

**SPENCER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 04, 2025

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Spencer Creek Community Development District

Board of Supervisors

Kelly Evans, Chairman
Carlos De La Ossa, Vice Chairperson
Lori Campagna, Assistant Secretary
Ben Gainer, Assistant Secretary
Nick Dister, Assistant Secretary

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Paul Young, Field Manager
Katya Campbell, Clubhouse Manager
Rollamay Turkoane, District Manager

Regular Meeting Agenda

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

The Regular Meeting of the **Spencer Creek Community Development District** will be held **December 04, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 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 Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations Series 2019 Bonds

B. Consideration of SchoolNow CDD Website Proposal

C. Consideration of Grau & Associates Audit Engagement Letter

4. CONSENT AGENDA

A. Approval of Minutes of November 06, 2025, Regular Meeting

B. Consideration of Operation and Maintenance September 2025

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

D. Ratification of Steadfast Proposal #EST-SCA2794 (\$2,995.00)

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

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

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

Re: Proposal – Annual Arbitrage Calculations – Spencer Creek CDD – \$8,195,000 Special Assessment Revenue Bonds, Series 2019 (the “2019 Series”)

Dear Spencer Creek Community Development District:

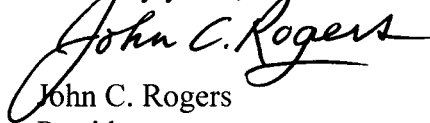
Arbitrage Rebate Counselors hereby contracts with Spencer Creek Community Development District to provide annual arbitrage calculations for the above-referenced 2019 Series.

The annual arbitrage calculations for the 2019 Series will cover the one-year period March 14, 2024 to March 14, 2025, and each successive one-year period thereafter ending on March 14th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2019 Series is \$400.00. Spencer Creek CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Bill To:

Spencer Creek CDD
Brittney Carpio
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Shipping To:

Spencer Creek CDD
Jayna Cooper
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	12
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Jayna Cooper**Signature:****Title:** _____**Date:** _____



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

November 14, 2025

To Board of Supervisors
Spencer Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Spencer Creek Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Spencer Creek Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,400 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Spencer Creek Community Development District

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Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Spencer Creek Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Spencer Creek Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

**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, November 6, 2025, at 2:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson
Carlos de la Ossa	Vice Chairperson
Nicholas Dister	Assistant Secretary <i>(via phone)</i>
Ben Gainer	Assistant Secretary
Lori Campagna	Assistant Secretary

Also present were:

Wesley Elias	District Manager
Paul Young	Field Services

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**

Mr. Elias 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**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **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)**

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/completed items as well as pending statuses. Discussion ensued.

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, to authorize Kelly Evans to coordinate a plant replacement proposal with Wesley Elias outside of the meeting, not to exceed the amount of \$3,000, was approved. 5-0

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor the meeting was adjourned at 2:04 pm. 5-0

Jayna Cooper/Wesley Elias
District Manager

Kelly Evans
Chairperson

SPENCER CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ACTION SECURITY, INC.	10/1/2025	30699	\$150.00			SECURITY SERVICES
AQUA SENTRY	10/1/2025	S1TUZU5-26	\$1,600.00			COMMERCIAL CLEANING
AQUA SENTRY	10/1/2025	SITUZU5-26	\$1,600.00		\$3,200.00	COMMERCIAL CLEANING
INFRAMARK LLC	10/8/2025	160650	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	10/8/2025	160650	\$350.00			DISSEMINATION SERVICES
INFRAMARK LLC	10/8/2025	160650	\$2,575.00			DISTRICT MANAGEMENT FEE
INFRAMARK LLC	10/8/2025	160650	\$1,000.00			FIELD MANAGEMENT FEE
INFRAMARK LLC	10/8/2025	160650	\$125.00			WE
INFRAMARK LLC	10/8/2025	160650	\$2,916.67	\$7,966.67	\$7,966.67	ONSITE SERVICES
SIGNAL 88 LLC	9/30/2025	US_83880	\$2,195.04			SECURITY SERVICES
SITEX AQUATICS	10/1/2025	10275-B	\$765.00			AQUATIC MAINTENANCE
STEADFAST CONTRACTORS ALIANCE	10/1/2025	SA-15752	\$7,534.90			LANDSCAPE SERVICES
STRALEY ROBIN VERICKER	9/16/2025	27113	\$1,164.00			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$22,975.61			
Variable Contract						
STRALEY ROBIN VERICKER	9/30/2025	27261	\$3,397.50			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$3,397.50			
Utilities						
BOCC ACH	9/26/2025	092625-6437	\$354.74			WATER
CHARTER COMMUNICATIONS ACH	9/9/2025	2472565090925	\$179.98			INTERNET
CHARTER COMMUNICATIONS ACH	10/9/2025	2472565100925	\$179.98		\$359.96	INTERNET
TECO ACH	10/1/2025	100125-221008452437	\$4,474.30			ELECTRIC
TECO ACH	10/1/2025	100125-221009259039	\$19.38			ELECTRIC
TECO ACH	10/1/2025	100125-221008759922	\$19.38			ELECTRIC
TECO ACH	10/1/2025	100125-221008759930	\$19.38			ELECTRIC
TECO ACH	10/1/2025	100125-221008474837	\$833.96			ELECTRIC

SPENCER CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO ACH	10/1/2025	100125-211025808083	\$118.03		\$5,484.43	ELECTRIC
Utilities Subtotal			\$6,199.13			
Regular Services						
BENJAMIN D. GAINER	10/2/2025	BG-100225	\$200.00			BOARD 10/02/25
CARLOS DE LA OSSA	10/2/2025	CO-100225	\$200.00			BOARD 10/02/25
FLORIDA COMMERCE	10/1/2025	93412	\$175.00			DISTRICT FILING FEES
INFRAMARK LLC	9/22/2025	159311	\$8.14			POSTAGE
INFRAMARK LLC	10/24/2025	161863	\$7.35		\$15.49	POSTAGE
KELLY ANN EVANS	10/2/2025	KE-100225	\$200.00			BOARD 10/02/25
NICHOLAS J. DISTER	10/2/2025	ND-100225	\$200.00			BOARD 10/02/25
Regular Services Subtotal			\$990.49			
Additional Services						
COASTAL FENCE SERVICES LLC	9/30/2025	41	\$4,206.00			FENCE REPAIRS
INFRAMARK LLC	9/30/2025	1162730	\$325.00			MAINTENANCE SERVICES
INFRAMARK LLC	9/22/2025	159311	\$91.60		\$416.60	EVENT SUPPLIES & POSTAGE
STEADFAST CONTRACTORS ALIANCE	9/29/2025	SA-15649	\$101.93			LANDSCAPE SERVICES
Additional Services Subtotal			\$4,724.53			
TOTAL						
			\$38,287.26			

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
30699	10/01/2025	\$150.00	10/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan 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!

Aqua Sentry

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



INVOICE

BILL TO

Spencer Creek
1643 Fred Ives St Ruskin FLA
33570 USA

INVOICE # S1TUZU5-26**DATE** 10/01/2025**DUE DATE** 10/31/2025**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
SPENCER CREEK Commercial Cleaning of Spencer Creek		1,600.00	1,600.00

BALANCE DUE**\$1,600.00**



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

Date: 10/01/2025
Due: 10/31/2025
Invoice #: S1TUZU5-26
Customer: Spencer Creek
Bill To: Spencer Creek
1643 Fred Ives St Ruskin FLA 33570 USA
Ship To: Spencer Creek
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
-------	------------	------------



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160650

CUSTOMER ID

C2312

PO#

INVOICE

DATE

10/8/2025

NET TERMS

Due On Receipt

DUE DATE

10/8/2025

BILL TO

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

Services provided for the Month of: October 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	2,575.00		2,575.00
Field Management	1	Ea	1,000.00		1,000.00
Onsite Services	1	Ea	2,916.67		2,916.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					7,966.67

Subtotal

\$7,966.67

Tax

\$0.00

Total Due

\$7,966.67

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.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Spencer Creek

2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: US_83880
Invoice Date: 2025-10-01
Due Date: 2025-10-16
Terms: NET15
Customer ID: 214568
Customer PO:

Amount Due: \$2,195.04

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-09-01- 2025-09-30	Dedicated Security Officer - Spencer Creek Pool : : Service Location: Spencer Creek	64.56	\$34.00	\$2,195.04

Subtotal	\$2,195.04
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$2,195.04

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.

