

# *Spencer Creek Community Development District*

**February 5, 2026**

## **Agenda Package**

### **TEAMS MEETING INFORMATION**

**MEETING ID: 240 062 334 037 6      PASSCODE:wU2Sy36X**

**JOIN THE MEETING NOW**

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Spencer Creek Community Development District

## Board of Supervisors:

Kelly Evans, Chairman  
Carlos de la Ossa, Vice Chairman  
Lori Campagna, Assistant Secretary  
Nick Dister, Assistant Secretary  
Ben Gainer, Assistant Secretary

## Staff:

Jayna Cooper, District Manager  
Rollamay Turkone, District Manager  
John Vericker, District Counsel  
Tonya Stewart, District Engineer  
Paul Young, Inframark Field Service  
Katya Campbell, Clubhouse Manager  
Jonathan Sciortino, Accountant II  
Kelly Dattler, Administrative Assistant III

## Regular Meeting Agenda Thursday, February 5, 2026 – 2:00 p.m.

The Regular Meeting of the **Spencer Creek Community Development District** will be held **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:

**Microsoft Teams Meeting:** [Join the meeting now](#)

**Meeting ID:** 240 062 334 037 6      **Call in (audio only):** +1 (646) 838-1601

**Passcode:** wU2Sy36X      **Phone Conference ID:** 311 963 193#

### 1. Call to Order/Roll Call

### 2. Public Comments – *Three- (3) Minute Time Limit*

### 3. Business Items

### 4. Consent Agenda

- A. Approval of Minutes of January 8, 2026, Regular Meeting
- B. Consideration of Operations and Maintenance for December 2025
- C. Acceptance of the Financials and Approval of the Check Register for December 2025

### 5. Staff Reports

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

- 1. Field Inspections Report
- 2. Aquatic Inspection Report

### 6. Board of Supervisors Requests and Comments

### 7. Adjournment

**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, January 8, 2026, at 2:00 p.m., 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:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Paul Young	Field Manager

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cooper called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no members of the public present, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2026-06; Designation of Officers**

The following are the persons elected to the offices:

• Kelly Evans	Chairperson
• Carlos de la Ossa	Vice-Chairperson
• Brian Lamb	Secretary
• Ben Gainer	Assistant Secretary
• Lori Campagna	Assistant Secretary
• Nicholas Dister	Assistant Secretary
• Jayna Cooper	Assistant Secretary

- Rollamay Turkoane Assistant Secretary
- Deborah Wallace Assistant Secretary
- Eric Davidson Treasurer

On MOTION by Ms. Evans seconded by Mr. Gainer, with all in favor, Resolution 2026-06; Designation of Officers, as detailed above, was adopted. 5-0

#### **B. Consideration of Resolution 2026-07; General Election**

On MOTION by Ms. Evans seconded by Mr. Gainer, with all in favor, Resolution 2026-07; General Election, was adopted. 5-0

#### **C. Consideration of Resolution 2026-08; Landowner Election**

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, Resolution 2026-08; Landowner Election, was adopted. 5-0

#### **FOURTH ORDER OF BUSINESS**

#### **Consent Agenda**

- A. Approval of Minutes of December 04, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance November 2025
- C. Acceptance of the Financials/Approval of the Check Register for November 2025
- D. Ratification of Grau & Associates Audit Engagement Letter
- E. Ratification of Mikes Signs Graphics & Printing Proposal #1807 (\$500.00)
- F. Ratification of Food Truck Agreement – BJ Unity Ventures Inc.
- G. Ratification of MHD Proposal – Relocate & Add (1) Camera (1,186.15)
- H. Ratification of Steadfast Proposal #EST-SCA3033 (\$1,500)

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

#### **FIFTH ORDER OF BUSINESS**

#### **Staff Reports**

- A. District Counsel
- B. District Engineer

Ms. Stewart is working on completing the public facilities report.

- C. District Manager

There being no reports, the next item followed.

- i. Field Inspections Report
- ii. Aquatic Inspection Report

The Field Inspections and Aquatics Reports were presented, copies of which were included in the agenda package. Mr. Young provided updates, completed/pending statuses.

**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 Mr. de la Ossa seconded by Ms. Evans, with all in favor the meeting was adjourned at 2:07 p.m. 5-0

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Deborah Wallace  
District Manager

