27,242
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
TOTAL ASSETS	\$	69,105	\$	531,370	\$	27	\$	8,201,317	\$	7,340,000	\$ 16,141,819
<u>LIABILITIES</u>											
Accounts Payable	\$	2,045	\$	-	\$	-	\$	-	\$	-	\$ 2,045
Bonds Payable		-		-		-		-		7,340,000	7,340,000
Due To Other Funds		2,633		-		-		-		-	2,633
TOTAL LIABILITIES		4,678		_		-		-		7,340,000	7,344,678

#### **Balance Sheet**

As of September 30, 2025 (In Whole Numbers)

			<b>SERIES 2019</b>			
		<b>SERIES 2019</b>	CAPITAL	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES						
Nonspendable:						
Prepaid Insurance	27,242	-	-	-	-	27,242
Restricted for:						
Debt Service	-	531,370	-	-	-	531,370
Capital Projects	-	-	27	-	-	27
Unassigned:	37,185	-	-	8,201,317	-	8,238,502
TOTAL FUND BALANCES	64,427	531,370	27	8,201,317	-	8,797,141
TOTAL LIABILITIES & FUND BALANCES	\$ 69,105	\$ 531,370	\$ 27	\$ 8,201,317	\$ 7,340,000	\$ 16,141,819

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 199	\$ 199	0.00%
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%
TOTAL REVENUES	454,114	461,229	7,115	101.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	11,800	200	98.33%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	4,256	(156)	103.80%
Disclosure Report	4,200	3,881	319	92.40%
District Counsel	5,000	14,427	(9,427)	288.54%
District Engineer	5,000	2,356	2,644	47.12%
District Manager	30,000	30,353	(353)	101.18%
Accounting Services	12,000	12,031	(31)	100.26%
Auditing Services	4,100	4,300	(200)	104.88%
Onsite Staff	35,000	40,833	(5,833)	116.67%
Website Compliance	1,500	3,000	(1,500)	200.00%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	2,012	(1,512)	402.40%
Insurance - General Liability	24,750	23,274	1,476	94.04%
Public Officials Insurance	2,819	2,819	-	100.00%
Legal Advertising	2,500	1,704	796	68.16%
Bank Fees	250	803	(553)	321.20%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	206	(31)	117.71%
Total Administration	158,494	158,055	439	99.72%

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025 General Fund (001) (In Whole Numbers)

	ANNUAL ADOPTED	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	ACTUAL	FAV(UNFAV)	ADOPTED BUD
Electric Utility Services				
Electric Utility Services - All	75,000	64,768	10,232	86.36%
Total Electric Utility Services	75,000	64,768	10,232	86.36%
Total Electric Offices	75,000	04,700	10,232	00.30 /6
Water-Sewer Comb Services				
Water/Wastewater	4,000	7,298	(3,298)	182.45%
Total Water-Sewer Comb Services	4,000	7,298	(3,298)	182.45%
Other Physical Environment				
Field Manager	12,000	12,000	-	100.00%
Janitorial Supplies	9,000	4,484	4,516	49.82%
Contracts-Aquatic Control	9,180	6,120	3,060	66.67%
Contracts-Pools	11,640	24,092	(12,452)	206.98%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Security Monitoring Services	4,500	3,998	502	88.84%
Amenity - Phone, internet, cable	1,800	2,070	(270)	115.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
Pool Maintenance - Other	1,000	275	725	27.50%
Amenity Maintenance & Repairs	10,000	11,411	(1,411)	114.11%
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	112,895	(2,895)	102.63%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	1,871	(371)	124.73%
Misc Repairs and Maintenance	20,000	9,792	10,208	48.96%
Access Control	2,500	-	2,500	0.00%
Total Other Physical Environment	216,620	195,521	21,099	90.26%
TOTAL EXPENDITURES	454,114	425,642	28,472	93.73%
	•	•	•	
Excess (deficiency) of revenues				
Over (under) expenditures	-	35,587	35,587	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,840		
FUND BALANCE, ENDING		\$ 64,427		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025 Series 2019 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	 AR TO DATE	RIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
ACCOUNT BECOME TION	BODGET	 HOTOAL	 TV(ONI AV)	ADOI 120 BOD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,895	\$ 24,895	0.00%
Special Assmnts- Tax Collector	531,403	531,580	177	100.03%
TOTAL REVENUES	531,403	556,475	25,072	104.72%
<u>EXPENDITURES</u>				
Debt Service				
Principal Debt Retirement	155,000	155,000	-	100.00%
Interest Expense	376,403	 379,794	(3,391)	100.90%
Total Debt Service	531,403	 534,794	 (3,391)	100.64%
TOTAL EXPENDITURES	531,403	534,794	(3,391)	100.64%
Excess (deficiency) of revenues				
Over (under) expenditures		 21,681	 21,681	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		509,689		
FUND BALANCE, ENDING		\$ 531,370		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025 Series 2019 Capital Projects Fund (300) (In Whole Numbers)