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.: 10275-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

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

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

September 16, 2025
Client: 001511
Matter: 000001
Invoice #: 27113

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/6/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
8/7/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
8/7/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; DISCUSS SIGNAL 88 CONTRACT WITH J. COOPER.	0.5	\$187.50
8/8/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/12/2025	KCH	REVIEW SIGNAL 88 PROPOSAL AND EXISTING CONTRACT FOR ADDENDUM.	0.4	\$150.00
8/14/2025	MS	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$39.00
8/28/2025	LC	REVIEW SECURITY SERVICES PROPOSAL BY SIGNAL 88, LLC; PREPARE DRAFT ADDENDUM TO SECURITY SERVICES AGREEMENT.	1.2	\$234.00
8/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			3.8	\$1,164.00

September 16, 2025
Client: 001511
Matter: 000001
Invoice #: 27113

Page: 2

Total Services	\$1,164.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,164.00
Previous Balance		\$2,204.50
Less Payments		(\$2,204.50)
PAY THIS AMOUNT		\$1,164.00

Please Include Invoice Number on all Correspondence

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

October 07, 2025

Client: 001511

Matter: 000001

Invoice #: 27261

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/3/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
9/4/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
9/4/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
9/10/2025	KCH	PREPARE MOBILE PATROL SERVICES AGREEMENT WITH SIGNAL 88.	1.2	\$450.00
9/18/2025	MS	PREPARE RESOLUTION ADOPTING TOWING AND PARKING POLICY, ALONG WITH PARKING AND TOWING POLICY.	1.0	\$195.00
9/18/2025	KCH	REVIEW AND REVISE RESOLUTION ADOPTING PARKING AND TOWING POLICIES.	0.5	\$187.50
9/22/2025	AM	DRAFT CLUBHOUSE GATHERING ROOM AGREEMENT; REVIEW PROPERTY APPRAISER TO CONFIRM AMENITIES.	1.3	\$253.50
9/22/2025	KCH	REVIEW AND REVISE OCTOBER 2025 UPDATED CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PREPARE RESOLUTION ADOPTING CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT.	1.0	\$375.00

SERVICES

Date	Person	Description of Services	Hours	Amount
9/23/2025	KCH	PREPARE RECREATIONAL FACILITIES POLICIES AND REGULATIONS; PREPARE PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES; PREPARE CLUBHOUSE GATHERING ROOM RESERVATION AND RENTAL POLICIES AND USAGE AGREEMENTS; EMAILS WITH B. CHAPMAN REGARDING SAME.	3.5	\$1,312.50
9/25/2025	KCH	EDITS TO RECREATIONAL FACILITIES POLICIES.	0.3	\$112.50
Total Professional Services			10.1	\$3,397.50
Total Services			\$3,397.50	
Total Disbursements			\$0.00	
Total Current Charges				\$3,397.50
Previous Balance				\$1,164.00
PAY THIS AMOUNT				\$4,561.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27113	September 16, 2025	\$1,164.00	\$0.00	\$0.00	\$0.00	\$4,561.50
Total Remaining Balance Due						\$4,561.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,561.50	\$0.00	\$0.00	\$0.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	09/26/2025	10/17/2025

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	08/25/2025	7683	09/24/2025	7919	23600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$71.27
Water Base Charge	\$20.91
Water Usage Charge	\$52.06
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$153.87

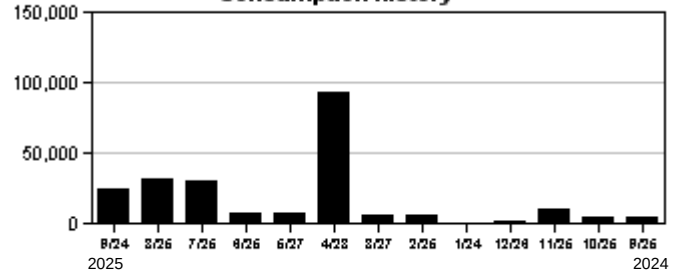
Summary of Account Charges

Previous Balance	\$459.41
Net Payments - Thank You	\$-459.41
Total Account Charges	\$354.74
AMOUNT DUE	\$354.74

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) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

2.169 0

DUE DATE

10/17/2025

**Auto Pay Scheduled
DO NOT PAY**



0023747464370 00000354746

September 9, 2025

Invoice Number: 2472565090925
Account Number: **8337 12 028 2472565**
Security Code: **8435**
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

Auto Pay Notice

Contact Us

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

Summary

Service from 09/09/25 through 10/08/25
details on following pages

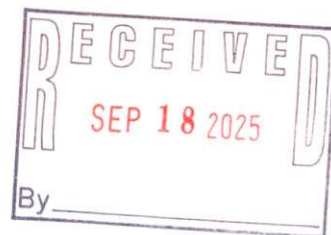
Previous Balance	179.98
Payments Received -Thank You!	-179.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	149.99
Spectrum Business™ Voice	29.99
Other Charges	0.00
Current Charges	\$179.98
YOUR AUTO PAY WILL BE PROCESSED 09/26/25	
Total Due by Auto Pay	\$179.98

NEWS AND INFORMATION

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

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 09102025 NNNNNNNN 01 000992 0004

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

September 9, 2025

SPENCER CREEK CDD

Invoice Number: 2472565090925
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: 2472565090925
 Account Number: 8337 12 028 2472565
 Security Code: 8435

Contact Us

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

8633 2390 DY RP 09 09102025 NNNNNNNN 01 000992 0004

Charge Details

Previous Balance		179.98
EFT Payment	08/26	-179.98
Remaining Balance		\$0.00

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

Service from 09/09/25 through 10/08/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-80.01

Your promotional price will expire on 12/08/25

Business WiFi	10.00
	\$149.99

Spectrum Business™ Internet Total \$149.99

Spectrum Business™ Voice**Phone number (813) 331-3528**

Spectrum Business Voice	50.00
Promotional Discount	-20.01

Your promotional price will expire on 12/08/25

Voice Mail	0.00
	\$29.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$29.99

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$179.98

Total Due by Auto Pay \$179.98

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

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



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



October 9, 2025
Invoice Number: 2472565100925
Account Number: 8337 12 028 2472565
Security Code: 8435
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

Auto Pay Notice

Contact Us

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

Summary Service from 10/09/25 through 11/08/25
details on following pages

Previous Balance	179.98
Payments Received -Thank You!	-179.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	149.99
Spectrum Business™ Voice	29.99
Other Charges	0.00
Current Charges	\$179.98
YOUR AUTO PAY WILL BE PROCESSED 10/26/25	
Total Due by Auto Pay	\$179.98

NEWS AND INFORMATION

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

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-866-439-5143 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 10102025 NNNNNNNN 01 000999 0004

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



October 9, 2025

SPENCER CREEK CDD

Invoice Number: 2472565100925
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: 2472565100925
 Account Number: 8337 12 028 2472565
 Security Code: 8435

Contact Us

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

8633 2390 DY RP 09 10102025 NNNNNNNN 01 000999 0004

Charge Details

Previous Balance		179.98
EFT Payment	09/26	-179.98
Remaining Balance		\$0.00

Payments received after 10/09/25 will appear on your next bill.

Service from 10/09/25 through 11/08/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-80.01

Your promotional price will expire on 12/08/25

Business WiFi	10.00
	\$149.99

Spectrum Business™ Internet Total \$149.99

Spectrum Business™ Voice**Phone number (813) 331-3528**

Spectrum Business Voice	50.00
Promotional Discount	-20.01

Your promotional price will expire on 12/08/25

Voice Mail	0.00
	\$29.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$29.99

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$179.98

Total Due by Auto Pay \$179.98

Billing Information

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

Statement Date: October 01, 2025

Amount Due: \$4,474.30

Due Date: October 22, 2025

Account #: 221008452437

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

Account Summary

Current Service Period: August 27, 2025 - September 25, 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 October 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
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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



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

Account #: 221008452437

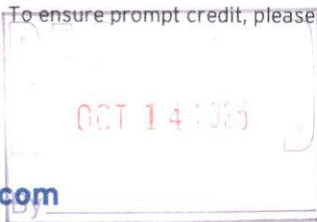
Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$4,474.30

Payment Amount: \$ _____

636569662779

Your account will be
drafted on October 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:
14TH AVE SE AND 15TH ST SE
RUSKIN, FL 33570

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

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1824 kWh @ \$0.03412/kWh	\$62.23
Fixture & Maintenance Charge	96 Fixtures	\$1594.56
Lighting Pole / Wire	96 Poles	\$2718.72
Lighting Fuel Charge	1824 kWh @ \$0.03363/kWh	\$61.34
Storm Protection Charge	1824 kWh @ \$0.00559/kWh	\$10.20
Clean Energy Transition Mechanism	1824 kWh @ \$0.00043/kWh	\$0.78
Storm Surcharge	1824 kWh @ \$0.01230/kWh	\$22.44
Florida Gross Receipt Tax		\$4.03