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Kelly Evans  
Chairperson

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
ACTION SECURITY, INC.	12/1/2025	31256	\$150.00			SECURITY SERVICES
AQUA SENTRY	12/1/2025	SEKG9GT-159	\$1,600.00			COMMERCIAL CLEANING
AQUA SENTRY	10/28/2025	S1TUZU5-121	\$3,765.00		\$5,365.00	Pool Repair
INFRAMARK LLC	11/11/2025	163552	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163552	\$350.00			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163552	\$2,575.00			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163552	\$1,000.00			FIELD MANAGEMENT
INFRAMARK LLC	11/11/2025	163552	\$125.00			WEBSITE ADMIN
INFRAMARK LLC	11/11/2025	163552	\$2,916.67			ONSITE SERVICES
INFRAMARK LLC	11/11/2025	163552	\$50.00			TECHNOLOGY SERVICES
INFRAMARK LLC	11/11/2025	163552	\$50.00	\$8,066.67		TECHNOLOGY SERVICES-RETRO BILLING OCTOBER
INFRAMARK LLC	12/1/2025	165678	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165678	\$350.00			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165678	\$2,575.00			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165678	\$1,000.00			FIELD MANAGEMENT
INFRAMARK LLC	12/1/2025	165678	\$125.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	12/1/2025	165678	\$2,916.67			ONSITE SERVICES
INFRAMARK LLC	12/1/2025	165678	\$50.00	\$8,016.67		TECHNOLOGY SERVICES
INFRAMARK LLC	11/25/2025	164581	\$2.22			POSTAGE
INFRAMARK LLC	11/25/2025	164581	\$32.95	\$35.17		GATE MONITORING
INFRAMARK LLC	8/1/2025	155240 A	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	8/1/2025	155240 A	\$350.00			DISSEMINATION SERVICES
INFRAMARK LLC	8/1/2025	155240 A	\$2,500.00			MANAGEMENT FEE AUGUST 2025
INFRAMARK LLC	8/1/2025	155240 A	\$1,000.00			FIELD MGMT
INFRAMARK LLC	8/1/2025	155240 A	\$125.00	\$4,975.00	\$21,093.51	WEBSITE MAINT
MCCALL SERVICE	12/10/2025	59554850	\$125.00			PEST CONTROL
SIGNAL 88 LLC	10/3/2025	US_89438	\$975.00			SECURITY MONITORING
SIGNAL 88 LLC	10/1/2025	US_72741	\$2,720.00			SECURITY MONITORING
SIGNAL 88 LLC	11/1/2025	US_94746	\$1,050.00			SECURITY MONITORING
SIGNAL 88 LLC	12/1/2025	US_106166	\$900.00		\$5,645.00	SECURITY MONITORING

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
SITEX AQUATICS	12/1/2025	10483-B	\$765.00			AQUATIC MAINTENANCE
SPEAREM ENTERPRISES	7/21/2025	6243	\$600.00			JANITORIAL 06.15.25 - 07.15.25
SPEAREM ENTERPRISES	10/28/2025	6271	\$600.00			JANITORIAL 09.15.25 - 10.15.25
SPEAREM ENTERPRISES	12/23/2025	6293	\$600.00		\$1,800.00	JANITORIAL SERVICES
STANTEC CONSULTING SERVICES	11/20/2025	2489781	\$552.50			ENGINEERING SERVICES
STEADFAST CONTRACTORS ALIANCE	12/1/2025	SA-18008	\$7,534.90			LANDSCAPE SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$43,030.91</b>			
<b>Variable Contract</b>						
STRALEY ROBIN VERICKER	12/15/2025	27604	\$393.00			PROFESSIONAL SERVICES
<b>Variable Contract Subtotal</b>			<b>\$393.00</b>			
<b>Utilities</b>						
BOCC	11/26/2025	112625-6437-ACH	\$832.25			WATER
TECO	12/3/2025	120325-59922-ACH	\$18.09			ELECTRIC
TECO	12/3/2025	120325-59930-ACH	\$18.09			ELECTRIC
TECO	12/3/2025	120325-52437-ACH	\$4,474.30			ELECTRIC
TECO	12/3/2025	120325-59039-ACH	\$18.09			ELECTRIC
TECO	12/3/2025	120325-08083-ACH	\$53.36			ELECTRIC
TECO	12/3/2025	120325-4837-ACH	\$811.23		\$5,393.16	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$6,225.41</b>			
<b>Regular Services</b>						
BENJAMIN D. GAINER	12/4/2025	BG-120425	\$200.00			BOARD 12/04/25
CARLOS DE LA OSSA	12/4/2025	CO-120425	\$200.00			BOARD 12/04/25
KELLY ANN EVANS	12/4/2025	KE-120425	\$200.00			BOARD 12/04/25
LORI A CAMPAGNA	12/4/2025	LC-120425	\$200.00			BOARD 12/04/25
MCCALL SERVICE	11/19/2025	59543482	\$125.00			PEST CONTROL

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
NICHOLAS J. DISTER	12/4/2025	ND-120425	\$200.00			BOARD 12/04/25
STEADFAST CONTRACTORS ALIANCE	11/30/2025	SA-18080	\$868.61			IRRIGATION REPAIRS
STEADFAST CONTRACTORS ALIANCE	12/10/2025	SA-18286	\$355.00		\$1,223.61	IRRIGATION SVS
TRUIST - CC	11/19/2025	111925-7543	\$52.80			Misc Amenity Expenses
<b>Regular Services Subtotal</b>			<b>\$2,401.41</b>			
<b>Additional Services</b>						
ACTION SECURITY, INC.	11/24/2025	31128	\$870.00			KEY FOBS/MENS BATHROOM
AQUA SENTRY	11/25/2025	SEKG9GT-105	\$250.00			POOL MAINTENANCE
FIELDS CONSULTING GROUP, INC.	12/9/2025	3711	\$500.00			SIGNAGE
SPENCER CREEK CDD	11/14/2025	11142025-749	\$1,198.46			SERIES 2019 FY26 TAX DIST ID 749
SPENCER CREEK CDD	11/21/2025	11212025-750	\$1,198.46			SERIES 2019 FY26 TAX DIST ID 750
SPENCER CREEK CDD	12/3/2025	12032025-751	\$156,997.93			SERIES 2019 FY26 TAX DIST ID 751
SPENCER CREEK CDD	12/5/2025	12052025-753	\$357,684.83		\$517,079.68	SERIES 2019 FY26 TAX DIST ID 753
STEADFAST CONTRACTORS ALIANCE	12/10/2025	SA-18286	\$2,640.00			Plant Replacement
<b>Additional Services Subtotal</b>			<b>\$521,339.68</b>			
<b>TOTAL</b>			<b>\$573,390.41</b>			

**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	DUUE DATE	TERMS	ENCLOSED
31256	12/01/2025	\$150.00	12/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Service Plan</b> Service plan (monthly) includes:  *Priority Rapid Response on vehicle automatic gate issues  *Database Management (Unlimited)	1	150.00	150.00
FL Contractor ES12001404	BALANCE DUE		
			<b>\$150.00</b>

Thank you, we appreciate your business!