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

34,314.14

09/30/2025

# **Bank Account Statement**

Spencer Creek CDD

**Ending G/L Balance** 

 Bank Account No.
 9015

 Statement No.
 09\_25

G/L Account No. 101001 Balance	34,314.14	Statement Balance	41,816.82
		<b>Outstanding Deposits</b>	0.00
Positive Adjustments	0.00	Subtotal	41,816.82
Subtotal	34,314.14	Outstanding Checks	-7,502.68
Negative Adjustments	0.00	<del></del>	

34,314.14

**Statement Date** 

**Ending Balance** 

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000505	Interest - Investments	Interest Earned	199.45	199.45	0.00
Total Deposit	s				199.45	199.45	0.00
Checks							0.00
08/12/2025	Payment	1681	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
08/13/2025	Payment	1682	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
08/21/2025	Payment	1690	BL POOLS DBA AQUASENTRY	Check for Vendor V00053	-1,600.00	-1,600.00	0.00
09/02/2025	Payment	1692	SPEAREM ENTERPRISES	Check for Vendor V00013	-600.00	-600.00	0.00
09/02/2025	Payment	1693	STANTEC CONSULTING SERVICES	Check for Vendor V00006	-455.00	-455.00	0.00
09/09/2025	Payment	1694	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
09/09/2025	Payment	1695	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
09/09/2025	Payment	1696	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
09/09/2025	Payment	1697	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
09/09/2025	Payment	1698	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
09/12/2025	Payment	300055	TECO ACH	Inv: 090225-9039	-18.74	-18.74	0.00
09/12/2025	Payment	300056	TECO ACH	Inv: 090225-2437	-4,474.30	-4,474.30	0.00
09/12/2025	Payment	300057	TECO ACH	Inv: 090225-9922	-18.74	-18.74	0.00
09/12/2025	Payment	300058	TECO ACH	Inv: 090225-4837	-832.23	-832.23	0.00
09/12/2025	Payment	300059	TECO ACH	Inv: 090225-9930	-18.74	-18.74	0.00
09/12/2025	Payment	300060	TECO ACH	Inv: 090225-8083	-100.92	-100.92	0.00
09/12/2025	Payment	300061	BOCC ACH	Inv: 082725-6437	-459.41	-459.41	0.00
09/17/2025	Payment	1700	BL POOLS DBA AQUASENTRY	Check for Vendor V00053	-1,600.00	-1,600.00	0.00
09/17/2025	Payment	1702	INFRAMARK LLC	Check for Vendor V00025	-36,724.03	-36,724.03	0.00
09/17/2025	Payment	1704	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00