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 01, 2025

Amount Due: \$19.38

Due Date: October 22, 2025

Account #: 221009259039

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

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

Previous Amount Due \$18.74

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

Current Month's Charges \$19.38

Amount Due by October 22, 2025 \$19.38

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



Scan here to view
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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: October 22, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$19.38

Payment Amount: \$ _____

651384395321

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

Meter Read

Meter Location: ENTRANCE SIGN
Service Period: Aug 27, 2025 - Sep 25, 2025 Rate Schedule: General Service - Non Demand

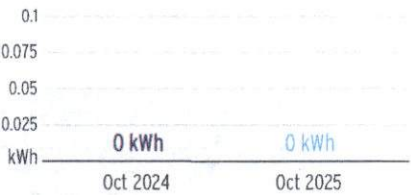
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000936781	09/25/2025	0	0	0 kWh	1	30 Days

Charge Details

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

Total Current Month's Charges \$19.38

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill

Bank Draft
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Credit or Debit Card
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Toll Free: **866-689-6469**

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Energy-Saving Programs:
813-275-3909

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

Statement Date: October 01, 2025

Amount Due: \$19.38

Due Date: October 22, 2025

Account #: 221008759922

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

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

Previous Amount Due \$18.74

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

Current Month's Charges \$19.38

Amount Due by October 22, 2025 \$19.38

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



Scan here to view
your account online.

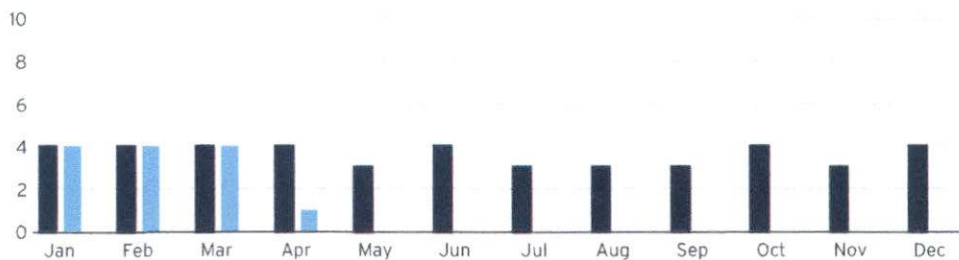
DON'T BE FOOLED!

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websites and
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numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



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



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

Account #: 221008759922

Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$19.38

Payment Amount: \$ _____

636569662781

Your account will be
drafted on October 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:
1598 15TH ST SE
PANEL A, RUSKIN, FL 33570-6004

Account #: 221008759922
Statement Date: October 01, 2025
Charges Due: October 22, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000874860	09/25/2025	80	80	0 kWh	1	30 Days

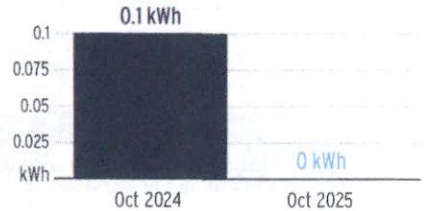
Charge Details



Electric Charges

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

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$19.38

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Ways To Pay Your Bill



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P.O. Box 31318
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Tampa, FL 33601-0111

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

Statement Date: October 01, 2025

Amount Due: \$19.38

Due Date: October 22, 2025

Account #: 221008759930

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

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

Previous Amount Due \$18.74

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

Current Month's Charges \$19.38

Amount Due by October 22, 2025 \$19.38

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



Scan here to view
your account online.

Monthly Usage (kWh)



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Scammers are using
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websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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

Account #: 221008759930

Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$19.38

Payment Amount: \$ _____

636569662782

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

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Aug 27, 2025 - Sep 25, 2025

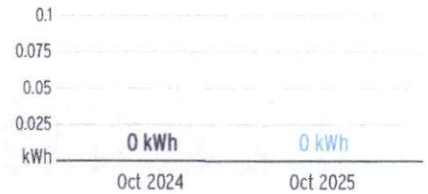
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874874	09/25/2025	37	-	37	=	0 kWh	1	30 Days

Charge Details

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

Avg kWh Used Per Day



Total Current Month's Charges

\$19.38

Important Messages

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 01, 2025

Amount Due: \$833.96

Due Date: October 22, 2025

Account #: 221008474837

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

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

Previous Amount Due	\$832.23
Payment(s) Received Since Last Statement	-\$832.23

Current Month's Charges	\$833.96
-------------------------	----------

Amount Due by October 22, 2025	\$833.96
--------------------------------	----------

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 **16.67% lower** than the same period last year.

Your average daily kWh used was **3.31% lower** than it was in your previous period.



Scan here to view your account online.

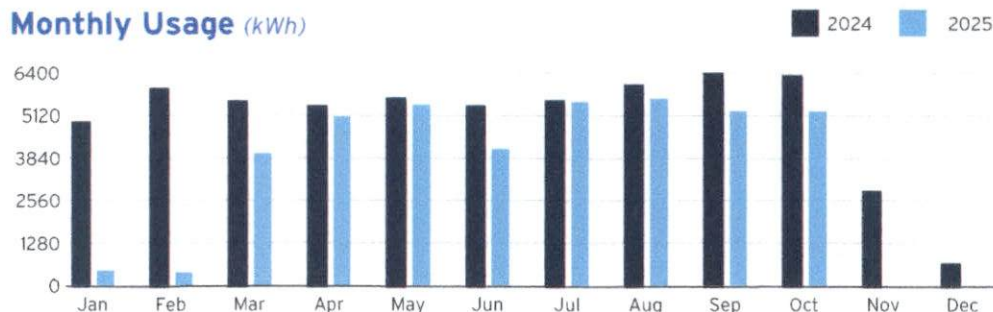
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



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



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

Account #: 221008474837

Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$833.96

Payment Amount: \$ _____

636569662780

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

Meter Read

Service Period: Aug 27, 2025 - Sep 25, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	09/25/2025	6,420	1,177		5,243 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	5,243 kWh @ \$0.08641/kWh	\$453.05
	Fuel Charge	5,243 kWh @ \$0.03391/kWh	\$177.79
	Storm Protection Charge	5,243 kWh @ \$0.00577/kWh	\$30.25
	Clean Energy Transition Mechanism	5,243 kWh @ \$0.00418/kWh	\$21.92
	Storm Surcharge	5,243 kWh @ \$0.02121/kWh	\$111.20
	Florida Gross Receipt Tax		\$20.85
	Electric Service Cost		\$833.96

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$833.96

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

Ways To Pay Your Bill

Bank Draft
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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

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**

Contact Us

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
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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: October 01, 2025

Amount Due: \$118.03

Due Date: October 22, 2025
Account #: 211025808083

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

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

Previous Amount Due	\$100.92
Payment(s) Received Since Last Statement	-\$100.92

Current Month's Charges	\$118.03
-------------------------	----------

Amount Due by October 22, 2025	\$118.03
--------------------------------	----------

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 **61.54% higher** than the same period last year.

Your average daily kWh used was **16.67% higher** than it was in your previous period.



Scan here to view your account online.

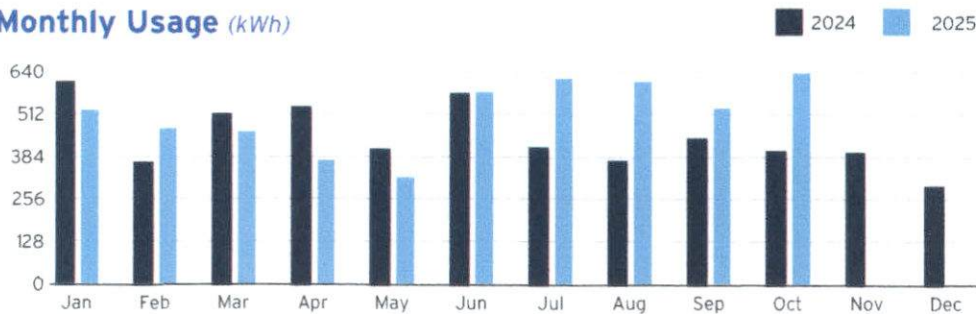
DON'T BE FOOLED!

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TampaElectric.com/Scam.