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

Date: 12/01/2025  
Due: 12/31/2025  
Invoice #: SEKG9GT-159  
Customer: Spencer Creek  
Bill To: Katia Campbell  
Spencer Creek  
1643 Fred Ives St  
Ruskin, FLA 33570 USA  
Ship To: 1643 Fred Ives St  
Ruskin, FLA 33570

Item	Qty	Credit Card	Cash or Check
Commercial Account Cleaning & Maintenance Full Service Weekly Commercial Pool Cleaning, Maintenance and Chemical Services	1	1,656.00	1,600.00
Total		\$1,656.00	\$1,600.00



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

Date: 10/28/2025  
Due: 11/27/2025  
Invoice #: S1TUZU5-121

\$3,765.00 due Nov 27, 2025

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
Replace Pool Tile:Replace pool tile Install Depth & Dive markers Cut out coping and add depth and no diving markers to the outside of pool visable from the deck. Extremely labor intensive.	13	3,027.37	2,925.00
Replace Pool Tile:Replace pool tile 66-70 pieces of tile.	70	869.40	840.00
Total		\$3,896.77	\$3,765.00



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**

163552

**DATE**

11/11/2025

**CUSTOMER ID**

C2312

**NET TERMS**

Due On Receipt

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

11/11/2025

**Services provided for the Month of: November 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
Technology Services	1	Ea	50.00		50.00
Technology Services- Retro Billing October	1	Ea	50.00		50.00
<b>Subtotal</b>					<b>8,066.67</b>

<b>Subtotal</b>	\$8,066.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$8,066.67

**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.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
165678

**DATE**  
12/1/2025

**CUSTOMER ID**  
C2312

**NET TERMS**  
Due On Receipt

**PO#**

**DUE DATE**  
12/1/2025

Services provided for the Month of: December 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
Technology Services	1	Ea	50.00		50.00
<b>Subtotal</b>					<b>8,016.67</b>

<b>Subtotal</b>	\$8,016.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$8,016.67</b>

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2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
164581

**DATE**  
11/25/2025

**CUSTOMER ID**  
C2312

**NET TERMS**  
Due On Receipt

**PO#**

**DUE DATE**  
11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 9-8-25 DKS IM SERVER : gate monitoring: \$32.95	1	Ea	32.95		32.95
Postage	3	Ea	0.74		2.22
<b>Subtotal</b>					<b>35.17</b>

<b>Subtotal</b>	\$35.17
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$35.17</b>

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

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*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

<b>BILL TO</b>	<b>INVOICE#</b>	<b>DATE</b>
Spencer Creek CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	155240	8/1/2025
	<b>CUSTOMER ID</b>	<b>NET TERMS</b>
	C2312	Due On Receipt
	<b>PO#</b>	<b>DUE DATE</b>
		8/1/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,500.00		2,500.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>4,975.00</b>

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

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

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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.



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

## Service Invoice /Inspection Report

**ORDER #:** 59554850

WORK DATE: 12/10/2025

### BILL-TO 63017128

Spencer Creek  
Tabitha Vega  
1643 FRED IVES ST  
RUSKIN, FL 33570-5745

Phone: 656-789-2940

### LOCATION 63017128

Spencer Creek  
Kayta Campbell  
1643 FRED IVES ST  
RUSKIN, FL 33570-5745

Phone: 656-789-2940

**Time In:** 12/10/2025 09:06:28 AM  
**Time Out:** 12/10/2025 12:51:31 PM

#### Customer Signature

Customer Unavailable to Sign  
**Technician Signature**

Nathaniel Taylor  
**License #:** FL - JE315885

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 30	FL COMMERCIAL PEST MGMT	1.00	125.00
			<b>Subtotal</b>	125.00
			<b>Tax</b>	0.00
			<b>Total Due:</b>	<b>125.00</b>

### GENERAL COMMENTS / INSTRUCTIONS

Today our arrival location checked in with CCM. She informed me that they have seen no bug activity around the facility. Are they moved to sweeping and removing all spiderwebs and wasp nest around the exterior of the building I then move to applying a granular to all the shrub beds to control and population around the patio deck area.

### CONDITIONS / OBSERVATIONS      Reported      Severity      Responsibility      Reviewed

*None Noted.*

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
INTICE 10	73079-6		10.0000%	n/a	Orthoboric Acid	9.0000 Ounce	
<b>Areas Applied:</b> Immediate Ornamental Bed - Zone 4							
<b>Target Pests:</b> (None)							

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
WEB OUT	CKS6236	Exempt 25b	10.5000%	n/a	Thyme Oil; Lemongrass Oil; Citronella; Sodium Lauryl Sulfate	3.0000 Ounce	
<b>Areas Applied:</b> Immediate Upper Exterior - Zone 3							
<b>Target Pests:</b> SPIDERS							

### PEST ACTIVITY      # Areas      # Devices      Pest Totals

*None Noted.*

### DEVICE INSPECTION SUMMARY

Starting Jan 1, 2024, you may see a slight increase in your billed amount due to increased operating costs.

**GEORGIA CUSTOMERS ONLY:** Contact Treated Area(s) - Don't allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry 2. Ventilation/Reoccupying-Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying 3. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water, if not removed or covered during a treatment. The area should be odor free before food products are placed in the area 4. Exterior Applications (baits)-Don't allow grazing of feed, lawn, or sod clippings to livestock after bait applications 5. Don't burn treated firewood for 1 month after treatment.