# **Bank Account Statement**

Spencer Creek CDD

Bank Accou	nt No.	9015					
Statement N	lo. (	09_25			Statement Date	09/30/2025	
09/17/2025	Payment	1705	SPEAREM ENTERPRISES STEADFAST	Check for Vendor V00013	-1,200.00	-1,200.00	0.00
9/17/2025	Payment	1706	CONTRACTORS ALIANCE	Check for Vendor V00005	-7,809.90	-7,809.90	0.00
9/24/2025	Payment	1707	EGIS INSURANCE	Check for Vendor V00007	-27,242.00	-27,242.00	0.00
9/22/2025		JE000504	Bank Fees	Bank Fees	-271.40	-271.40	0.00
9/29/2025		JE000510	Amenity - Phone, internet, cable	Bank recon adj Septrum	-179.98	-179.98	0.00
otal Checks					-85,770.39	-85,770.39	0.00
Adjustments							
otal Adjust	ments						
Outstanding	Checks						
7/30/2025	Payment	1673	INFRAMARK LLC	Check for Vendor V00025			-468.62
8/14/2025	Payment	1686	INFRAMARK LLC	Check for Vendor V00025			-4,975.00
9/17/2025	Payment	1699	ACTION SECURITY, INC.	Check for Vendor V00043			-665.00
9/17/2025	Payment	1701	BUSINESS OBSERVER, INC.	Check for Vendor V00054			-94.06
09/17/2025	Payment	1703	ITZ ELECTRIC CORP	Check for Vendor V00057			-1,300.00
otal Outsta	nding Chec	ks					-7,502.68

# **Outstanding Deposits**

**Total Outstanding Deposits** 

#### Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FUI	ND - 001	<u> </u>					
001	1692	00/02/25	SPEAREM ENTERPRISES	6254	CLEANING SERVICES	Janitorial Supplies	531165-53908	\$600.00
001	1692		STANTEC CONSULTING SERVICES	2442484	DISTRICT ENGINEER	District Engineer	531147-51301	\$455.00
001	1694		BENJAMIN D. GAINER	BG-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1695		CARLOS DE LA OSSA	CO-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1696		KELLY ANN EVANS	KE-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1697		LORI A CAMPAGNA	LC-090425	BOARD 9/4/25 BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1698		NICHOLAS J. DISTER	ND-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1699		ACTION SECURITY, INC.	30430	SECURITY SERVICE PLAN	SECURITY SERVICES	534368-53908	\$200.00 \$150.00
001	1699		ACTION SECURITY, INC.	30556	MEN'S BATHROOM DOOR LOCK VANDALIZED 09/15/25	REPLACED MEN'S DOOR LOCK & LABOR	546176-53908	\$130.00 \$515.00
001	1700		BL POOLS DBA AQUASENTRY	S2UH448-49	COMMERCIAL CLEANING	Contracts-Pools	534078-53908	\$1,600.00
001	1700		BUSINESS OBSERVER, INC.	25-02623H	LEGAL ADVERTISING 09/05/25	LEGAL ADVERTISING	548002-51301	\$1,600.00
001	1701		INFRAMARK LLC	157209	MAIL NOTICES AND AMAZON PURCHASES	MAIL NOTICES	541024-51301	\$94.06 \$1.941.57
001	1702		INFRAMARK LLC	157209	MAIL NOTICES AND AMAZON PURCHASES  MAIL NOTICES AND AMAZON PURCHASES	640.76	546176-53908	\$1,941.57 \$640.76
001	1702		INFRAMARK LLC	157209	DISTRICT MANAGEMENT SEPTEMBER 2025	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1702		INFRAMARK LLC	158097	DISTRICT MANAGEMENT SEPTEMBER 2025 DISTRICT MANAGEMENT SEPTEMBER 2025	DISSEMINATION SERVICES	532001-51301	\$1,000.00 \$350.00
	1702		INFRAMARK LLC	158097	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT		\$2,500.00
001	1702		INFRAMARK LLC		DISTRICT MANAGEMENT SEPTEMBER 2025 DISTRICT MANAGEMENT SEPTEMBER 2025	FIELD MANAGEMENT	531150-51301	
001				158097			531152-53908	\$1,000.00
001	1702		INFRAMARK LLC INFRAMARK LLC	158097 158097	DISTRICT MANAGEMENT SEPTEMBER 2025	WEBSITE MAINTENANCE/ADMIN ONSITE SERVICES	534397-51301	\$125.00
001	1702				DISTRICT MANAGEMENT SEPTEMBER 2025		534215-51301	\$2,916.67
001	1702		INFRAMARK LLC	158097	DISTRICT MANAGEMENT SEPTEMBER 2025	ONSITE SERVICES 10/24-12/24 RETRO BILLING	534215-51301	\$8,750.01
001	1702		INFRAMARK LLC	158097	DISTRICT MANAGEMENT SEPTEMBER 2025	ONSITE SERVICES 01/25 RETRO BILLING	534215-51301	\$2,916.67
001	1702		INFRAMARK LLC	158097	DISTRICT MANAGEMENT SEPTEMBER 2025	ONSITE SERVICES 04/25-08/25 RETRO BILLING	534215-51301	\$14,583.35
001	1703		ITZ ELECTRIC CORP	F2093	SUPPLY AND INSTALL 4 SURGE PROTECTION DEVICES	Surge Protectors	546176-53908	\$1,300.00
001	1704		SITEX AQUATICS	10166-B	AQUATIC MAINTENANCE SEPTEMBER 2025	SERVICE	531085-53908	\$765.00
001	1705		SPEAREM ENTERPRISES	6250	CLEANING SERVICES	Janitorial Supplies	531165-53908	\$600.00
001	1705		SPEAREM ENTERPRISES	6262	CLEANING SERVICES	Janitorial Supplies	531165-53908	\$600.00
001	1706		STEADFAST CONTRACTORS ALIANCE	SA-15169	FLUSH CUT DEAD PALM	LANDSCAPE SERVICES	546300-53908	\$275.00
001	1706		STEADFAST CONTRACTORS ALIANCE	SA-15053	LANDSCAPE MAINTENANCE SEPTEMBER 2025	LANDSCAPE SERVICES	546300-53908	\$7,534.90
001	1707		EGIS INSURANCE	29677	INSURANCE-POLICY# 100125399 10/01/25-10/01/26	INSURANCE	155100	\$27,242.00
001	300055		TECO ACH	090225-9039	ELECTRIC 07/29/25-08/26/25	ELECTRIC	543041-53100	\$18.74
001	300056		TECO ACH	090225-2437	ELECTRIC 07/29/25-08/26/25	ELECTRIC	543041-53100	\$4,474.30
001	300057		TECO ACH	090225-9922	ELECTRIC 07/29/25-08/26/25	ELECTRIC	543041-53100	\$18.74
001	300058		TECO ACH	090225-4837	ELECTRIC 07/29/25-08/26/25	ELECTRIC	543041-53100	\$832.23
001	300059		TECO ACH	090225-9930	ELECTRIC 07/29/25-08/26/25	ELECTRIC	543041-53100	\$18.74
001	300060		TECO ACH	090225-8083	ELECTRIC 07/29/25-08/26/25	ELECTRIC	543041-53100	\$100.92
001	300061	09/12/25	BOCC ACH	082725-6437	WATER 07/25/25-08/25/25	WATER	543018-53908	\$459.41
							Fund Total	\$85,378.07