Monthly Usage (kWh)



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



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

Account #: 211025808083

Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$118.03

Payment Amount: \$ _____

669902804014

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

Meter Read

Meter Location: IRRIGATION

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	09/25/2025	35,568		34,933		635 kWh	1	30 Days

Charge Details



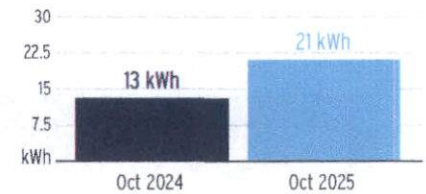
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	635 kWh @ \$0.08641/kWh	\$54.87
Fuel Charge	635 kWh @ \$0.03391/kWh	\$21.53
Storm Protection Charge	635 kWh @ \$0.00577/kWh	\$3.66
Clean Energy Transition Mechanism	635 kWh @ \$0.00418/kWh	\$2.65
Storm Surcharge	635 kWh @ \$0.02121/kWh	\$13.47
Florida Gross Receipt Tax		\$2.95

Electric Service Cost

\$118.03

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$118.03

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Spencer Creek CDD</u>
Board Meeting Date:	<u>October 02, 2025</u>

	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
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

10/02/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Spencer Creek CDD</u>
Board Meeting Date:	<u>October 02, 2025</u>

	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
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

10/02/2025
Date

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

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93412
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Spencer Creek Community Development District

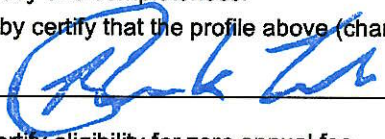
Mr. Brian K. Lamb
Meritus
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607



- | | |
|---------------------------------------|-----------------------------------|
| 2. Telephone: | 813-397-5120 Ext: |
| 3. Fax: | 813-837-7070 |
| 4. Email: | brian.lamb@inframark.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | spencercreekcdd.com |
| 8. County(ies): | Hillsborough |
| 9. Special Purpose(s): | Community Development |
| 10. Boundary Map on File: | 09/15/2022 |
| 11. Creation Document on File: | 10/18/2018 |
| 12. Date Established: | 10/16/2018 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | Hillsborough County |
| 15. Creation Document(s): | County Ordinances 18-29 and 22-26 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159311

CUSTOMER ID

C2312

PO#

INVOICE

DATE

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

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
Brooke D Chapman- Sam's Club : Community Event: \$30.04, Walmart : Community Event: \$28.61. Eric J Davidson-7-7-25 DKS IM SERVER : gate monitoring: \$32.95	1	Ea	91.60		91.60
Postage	11	Ea	0.74		8.14
Subtotal					99.74

Subtotal

\$99.74

Tax

\$0.00

Total Due

\$99.74

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161863

CUSTOMER ID

C2312

PO#

INVOICE

DATE

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

BILL TO

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	49	Ea	0.15		7.35
Subtotal					7.35

Subtotal

\$7.35

Tax

\$0.00

Total Due

\$7.35

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek CDD

Board Meeting Date: October 02, 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
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

10/02/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek CDD

Board Meeting Date: October 02, 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
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

10/02/2025
Date

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

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Invoice

BILL TO
Inframark- Spencer Creek CDD
Paul Young
2005 Pan Am Circle
Suite #300
Tampa, Florida 33607
United States

pyoung2@inframark.com

Invoice Number: 41
Invoice Date: September 30, 2025
Payment Due: September 30, 2025
Amount Due (USD): \$4,206.00
[Pay Securely Online](#)

Items	Quantity	Price	Amount
Fence Repair Aluminum line posts broken on different areas need to be replaced with new posts with brackets for secure also some lining posts need to be straight up	11	\$80.00	\$880.00
Fence Repair White pvc broken post for 6ft height fence	4	\$60.00	\$240.00
Fence Repair Tan color 6ft height by 8ft wide panels are missing or broken	88	\$32.00	\$2,816.00
Fence Some areas post need to be reset and level up with new concrete	9	\$30.00	\$270.00
Total:			\$4,206.00
Amount Due (USD):			\$4,206.00

Invoice

Pay Securely Online



link.waveapps.com/y2n7hs-44kgp9

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional soil - if needed - not in proposal.



Invoice

3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.

4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.

5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.

6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.

7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

**To: Spencer Creek CDD
2005 Pan Am Cir, Ste 300**

Tampa, FL 33607-6008

Client ID Number	
-------------------------	--

Invoice Number	1162730
Invoice Date	9/30/2025
Due Date	10/30/2025

Service Description	Total
Maintenance Services	\$325.00

Please Pay This Amount

Subtotal	\$325.00
Sales Tax	\$0.00
Total	\$325.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

30 Sep 2025 03:56:13PM CST

DISTRICT : SPENCER CREEK CDD

Go Green! Think before you print.

INVOICE NO. 1162730 - DETAIL

INVOICE DATE: 9/30/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/29/2025	4301958	SPCCDD District Area	General Maintenance; Four street signs needed to be straightened/reinstalled.	\$0.00	\$0.00	\$325.00	\$0.00	\$325.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$325.00	\$0.00	\$325.00	
				BWO Total	\$0.00	\$0.00	\$325.00	\$0.00	\$325.00	
				Invoice Total	\$0.00	\$0.00	\$325.00	\$0.00	\$325.00	



INVOICE

DATE	DUE	INVOICE #
9/29/2025	10/29/2025	SA-15649

Please make all Checks payable to:
Steadfast Alliance

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

BILL TO

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

SHIP TO

1502 Tiger Tooth Place
Ruskin FL 33570

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

DATE	DESCRIPTION	QTY	RATE	AMOUNT
9/17/2025	Water Management Program - The clock has a total of 48 stations with a start time of program A at 9:00 pm and program B at 3:00 am operating on different days. On the property in the pool area there are a total of 7 battery timers and on the Golden Glow street there are 4, on Colding there are 2 battery nodes. All the battery nodes were checked. Zone 13 Sprays, had a broken sprinkler that was replaced.	1.00	101.93	101.93
	Parts used			
	1-6? pop hunter			
	2-nozzles			
	2-filters			
	Total Cost of parts used; \$16.93			
	Labor 1 hour at \$85			

TOTAL	101.93
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	101.93

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019						TOTAL						
	GENERAL	SERIES 2019	CAPITAL	GENERAL	GENERAL								
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM								
	FUND	FUND	FUND	FUND	DEBT FUND								
<u>ASSETS</u>													
Cash - Operating Account	\$	27,036	\$	-	\$	-	\$	27,036					
Accounts Receivable		6,757		-		-		6,757					
Due From Other Funds		-		3,653		-		3,653					
Investments:													
Prepayment Account		-		30		-		30					
Reserve Fund		-		268,006		-		268,006					
Revenue Fund		-		262,514		-		262,514					
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	\$	41,342	\$	534,203	\$	-	\$	8,201,317	\$	7,340,000	\$	16,116,862	
<u>LIABILITIES</u>													
Accounts Payable	\$	31,567	\$	-	\$	-	\$	-	\$	-	\$	31,567	
Bonds Payable		-		-		-		-		7,340,000		7,340,000	
Due To Other Funds		3,653		-		-		-		-		3,653	
TOTAL LIABILITIES		35,220		-		-		-		7,340,000		7,375,220	

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					
	GENERAL	SERIES 2019	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	534,203	-	-	-	534,203
Unassigned:	6,122	-	-	8,201,317	-	8,207,439
TOTAL FUND BALANCES	6,122	534,203	-	8,201,317	-	8,741,642
TOTAL LIABILITIES & FUND BALANCES	\$ 41,342	\$ 534,203	\$ -	\$ 8,201,317	\$ 7,340,000	\$ 16,116,862