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

## Service Invoice /Inspection Report

**ORDER #:** 59554850

WORK DATE: 12/10/2025

### AREA COMMENTS

*None Noted.*

### DEVICE INSPECTION EXCEPTIONS

*None Noted.*

### INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
Immediate Ornamental Bed - Zone 4	12:50:16 PM	Area	No Activity	
Immediate Upper Exterior - Zone 3	12:50:03 PM	Area	No Activity	

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
INTICE 10	10.0000%	9.0000 Ounce			12:50:26 PM
73079-6	n/a		BROADCAST		
<b>Areas Applied:</b> Immediate Ornamental Bed - Zone 4 - IOB - Zone 4;					
WEB OUT	10.5000%	3.0000 Ounce			12:50:13 PM
Exempt 25b	n/a		RESIDUAL LIQUID BROADCAST		CKS6236
<b>Target Pests:</b> SPIDERS					
<b>Areas Applied:</b> Immediate Upper Exterior - Zone 3 - IUE - Zone 3;					

Starting Jan 1, 2024, you may see a slight increase in your billed amount due to increased operating costs.

**GEORGIA CUSTOMERS ONLY:** Contact Treated Area(s) - Don't allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry 2. Ventilation/Reoccupying-Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying 3. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water, if not removed or covered during a treatment. The area should be odor free before food products are placed in the area 4. Exterior Applications (baits)-Don't allow grazing of feed, lawn, or sod clippings to livestock after bait applications 5. Don't burn treated firewood for 1 month after treatment.



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

**Signal 88, LLC**

PO Box 8246  
Omaha, NE 68108  
[remittance@teamsignal.com](mailto:remittance@teamsignal.com)

**BILL TO**

**Spencer Creek**

2005 Pan Am Circle Suite 300  
Tampa, FL 33607

**INVOICE**

Invoice Number: US\_89438  
Invoice Date 2025-10-03  
Due Date: 2025-10-18  
Terms: NET15  
Customer ID: 214568  
Customer PO:

**Amount Due: \$975.00**

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
2025-10-03- 2025-10-31	Roving Patrol Tours - Spencer Creek Patrols : : Service Location: Spencer Creek	39	\$25.00	\$975.00
			Subtotal	\$975.00
			Sales tax	\$0.00
			1) FLORIDA FL STATE TAX (6)	\$0.00
			2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
			Total	\$975.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: [Billing@teamsignal.com](mailto: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.



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

**Signal 88, LLC**

PO Box 8246  
Omaha, NE 68108  
[remittance@teamsignal.com](mailto:remittance@teamsignal.com)

**BILL TO**

**Spencer Creek**

2005 Pan Am Circle Suite 300  
Tampa, FL 33607

**INVOICE**

Invoice Number: US\_72741  
Invoice Date 2025-09-01  
Due Date: 2025-09-16  
Terms: NET15  
Customer ID: 214568  
Customer PO:

**Amount Due: \$2,720.00**

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
2025-08-01- 2025-08-31	Dedicated Security Officer - Spencer Creek Pool : : Service Location: Spencer Creek	80	\$34.00	\$2,720.00
			Subtotal	\$2,720.00
			Sales tax	\$0.00
			1) FLORIDA FL STATE TAX (6)	\$0.00
			2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
			Total	\$2,720.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

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

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(See bottom for EFT Payment information)

**Signal 88, LLC**

PO Box 8246  
Omaha, NE 68108  
[remittance@teamsignal.com](mailto:remittance@teamsignal.com)

**BILL TO**

**Spencer Creek**

2005 Pan Am Circle Suite 300  
Tampa, FL 33607

**INVOICE**

Invoice Number: US\_94746  
Invoice Date 2025-11-01  
Due Date: 2025-11-16  
Terms: NET15  
Customer ID: 214568  
Customer PO:

**Amount Due: \$1,050.00**

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
2025-11-01- 2025-11-30	Roving Patrol Tours - Spencer Creek Patrols : : Service Location: Spencer Creek	42	\$25.00	\$1,050.00
			Subtotal	\$1,050.00
			Sales tax	\$0.00
			1) FLORIDA FL STATE TAX (6)	\$0.00
			2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
			Total	\$1,050.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

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

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(See bottom for EFT Payment information)

**Signal 88, LLC**

PO Box 8246  
Omaha, NE 68108  
[remittance@teamsignal.com](mailto:remittance@teamsignal.com)

**BILL TO**

**Spencer Creek**

2005 Pan Am Circle Suite 300  
Tampa, FL 33607

**INVOICE**

Invoice Number: US\_106166  
Invoice Date 2025-12-01  
Due Date: 2025-12-16  
Terms: NET15  
Customer ID: 214568  
Customer PO:

**Amount Due: \$900.00**

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
2025-12-01- 2025-12-31	Roving Patrol Tours - Spencer Creek Patrols : : Service Location: Spencer Creek	36	\$25.00	\$900.00
			Subtotal	\$900.00
			Sales tax	\$0.00
			1) FLORIDA FL STATE TAX (6)	\$0.00
			2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
			Total	\$900.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: [Billing@teamsignal.com](mailto: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.: 10483-b

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**INVOICE**

BILL TO

Spencer Creek

Inframark

2005 Pan Am Circle, Suite 300

Tampa , FL 33607

INVOICE	6243
DATE	07/21/2025
TERMS	Net 15
DUE DATE	08/05/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor 4 weeks at 2 times per week clubhouse cleaning services including dog waste can and trash cans at basketball court and playground 6/15/25 to 7/15/25	4	131.25	525.00
Material trash bags paper goods soap and mut mits	1	75.00	75.00

Thank You! We Appreciate Your Business.