Total Checks Paid \$85,378.07
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Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 3**3607** 

Phone:656-247-3501

Date: 10/21/2025 Work Order #057-033-04-25 Customer ID: Spencer Creek CDD

Quotation valid until 11/30/2025

Prepared by: Nate Montagna

	Description	Unit Price	Quantity	Amount
	ens restroom need to be re-bolted ked for leaks and re-cualked	\$300.00	1	\$300.00
Total	Labor and Materials			\$300.00

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

If you have any questions concerning this quotation, contact Nathaniel

Montagna at <a href="mailto:nmontagna@Inframark.com">nmontagna@Inframark.com</a>

Ву:	Nathaniel Montagna	Ву:	Tayna Coopei		
Date:	10/21/25	Date:	10-28-25		
	Inframark	_	Spencer Creek CDD		

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



Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 3**3607** 

Phone:656-247-3501

Date: 10/28/2025 Work Order # 057-033-5-25 Customer ID:Spencer creek CDD

Quotation valid until 11/30/2025

Prepared by: Nate Montagna

	Description	Unit Price	Quantity	Amount
door repair / 1 hr counter top repair / loose, needs support / 1 hr / mats \$25 repair loose sink fixture / 1 hr install paper dispensers / 1 hr / might need new dispensers install soap dispenser / .5 hr / might need new dispenser install new baby changing table / standard fee (\$650 L&M) sheetrock wall repair @ changing table / 3 hrs / mats \$100 paint wall @ changing table / 1 hr / mats \$75 replace toilet flange / 3 hrs / mats \$50 toilet clogged, tank and bowl / 1 hr loose sink mounting bolts / 1.5 hrs / mats \$25		\$75.00 \$105.00 \$75 \$75 \$60 \$650 \$325 \$150 \$75.00 \$137.5	1	\$75.00 \$105.00 \$75 \$75 \$60 \$650 \$325 \$150 \$75.00 \$137.5
Total	Labor and Materials			\$1,727.5