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 66	\$ 66	0.00%
Special Assmnts- Tax Collector	489,807	-	(489,807)	0.00%
TOTAL REVENUES	489,807	66	(489,741)	0.01%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	350	3,850	8.33%
District Counsel	13,000	-	13,000	0.00%
District Engineer	5,000	-	5,000	0.00%
District Manager	30,900	2,575	28,325	8.33%
Accounting Services	12,000	1,000	11,000	8.33%
Auditing Services	4,100	-	4,100	0.00%
Onsite Staff	35,000	2,917	32,083	8.33%
Website Compliance	1,500	125	1,375	8.33%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	42	458	8.40%
Insurance - General Liability	3,856	3,856	-	100.00%
Public Officials Insurance	4,104	4,104	-	100.00%
Insurance -Property & Casualty	21,019	19,282	1,737	91.74%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	250	214	36	85.60%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	250	175	75	70.00%
Total Administration	171,879	35,440	136,439	20.62%
<u>Utility Services</u>				
Amenity - Phone, internet, cable	2,300	-	2,300	0.00%
Water/Wastewater	6,500	-	6,500	0.00%
Electric Utility Services - All	65,000	5,470	59,530	8.42%
Total Utility Services	73,800	5,470	68,330	7.41%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>Other Physical Environment</u>				
Field Manager	12,000	1,000	11,000	8.33%
Janitorial Supplies	7,000	-	7,000	0.00%
Contracts-Aquatic Control	9,639	765	8,874	7.94%
Contracts-Pools	11,989	3,200	8,789	26.69%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Security Monitoring Services	4,500	150	4,350	3.33%
R&M-Other Landscape	2,000	-	2,000	0.00%
Pool Maintenance - Other	6,000	-	6,000	0.00%
Amenity Maintenance & Repairs	15,000	412	14,588	2.75%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
Landscape - Mulch	15,000	-	15,000	0.00%
Landscape Maintenance	110,000	7,535	102,465	6.85%
Plant Replacement Program	4,000	-	4,000	0.00%
Storm Cleanup	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	-	3,500	0.00%
Misc Repairs and Maintenance	25,000	-	25,000	0.00%
Access Control	2,500	33	2,467	1.32%
Total Other Physical Environment	244,128	13,095	231,033	5.36%
TOTAL EXPENDITURES	489,807	54,005	435,802	11.03%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(53,939)	(53,939)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		60,061		
FUND BALANCE, ENDING		\$ 6,122		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,786	\$ 1,786	0.00%
Special Assmnts- Tax Collector	538,013	-	(538,013)	0.00%
TOTAL REVENUES	538,013	1,786	(536,227)	0.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	165,000	-	165,000	0.00%
Interest Expense	373,013	-	373,013	0.00%
Total Debt Service	538,013	-	538,013	0.00%
TOTAL EXPENDITURES	538,013	-	538,013	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,786	1,786	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		532,417		
FUND BALANCE, ENDING		\$ 534,203		

Bank Account Statement

Spencer Creek CDD

Thursday, November 20, 2025

Page 1

Bank Account No. 9015

Statement No. 10_25

Statement Date

10/31/2025

G/L Account No. 101001 Balance	27,035.71	Statement Balance	32,679.33
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	27,035.71	Subtotal	32,679.33
Negative Adjustments	0.00	Outstanding Checks	-5,643.62
Ending G/L Balance	27,035.71	Ending Balance	27,035.71

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/01/2025		JE000511	Amenity - Phone, internet, cable	Rev Bank recon adj Septrum	179.98	179.98	0.00
10/31/2025		JE000526	Interest - Investments	Interest Earned	65.26	65.26	0.00
10/23/2025		JE000529	Electric Utility Services - All	Bank recon adj TECO	7.17	7.17	0.00
10/23/2025		JE000528	Electric Utility Services - All	Bank recon adj TECO	7.17	7.17	0.00
10/23/2025		JE000530	Electric Utility Services - All	Bank recon adj TECO	7.17	7.17	0.00
10/23/2025		JE000531	Electric Utility Services - All	Bank recon adj TECO	7.17	7.17	0.00
Total Deposits					273.92	273.92	0.00
Checks							
							0.00
09/17/2025	Payment	1699	ACTION SECURITY, INC.	Check for Vendor V00043	-665.00	-665.00	0.00
09/17/2025	Payment	1701	BUSINESS OBSERVER, INC.	Check for Vendor V00054	-94.06	-94.06	0.00
09/17/2025	Payment	1703	ITZ ELECTRIC CORP	Check for Vendor V00057	-1,300.00	-1,300.00	0.00
10/06/2025	Payment	1708	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
10/06/2025	Payment	1709	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
10/06/2025	Payment	1710	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
10/10/2025	Payment	300062	BOCC ACH	Inv: 092625-6437	-354.74	-354.74	0.00
10/16/2025	Payment	300063	CHARTER COMMUNICATION S ACH	Inv: 2472565090925	-179.98	-179.98	0.00
10/23/2025	Payment	300064	TECO ACH	Inv: 100125-221008452437	-4,474.30	-4,474.30	0.00
10/23/2025	Payment	300065	TECO ACH	Inv: 100125-221009259039	-19.38	-19.38	0.00
10/23/2025	Payment	300066	TECO ACH	Inv: 100125-221008759922	-19.38	-19.38	0.00
10/23/2025	Payment	300067	TECO ACH	Inv: 100125-221008759930	-19.38	-19.38	0.00
10/23/2025	Payment	300068	TECO ACH	Inv: 100125-221008474837	-833.96	-833.96	0.00
10/23/2025	Payment	300069	TECO ACH	Inv: 100125-211025808083	-118.03	-118.03	0.00

Bank Account Statement

Spencer Creek CDD

Thursday, November 20, 2025

Page 2

Bank Account No. 9015

Statement No. 10_25

Statement Date

10/31/2025

10/23/2025	Payment	300070	CHARTER COMMUNICATION S ACH	Inv: 2472565100925	-179.98	-179.98	0.00
10/24/2025	Payment	1712	ACTION SECURITY, INC.	Check for Vendor V00043	-150.00	-150.00	0.00
10/24/2025	Payment	1713	FLORIDA COMMERCE	Check for Vendor V00004	-175.00	-175.00	0.00
10/21/2025		JE000527	Bank Fees	Bank Fees	-213.88	-213.88	0.00
10/23/2025		JE000528	Electric Utility Services - All	Bank recon adj TECO	-7.17	-7.17	0.00
10/23/2025		JE000529	Electric Utility Services - All	Bank recon adj TECO	-7.17	-7.17	0.00
Total Checks					-9,411.41	-9,411.41	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/30/2025	Payment	1673	INFRAMARK LLC	Check for Vendor V00025		-468.62	
08/14/2025	Payment	1686	INFRAMARK LLC	Check for Vendor V00025		-4,975.00	
10/06/2025	Payment	1711	NICHOLAS J. DISTER	Check for Vendor V00017		-200.00	

Total Outstanding Checks -5,643.62

Outstanding Deposits

Total Outstanding Deposits

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1708	10/06/25	BENJAMIN D. GAINER	BG-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1709	10/06/25	CARLOS DE LA OSSA	CO-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1710	10/06/25	KELLY ANN EVANS	KE-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1711	10/06/25	NICHOLAS J. DISTER	ND-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1712	10/24/25	ACTION SECURITY, INC.	30699	SECURITY SERVICE PLAN 10/01/25	Security Monitoring Services	534368-53908	\$150.00
001	1713	10/24/25	FLORIDA COMMERCE	93412	FY 26 DISTRICT FILING FEES	Dues, Licenses, Subscriptions	554020-51301	\$175.00
001	300062	10/10/25	BOCC ACH	092625-6437	WATER 08/25/25-09/24/25	Water/Wastewater	543018-53908	\$354.74
001	300063	10/16/25	CHARTER COMMUNICATIONS ACH	2472565090925	INTERNET SERVICES 09/09/25-10/08/25	Amenity - Phone, internet, cable	541016-53150	\$179.98
001	300064	10/23/25	TECO ACH	100125-221008452437	ELECTRIC 08/27/25-09/25/25	Electric Utility Services - All	543041-53150	\$4,474.30
001	300065	10/23/25	TECO ACH	100125-221009259039	ELECTRIC 08/27/25-09/25/25	Electric Utility Services - All	543041-53150	\$19.38
001	300066	10/23/25	TECO ACH	100125-221008759922	ELECTRIC 08/27/25-09/25/25	Electric Utility Services - All	543041-53150	\$19.38
001	300067	10/23/25	TECO ACH	100125-221008759930	ELECTRIC 08/27/25-09/25/25	Electric Utility Services - All	543041-53150	\$19.38
001	300068	10/23/25	TECO ACH	100125-221008474837	ELECTRIC 08/27/25-09/25/25	Electric Utility Services - All	543041-53150	\$833.96
001	300069	10/23/25	TECO ACH	100125-211025808083	ELETRIC 08/27/25-09/25/25	Electric Utility Services - All	543041-53150	\$118.03
001	300070	10/23/25	CHARTER COMMUNICATIONS ACH	2472565100925	INTERNET SERVICES 10/09/25-11/08/25	Amenity - Phone, internet, cable	541016-53150	\$179.98
Fund Total								\$7,324.13

Total Checks Paid	\$7,324.13
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Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
11/5/2025 12/5/2025 EST-SCA2794

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

SHIP TO
1502 Tiger Tooth Place
Ruskin FL 33570

DESCRIPTION	QTY	RATE	AMOUNT
Scope: Install 1 gallon Society Garlic and Liriope at entrances around the Spencer Creek CDD community. Entrances at the 14th Ave.& Golden Glow, 15th Ave & Golden Glow, and Colding Entrances will receive new plant material on both sides of the entrances and around monument signs.			
An irrigation technician will go through the areas to check run times and install any new drip-line needed to make sure all plant material has sufficient water. After the planting a qualified staff member will fertilize the shrubs to give them a fresh start.			
Liriope, Aztec 1gal	32.00	8.00	256.00
Society Garlic 1gal	298.00	8.00	2,384.00
Irrigation Enhancement	3.00	85.00	255.00
Irrigation Parts	1.00	100.00	100.00

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

TOTAL 2,995.00

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

Accepted this _____ day of _____ Signed by: 11/13/2025, 20____.