BALANCE DUE

**\$600.00**

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**INVOICE**

BILL TO	INVOICE	6271
Spencer Creek	DATE	10/28/2025
Inframark	TERMS	Net 15
2005 Pan Am Circle, Suite 300	DUE DATE	11/12/2025
Tampa , FL 33607		

ACTIVITY	QTY	RATE	AMOUNT
Labor 4 weeks at 2 times per week clubhouse cleaning services including dog waste can and trash cans at basketball court and playground 9/15/25 to 10/15/25	4	131.25	525.00
Material trash bags paper goods soap and mut mits	1	75.00	75.00

Thank You! We Appreciate Your Business.

BALANCE DUE

**\$600.00**

**INVOICE**

Page 1 of 2

<b>Invoice Number</b>	2489781
<b>Invoice Date</b>	November 20, 2025
<b>Customer Number</b>	150692
<b>Project Number</b>	238202109

**Bill To**  
Spencer Creek Community  
Development District  
Accounts Payable  
c/o Inframark  
210 North University Drive, Suite  
702  
Coral Springs FL 33071  
United States

**EFT/ACH Remit To (Preferred)**  
Stantec Consulting Services Inc. (SCSI)  
Bank of America  
ABA No. : 111000012  
Account No: 3752096026  
Email Remittance: eft@stantec.com

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

---

**Project Description:** Spencer Creek CDD

<b>Stantec Project Manager:</b>	Stewart, Tonja L
<b>Authorization Amount:</b>	\$13,617.50
<b>Authorization Previously Billed:</b>	\$973.50
<b>Authorization Budget Remaining:</b>	\$12,091.50
<b>Authorization Billed to Date:</b>	\$1,526.00
<b>Current Invoice Due:</b>	\$552.50
<b>For Period Ending:</b>	November 20, 2025

---

**Email Invoice:** InframarkCMS@payableslockbox.com  
**CC:** michael.perez@inframark.com

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

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

**INVOICE**

Page 2 of 2

**Invoice Number**

2489781

**Project Number**

238202109

**Top Task 2026****2026 FY General Consulting Services****Professional Services**

<b>Billing Level</b>		<b>Date</b>	<b>Hours</b>	<b>Rate</b>	<b>Current Amount</b>
<hr/>					
Level 09					
Nurse, Vanessa M		2025-08-28	0.50	183.00	91.50
Nurse, Vanessa M		2025-09-08	0.25	183.00	45.75
Nurse, Vanessa M		2025-10-14	1.50	183.00	274.50
Nurse, Vanessa M		2025-10-23	0.25	183.00	45.75
			<b>2.50</b>		<b>457.50</b>
Level 10					
Waag, R Tyson (Tyson)		2025-09-04	0.50	190.00	95.00
			<b>0.50</b>		<b>95.00</b>
<b>Professional Services Subtotal</b>			<b>3.00</b>		<b>552.50</b>
<hr/>					

**Top Task 2026 Total****552.50**

Total Fees & Disbursements	\$552.50
<b>INVOICE TOTAL (USD)</b>	<b>\$552.50</b>

### Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-08-28	238202109	2026	NURSE, VANESSA M	0.50	183.00	91.50	Project Management Support	
2025-09-04	238202109	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	BOS MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-09-08	238202109	2026	NURSE, VANESSA M	0.25	183.00	45.75	Project Management Support	
2025-10-14	238202109	2026	NURSE, VANESSA M	0.50	183.00	91.50	HB7013 COMPLIANCE	
2025-10-14	238202109	2026	NURSE, VANESSA M	1.00	183.00	183.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-10-23	238202109	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
<b>Total subTask 2026</b>				<b>3.00</b>		<b>552.50</b>		
<b>Total Top Task 2026</b>				<b>3.00</b>		<b>552.50</b>		
<b>Total Project 238202109</b>				<b>3.00</b>		<b>552.50</b>		



# Steadfast Alliance

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

Invoice

Date	Invoice #
12/1/2025	SA-18008

Please make all Checks payable to:  
Steadfast Alliance

## Bill To

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

## Ship To

Spencer Creek CDD  
1502 Tiger Tooth Place  
Ruskin, FL 33570

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

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

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

**CUSTOMER NAME**SPENCER CREEK COMMUNITY DEVELOPMENT  
DISTRICT**ACCOUNT NUMBER**

2374746437

**BILL DATE**

11/26/2025

**DUUE DATE**

12/17/2025

Hillsborough  
County Florida**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	10/27/2025	8875	11/24/2025	9405	53000 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$160.06
Water Base Charge	\$22.68
Water Usage Charge	\$213.38
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$374.71

**Summary of Account Charges**

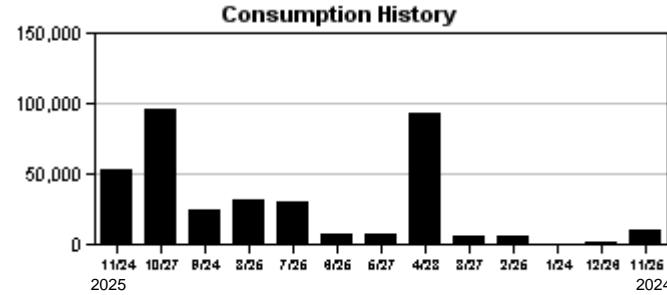
Previous Balance	\$1,490.17
Net Payments - Thank You	\$-1,490.17
Total Account Charges	<b>\$832.25</b>
<b>AMOUNT DUE</b>	<b>\$832.25</b>

**Important Message**

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

**Notice**

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



Make checks payable to: BOCC

ACCOUNT NUMBER: 2374746437

Hillsborough  
County Florida**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 307-1000  
 Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