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

If you have any questions concerning this quotation, contact Nathaniel

Montagna at <a href="mailto:nmontagna@Inframark.com">nmontagna@Inframark.com</a>

By: Nathaniel Montagna

By: Kollamay Turkoanu

10/28/25

Date: 10/28/2025

Inframark Spencer Creek CDD

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

Fields Consulting Group, LLC (dba. Mike's Signs)

11749 Crestridge Loop New Port Richey, FL 34655-0017 USA signsandgraphicsbymike@gmail.com





# **Estimate**

**ADDRESS** 

Inframark Spencer Creek CDD Attn: Jayna Cooper 2005 Pan Am Circle #300 Tampa, FL 33607 **ESTIMATE #** 1785 **DATE** 10/22/2025

#### **SALES REP**


Mike Fields

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT	
	Install (Signage)	"No Parking" (12x18) reflective metal signs; Installed with 10-ft galvanized u-channel posts.	10	200.00	2,000.00	
	Install (Signage)	10% Volume Discount	10	-20.00	-200.00	
		SUBTOTAL			1,800.00	
	TAX		0.0			0
		TOTAL		\$1	.800.00	

Accepted By Jayna Cooper

Accepted Date 10-30-2025

# No Parking On CDD Property







**Spencer Creek CDD** 

Field Inspection Report - October - Steadfast

Monday, October 20, 2025

Prepared For Board of Supervisors

12 Items Identified

Paul Young

District Field Inspector

Green - Indicates Item is in progress or completed.

Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

# Item 1 - 14th AVENUE / GOLDEN GLOW

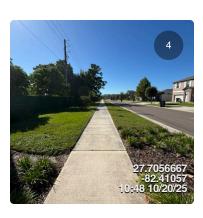
Assigned To: Steadfast

Golden Glow and 14th Ave., community signage beds are well maintained.







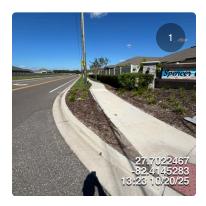


# Item 2 - MAIN ENTRANCE GOLDEN GLOW 15th ST. S.E.

Assigned To: Steadfast

1). Several plant gaps amongst both entrance beds. Society Garlic plants have been pulled.

Provide the number of replacement plants needed to fill in gaps.

















# **Item 3 - COLDING ENTRANCE**

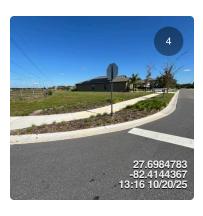
Assigned To: Steadfast

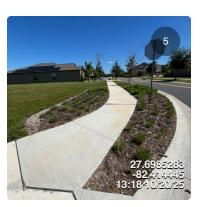
Provide the number of plants pulled and needed to fill in gaps.







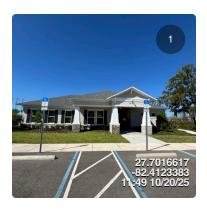




**Item 4 - AMENITY CENTER** 

Assigned To: Steadfast

Landscape around Amenity Center is maintained.







# **Item 5 - AMENITY POOL**

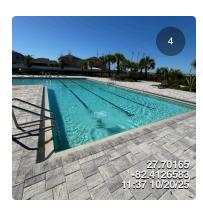
# Assigned To: On-site Attendant / Steadfast Maintenance

- 1). Information board is clear and informative.
- 2). Tables and chairs are intact.
- 3). Pool rules are clear and legible.
- 4). Pool is clear and blue.
- 5). Landscape is maintained.













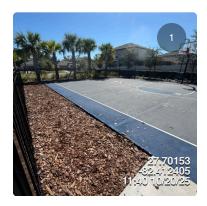
# **Item 6 - AMENITIES**

Assigned To: District Manager

Basketball court is clean,

Dog park is maintained, all water fountains are operational.