Signature: Rollamay Turkoane
1F3BE9E795D0415...

Printed Name and Title: _____

Representing (Name of Firm): _____



SPENCER CREEK CDD

Field Inspection Report - November - Steadfast

Tuesday, November 18, 2025

Prepared For Board of Supervisors

16 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

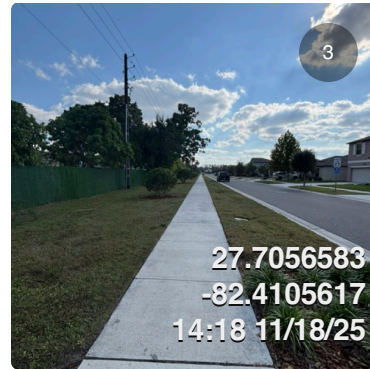
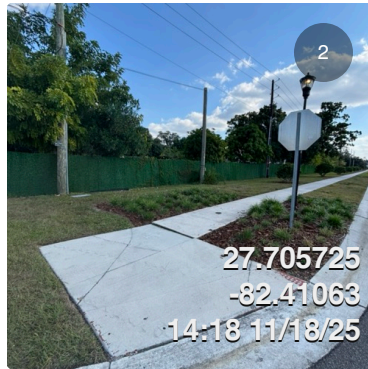
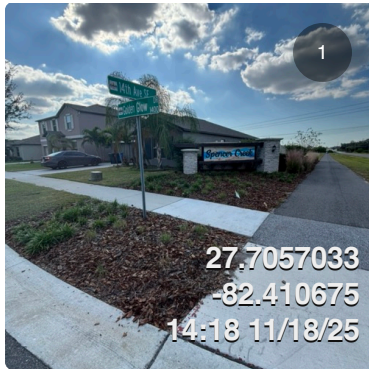
Orange - Monitoring / In progress

Item 1 - 14th Avenue SE

Assigned To: Steadfast

Plant fill replacement is scheduled for the first week in December.

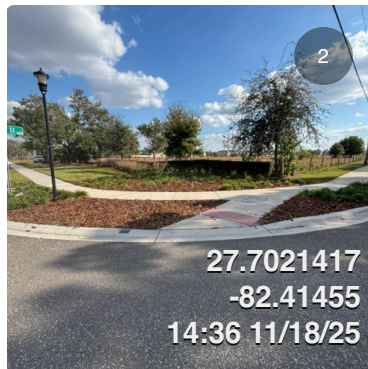
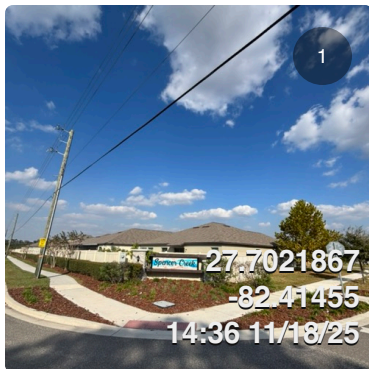
Mulch beds have been refreshed.



Item 2 - Golden Glow And 15th Street SE

Assigned To: Steadfast

Main entrance plant refill is scheduled for the first week in December.

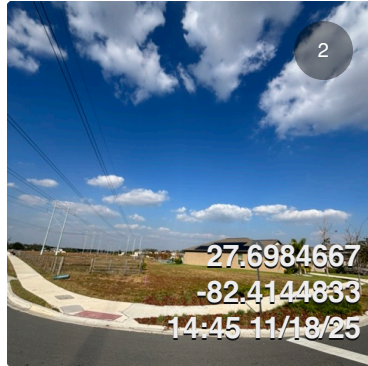
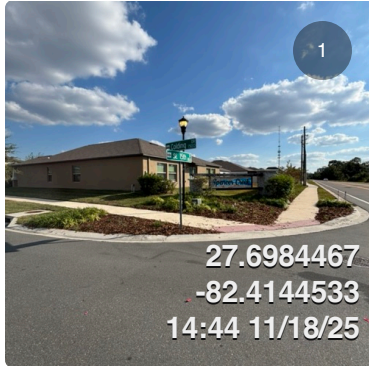


Item 3 - Colding Entrance

Assigned To: Steadfast

Plant refill scheduled for the first week in December.

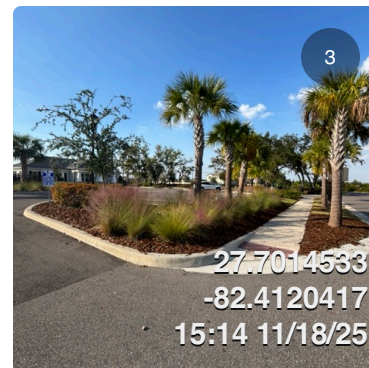
Steadfast will pull all weeds during install.



Item 4 - Amenity Center

Assigned To: Steadfast

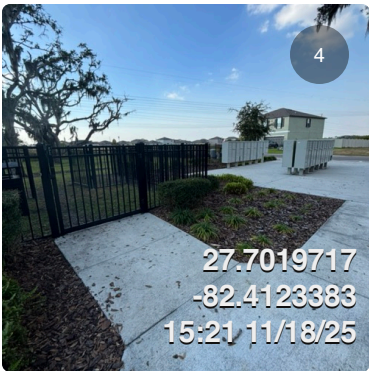
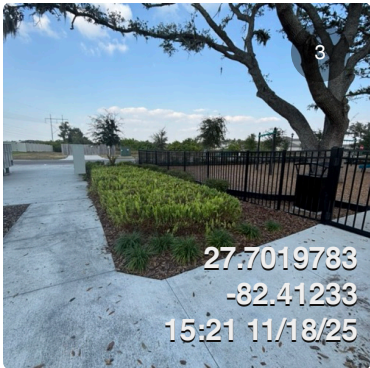
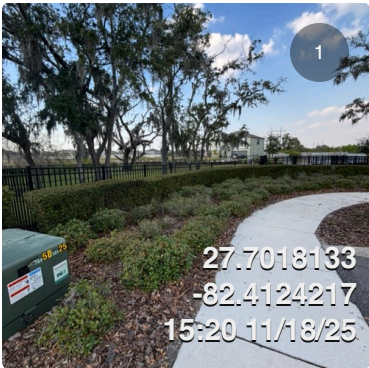
Amenity center landscape is well maintained.



Item 5 - Amenity Landscape

Assigned To: Steadfast

Detailing around dog park and playground is well maintained.



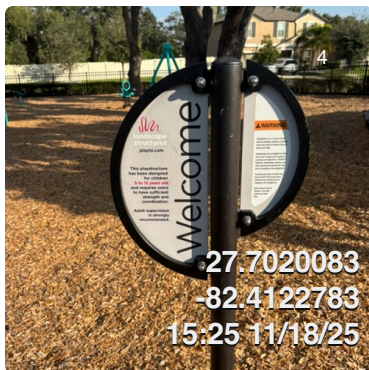
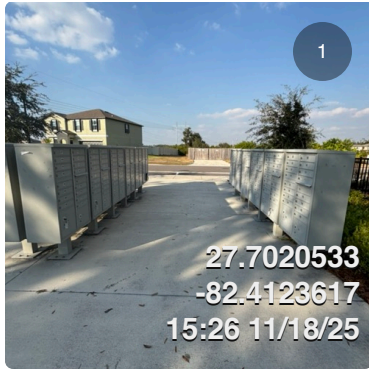
Item 6 - Mailbox Kiosk

Assigned To: District

1/2). Mailboxes are clean.

3). Dog park is maintained.

4). Playground equipment is operational, rules are clear and visible upon entry.