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

9990

<b>DUE DATE</b>	12/17/2025
<b>Auto Pay Scheduled DO NOT PAY</b>	

0023747464370 00000832253





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

Statement Date: December 03, 2025

Amount Due: \$18.09

Due Date: December 26, 2025

Account #: 221008759922

DO NOT PAY. Your account will be drafted on December 26, 2025



## Account Summary

Current Service Period: October 29, 2025 - November 25, 2025

Previous Amount Due	\$21.32
Payment(s) Received Since Last Statement	-\$21.32

Current Month's Charges	\$18.09
-------------------------	---------

**Amount Due by December 26, 2025** **\$18.09**

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

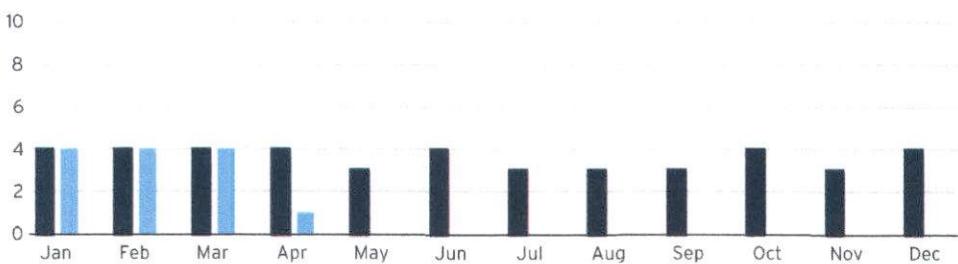


Scan here to view  
your account online.

00000018-0000369-Page 15 of 30

## Monthly Usage (kWh)

2024 2025



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



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

Account #: 221008759922

Due Date: December 26, 2025

Amount Due: \$18.09

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

645211636860

Your account will be  
drafted on December 26, 2025

Mail payment to:

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

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

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



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

Account #: 221008759922  
Statement Date: December 03, 2025  
Charges Due: December 26, 2025

## Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Oct 29, 2025 - Nov 25, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000874860	11/25/2025	80	80	0 kWh	1	28 Days

## Charge Details



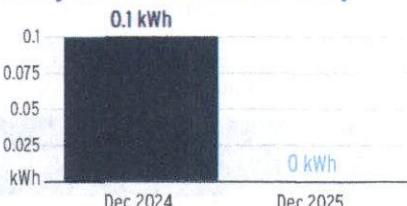
### Electric Charges

Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Florida Gross Receipt Tax		\$0.45
<b>Electric Service Cost</b>		<b>\$18.09</b>

Total Current Month's Charges

**\$18.09**

## Avg kWh Used Per Day



## Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

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

### Phone:

Commercial Customer Care: 866-832-6249

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

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909



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

Statement Date: December 03, 2025

Amount Due: \$18.09

Due Date: December 26, 2025

Account #: 221008759930

DO NOT PAY. Your account will be drafted on December 26, 2025



## Account Summary

Current Service Period: October 29, 2025 - November 25, 2025

Previous Amount Due	\$21.32
Payment(s) Received Since Last Statement	-\$21.32

Current Month's Charges **\$18.09**

Amount Due by December 26, 2025 **\$18.09**

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



Scan here to view  
your account online.

## Monthly Usage (kWh)

2024 2025



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



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

Account #: 221008759930

Due Date: December 26, 2025

Amount Due: \$18.09

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

645211636861

Your account will be  
drafted on December 26, 2025

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

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

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

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: December 03, 2025  
Charges Due: December 26, 2025

## Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Oct 29, 2025 - Nov 25, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874874	11/25/2025	37	37	=	0 kWh	1	28 Days

## Charge Details



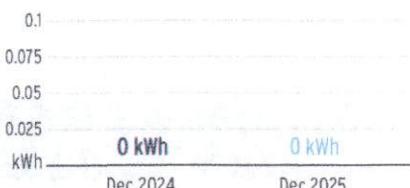
### Electric Charges

Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Florida Gross Receipt Tax		\$0.45
<b>Electric Service Cost</b>		<b>\$18.09</b>

Total Current Month's Charges

**\$18.09**

## Avg kWh Used Per Day



## Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

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

## Ways To Pay Your Bill



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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

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

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909



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

Statement Date: December 03, 2025

Amount Due: \$4,474.30

Due Date: December 26, 2025

Account #: 221008452437

**DO NOT PAY.** Your account will be drafted on December 26, 2025



## Account Summary

Current Service Period: October 29, 2025 - November 25, 2025

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

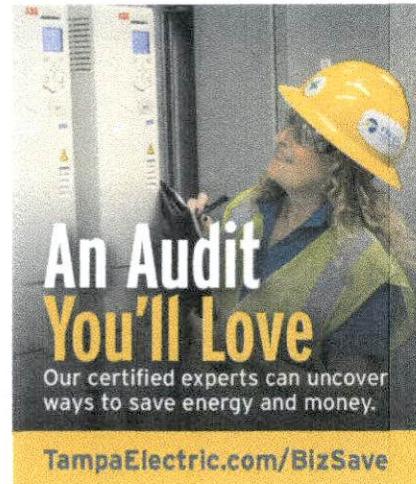
Current Month's Charges	\$4,474.30
-------------------------	------------

**Amount Due by December 26, 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.



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



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

Account #: 221008452437

Due Date: December 26, 2025

Amount Due: \$4,474.30

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

645211636858

Your account will be  
drafted on December 26, 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: December 03, 2025  
Charges Due: December 26, 2025

Service Period: Oct 29, 2025 - Nov 25, 2025

Rate Schedule: Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge	1824 kWh @ \$0.03412/kWh	\$62.23
Fixture & Maintenance Charge	96 Fixtures	\$1594.56
Lighting Pole / Wire	96 Poles	\$2718.72
Lighting Fuel Charge	1824 kWh @ \$0.03363/kWh	\$61.34
Storm Protection Charge	1824 kWh @ \$0.00559/kWh	\$10.20
Clean Energy Transition Mechanism	1824 kWh @ \$0.00043/kWh	\$0.78
Storm Surcharge	1824 kWh @ \$0.01230/kWh	\$22.44
Florida Gross Receipt Tax		\$4.03
<b>Lighting Charges</b>		<b>\$4,474.30</b>

Total Current Month's Charges

\$4,474.30

## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://TampaElectric.com/RateCommunications).