Playground equipment is intact and operational.













Item 7 - MAILBOX KIOSK

Assigned To: District Manager

Mailboxes are clean and intact.





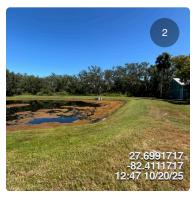
# **Item 8 - POND TREATMENTS**

Assigned To: Sitex Aquatics

Please provide treatment dates and reports.

- 1). Pic 1/2/3 Pond (6) Fred Ives St., treatments are taking effect.
- 4). Pic 4/5/6 Pond (7) Silver Star Place.
- 7). Pic 7/8/9 Pond (8) Colding Dr.



















# **Item 9 - POND TREATMENTS**

Assigned To: Sitex Aquatics

Please provide treatment dates and reports.

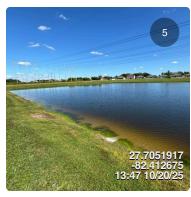
- 1). Pic 1/2/3 FPC Area 1 has algae forming along the edges.
- 4). FPC Area 2
- 5). Pic 5/6 FPC Area 3
- 7). Pic 7 FPC Area 4
- 8). Pic 8/9 Pond 4

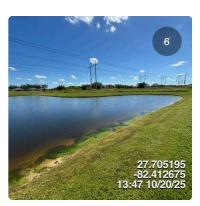


















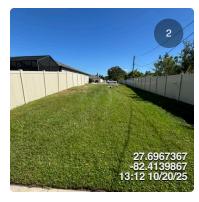
# Item 10 - SILVER STAR PLACE

Due By: Tuesday, November 4, 2025

Assigned To: Steadfast

- 1). 15th St. S.E., South property boundary.
- 2). Pic 2/3/4 Steadfast cut back overgrowth on CDD fences.
- 5). Pic 5/6 keep ground manhole covers visible from grass overgrowth.













# **Item 11 - PARKING VIOLATIONS**

Assigned To: District Manager

No Parking signs will be installed along the grass areas where parking has occurred.

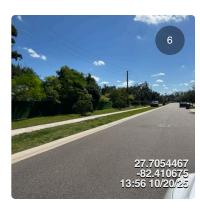










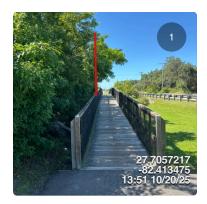


# Item 12 - Walking Bridges

Due By: Tuesday, November 4, 2025

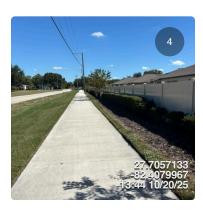
Assigned To: Steadfast

- 1). Clear overgrowth off bridge and pedestrian pathway.
- 6). Pic 6 cut back overgrowth encroaching bridge.

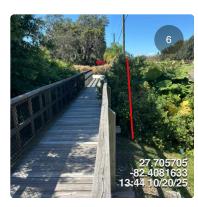












Printed: Oct 30, 2025 30435 Commerce Drive Unit 102, San Antonio, FL 33576

> Phone: 844-347-0702 Fax: 813-501-1432



# **Daily Logs List**

# Oct 13, 2025

**Job:** SM1052 Spencer Creek CDD -Ruskin-pool

code 2005

Title: Wet check
Added By: Amauri Diaz

Log Notes:

I came out to perform monthly wet check of property. I found several broken drip tubes and repaired them. Clock times remain the same as last month. Battery timers were checked as well.

Parts used

3-1/2" drip coupling

1-1/2 poly Pipe coupling

7- ft line drip

#### **Weather Conditions:**

Sunny Mon, Oct 13, 2025, 12:00 AM



91°F Wind: 6 mph
Humidity: 96%
70tal Precip: 0"















# **AQUATIC INSPECTION / TREATMENT REPORT**

COMMUNTIY NAME: Spencer Creek

POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
-13		Х			Grass Mix
CON	имеnts:		1		,
All	sites treate	d for shorel	ine grasses.		