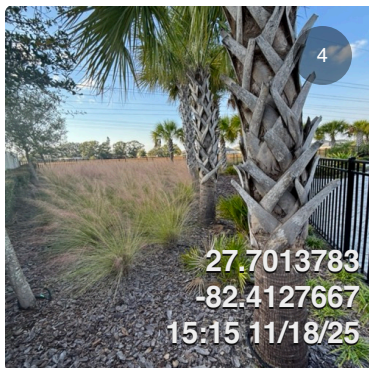
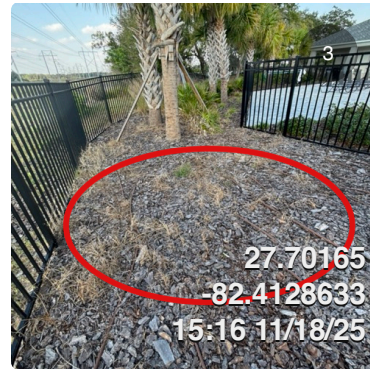
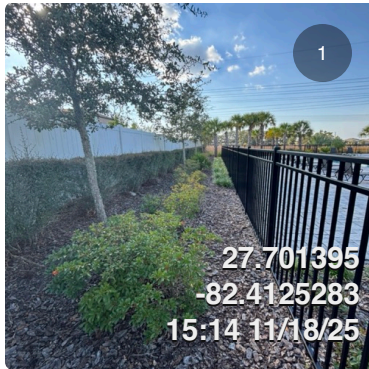


Item 7 - Amenity landscape

Due By: Wednesday, December 3, 2025

Assigned To: Steadfast

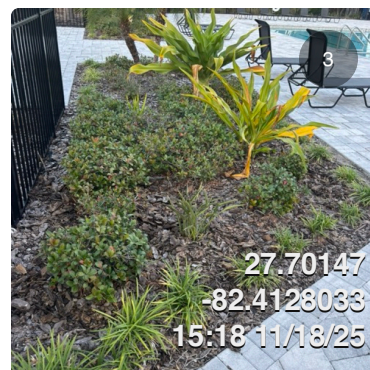
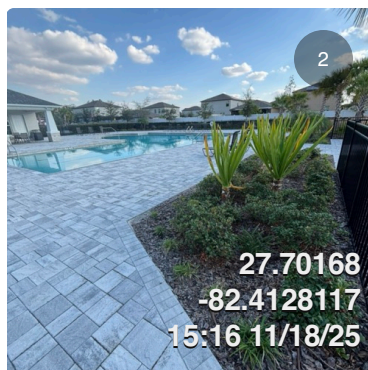
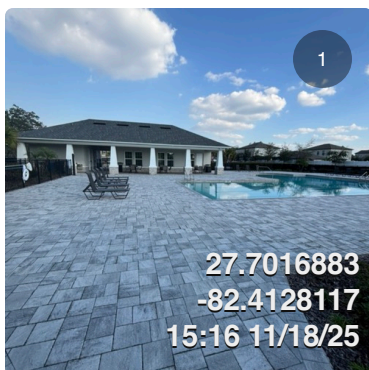
Landscape behind pool is well maintained. String whip the dead treated weeds.



Item 8 - Pool Landscape

Assigned To: Steadfast

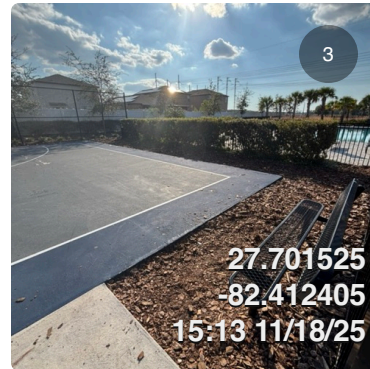
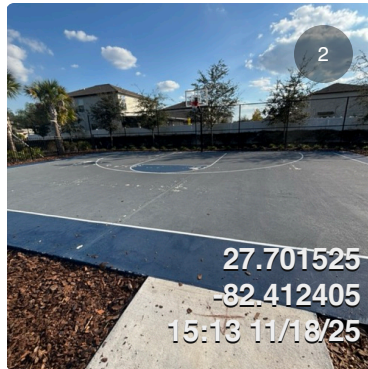
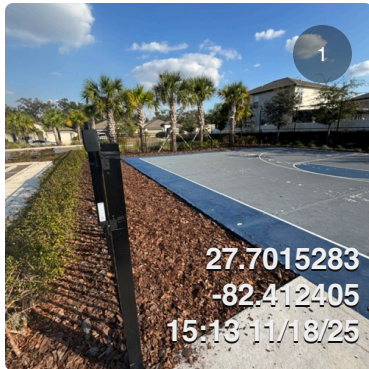
Pool landscape is well maintained. Furniture is intact and functional. Pool is clear and blue.



Item 9 - Basketball Court

Assigned To: Steadfast

Basketball court has received a refresh in mulch.

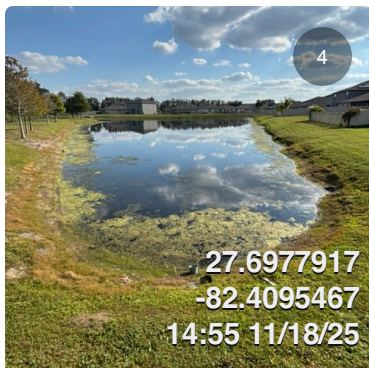
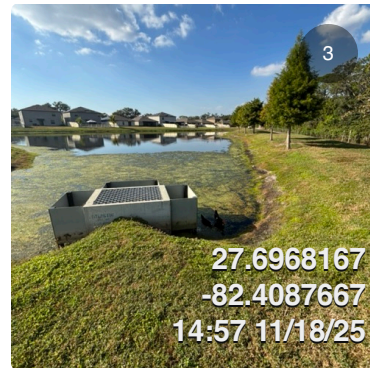
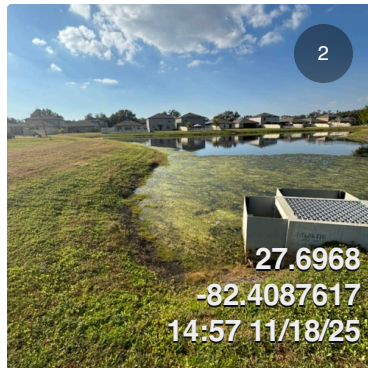
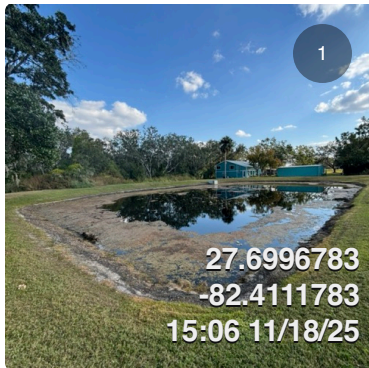


Item 10 - Ponds

Due By: Wednesday, December 3, 2025

Assigned To: Sitex Aquatics

- 1). Pond 6 - Fred Ives Street appears to be treated and dying.
- 2). Pond 8 - walking path has a lot of algae along the edges and trash.



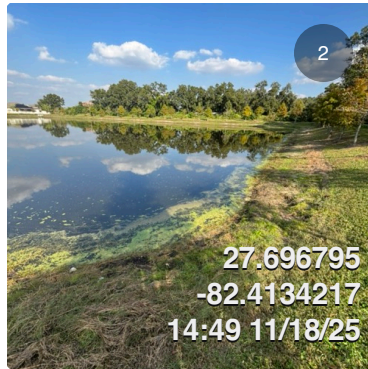
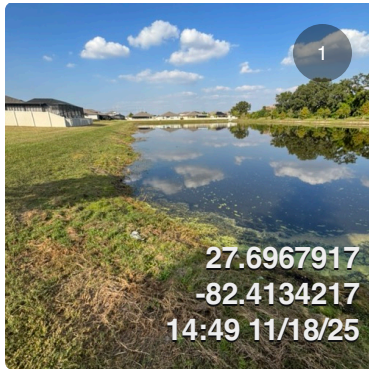
Item 11 - Pond 7 Silver Star Place

Due By: Wednesday, December 3, 2025

Assigned To: Sitex Aquatics

Pond edges have algae forming along the edges as well as trash.

Steadfast has cleared the overgrowth around the manhole cover.

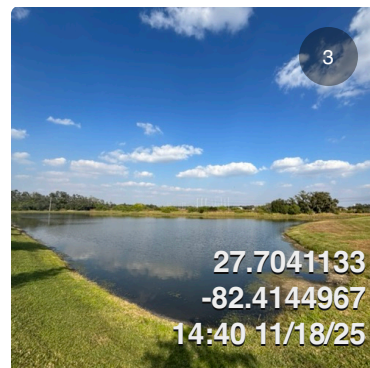
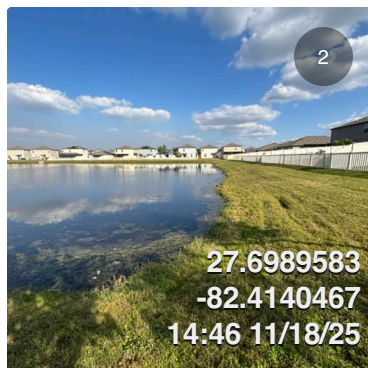
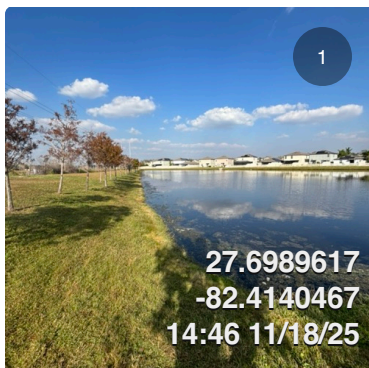


Item 12 - Ponds

Due By: Wednesday, December 3, 2025

1/2). Pond 5 Colding Drive has algae along the edges.