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

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

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909



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

Statement Date: December 03, 2025

Amount Due: \$18.09

Due Date: December 26, 2025

Account #: 221009259039

DO NOT PAY. Your account will be drafted on December 26, 2025



## Account Summary

Current Service Period: October 29, 2025 - November 25, 2025

Previous Amount Due	\$21.32
Payment(s) Received Since Last Statement	-\$21.32

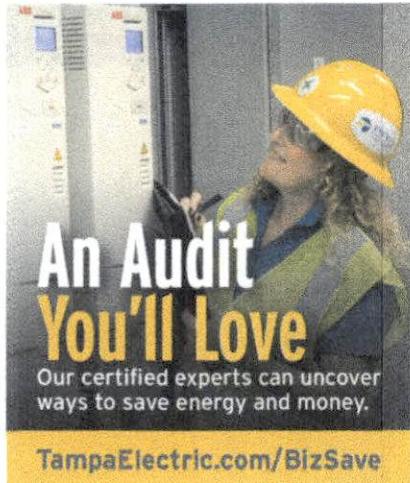
Current Month's Charges	\$18.09
-------------------------	---------

Amount Due by December 26, 2025	\$18.09
---------------------------------	---------

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



Scan here to view  
your account online.



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



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

Account #: 221009259039

Due Date: December 26, 2025

Amount Due: \$18.09

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

673606537146

Your account will be  
drafted on December 26, 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: December 03, 2025  
Charges Due: December 26, 2025

## Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Oct 29, 2025 - Nov 25, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000936781	11/25/2025	0	- 0	=	0 kWh	1	28 Days

## Charge Details



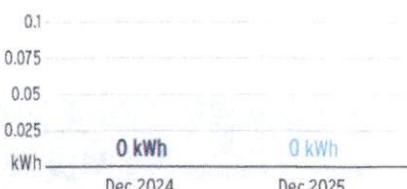
### Electric Charges

Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Florida Gross Receipt Tax		\$0.45
<b>Electric Service Cost</b>		<b>\$18.09</b>

Total Current Month's Charges

**\$18.09**

## Avg kWh Used Per Day



## Important Messages

Struggling to keep up with your energy bill?

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

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

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909



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

Statement Date: December 03, 2025

Amount Due: \$53.36

Due Date: December 26, 2025

Account #: 211025808083

DO NOT PAY. Your account will be drafted on December 26, 2025

## Account Summary

Current Service Period: October 29, 2025 - November 25, 2025

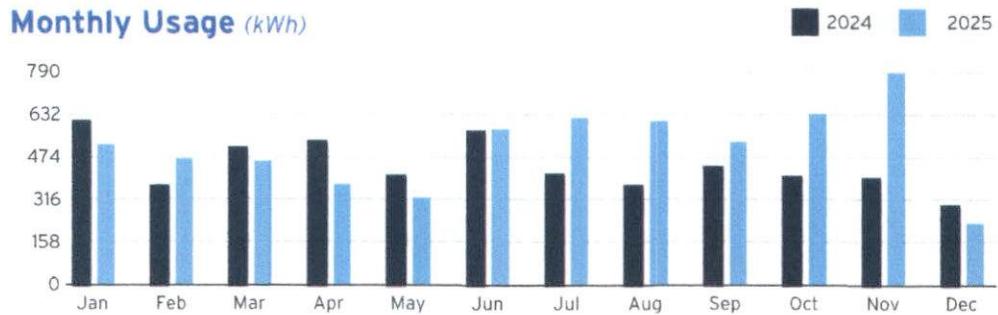
Previous Amount Due	\$143.59
Payment(s) Received Since Last Statement	-\$143.59

Current Month's Charges	\$53.36
-------------------------	---------

Amount Due by December 26, 2025 \$53.36

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

00000018-0000365-Page 7 of 30



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



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

Account #: 211025808083

Due Date: December 26, 2025

Amount Due: \$53.36

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

664964580662

Your account will be  
drafted on December 26, 2025

Mail payment to:

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

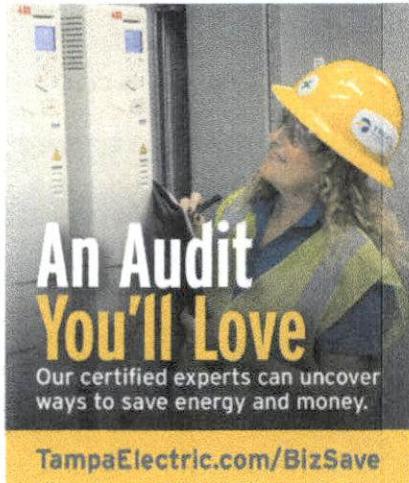
## Your Energy Insight

Your average daily kWh used was 20% lower than the same period last year.

Your average daily kWh used was 66.67% lower than it was in your previous period.