3). FPC Area (1) along 15th street SE and 14th avenue has algae along the water's edge.



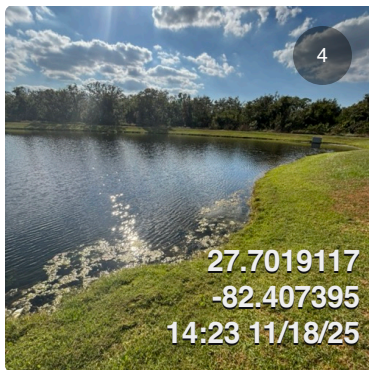
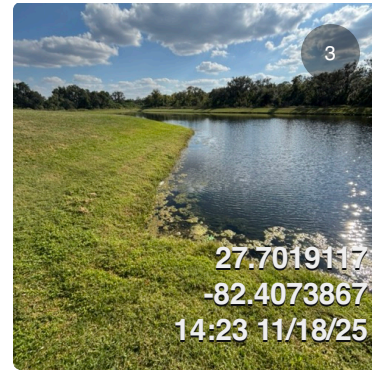
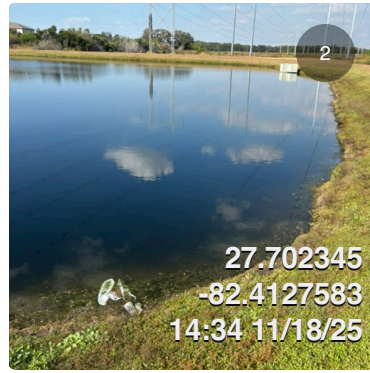
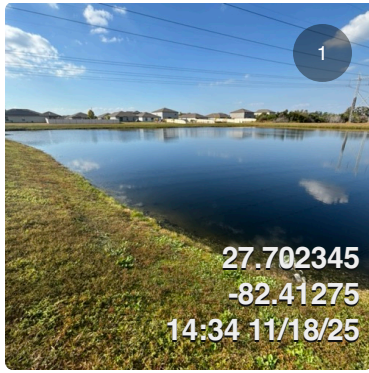
Item 13 - Ponds

Due By: Wednesday, December 3, 2025

Assigned To: Sitex Aquatics

1/2). Pond 1 on Golden Glow has trash.

3/4). Pond 4 on Blue Rose drive has algae and trash.



Item 14 - Colding Drive

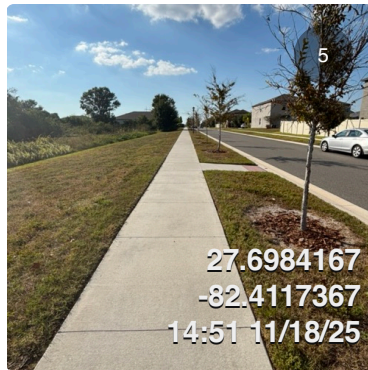
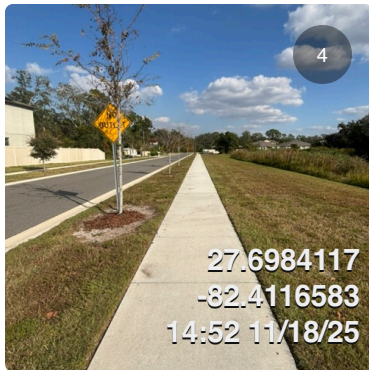
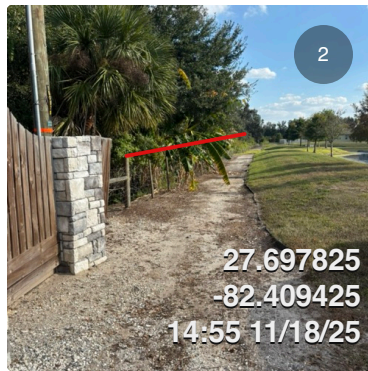
Assigned To: Steadfast

1/2). Walking path has overgrowth from adjacent property - cut back along fencing.

3). Maintenance along buffer is maintained.

4/5). Tree rings along Colding has been refreshed with mulch.

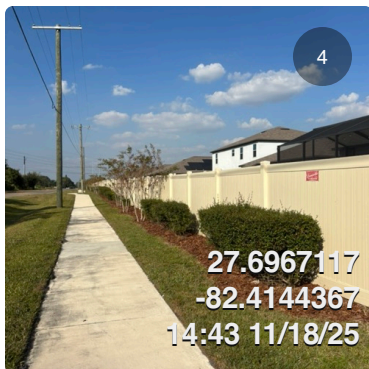
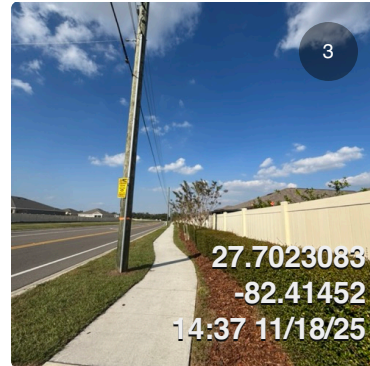
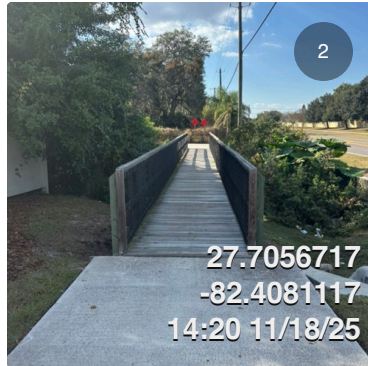
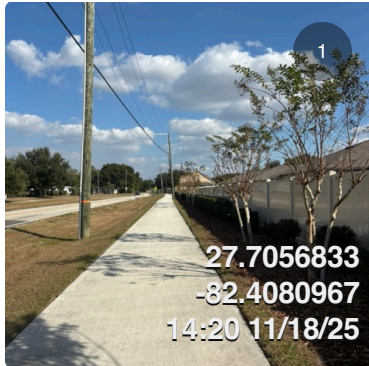
6). Drainage structure is clear of debris.



Item 15 - Perimeter Landscape

Assigned To: Steadfast

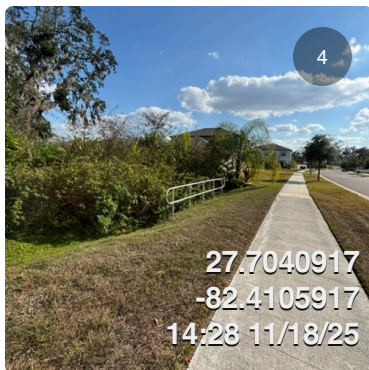
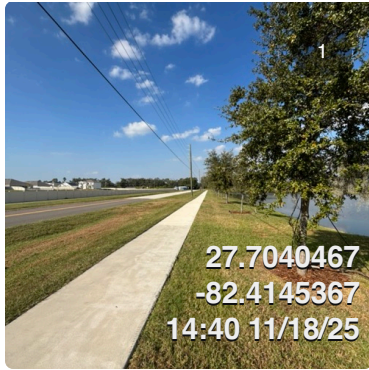
- 1). Fourteenth avenue landscape has been detailed.
- 2). Bridge is clear of overgrowth.
- 3). Fifteenth street landscape has been detailed and refreshed with mulch.
- 4). Colding Drive and 15th has been refreshed with mulch. Detailing will be completed in this area in December.



Item 16 - Property Tree Rings

Assigned To: Steadfast

- 1). Tree rings along FPC Area 1 received mulch refresh.
- 2). Golden Glow tree rings have been refreshed with mulch.
- 3). Guardrails along Golden Glow are clear and visible.



Sitex Aquatics

Ponds - 1,2,3,4,6,7,8,9,10,12,14: Treatments - Algae and Grass - Copper/Grass Mix.

Ponds - 5,13: Treatments - Grass mix