Scan here to view  
your account online.





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

Account #: 211025808083  
Statement Date: December 03, 2025  
Charges Due: December 26, 2025

## Meter Read

Meter Location: IRRIGATION

Service Period: Oct 29, 2025 - Nov 25, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	11/25/2025	36,582	-	36,355	=	227 kWh	1	28 Days

## Charge Details



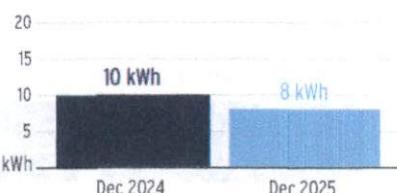
### Electric Charges

Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	227 kWh @ \$0.08641/kWh	\$19.62
Fuel Charge	227 kWh @ \$0.03391/kWh	\$7.70
Storm Protection Charge	227 kWh @ \$0.00577/kWh	\$1.31
Clean Energy Transition Mechanism	227 kWh @ \$0.00418/kWh	\$0.95
Storm Surcharge	227 kWh @ \$0.02121/kWh	\$4.81
Florida Gross Receipt Tax		\$1.33
<b>Electric Service Cost</b>		<b>\$53.36</b>

Total Current Month's Charges

**\$53.36**

## Avg kWh Used Per Day



## Important Messages

Struggling to keep up with your energy bill?

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

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

### Phone:

Commercial Customer Care: 866-832-6249

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

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909



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

Statement Date: December 03, 2025

Amount Due: \$811.23

Due Date: December 26, 2025

Account #: 221008474837

DO NOT PAY. Your account will be drafted on December 26, 2025



## Account Summary

Current Service Period: October 29, 2025 - November 25, 2025

Previous Amount Due \$882.04

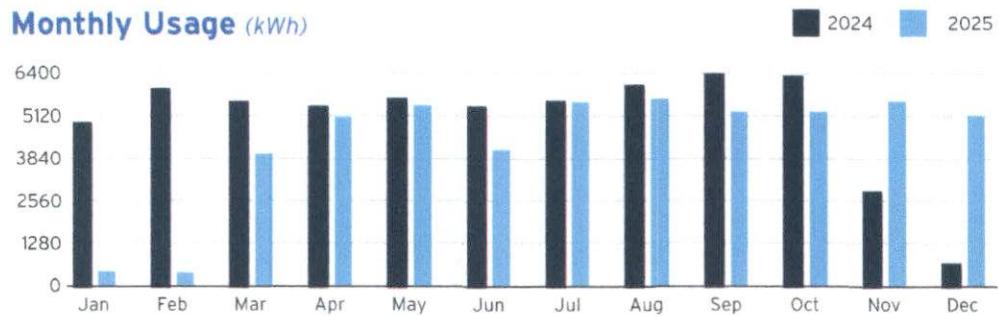
Payment(s) Received Since Last Statement -\$882.04

Current Month's Charges \$811.23

Amount Due by December 26, 2025 \$811.23

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

00000018-0000367-Page 11 of 30



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



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

Account #: 221008474837

Due Date: December 26, 2025

Amount Due: \$811.23

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

645211636859

Your account will be  
drafted on December 26, 2025

Mail payment to:

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

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

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



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

Account #: 221008474837  
Statement Date: December 03, 2025  
Charges Due: December 26, 2025

## Meter Read

Service Period: Oct 29, 2025 - Nov 25, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000240439	11/25/2025	17,065	-	11,960	=	5,105 kWh	1	28 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	5,105 kWh @ \$0.08641/kWh	\$441.12
Fuel Charge	5,105 kWh @ \$0.03391/kWh	\$173.11
Storm Protection Charge	5,105 kWh @ \$0.00577/kWh	\$29.46
Clean Energy Transition Mechanism	5,105 kWh @ \$0.00418/kWh	\$21.34
Storm Surcharge	5,105 kWh @ \$0.02121/kWh	\$108.28
Florida Gross Receipt Tax		\$20.28
<b>Electric Service Cost</b>		<b>\$811.23</b>

Total Current Month's Charges

\$811.23

## Avg kWh Used Per Day



## Important Messages

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Tampa, FL 33631-3318  
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### 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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Spencer Creek CDD

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

*Jayna Cooper*  
\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
December 04, 2025  
\_\_\_\_\_  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Spencer Creek CDD

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

*Jayna Cooper*  
\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
December 04, 2025  
\_\_\_\_\_  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Spencer Creek CDD

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

*Jayna Cooper*  
\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
December 04, 2025  
\_\_\_\_\_  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Spencer Creek CDD

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

*Jayna Cooper*  
\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
December 04, 2025  
\_\_\_\_\_  
Date

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

# Service Slip/Invoice



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

INVOICE: 59543482  
DATE: 11/19/2025  
ORDER: 59543482

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

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

Work Date	Time	Target Pest	Technician	Time In
11/19/2025	01:10 PM		KHENDERSON	01:10 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/19/2025		01:52 PM

Service	Description	Price
FL COMM PM	FL COMMERCIAL PEST MGMT	\$125.00
Good afternoon. I spoke with Katya upon arrival. I started by brushing around the upper exterior of the building including windows and doors with a spider repellent. I then went to the playground and brushed under the slides and platforms removing spider webs and wasp nests. There were also two wasp nests removed from the main building. I then used a liquid residual product around the foundation of the building, entryways, and windows. Lastly I used a granule treatment in all of the ornamental beds, around the outside of the pool area, around the basketball court, around and within the playground, around and within the dog park, and around the mailboxes.		
Please allow 7-14 days for the best results. Feel free to call with any questions or concerns. Thank you for choosing McCall pest and wildlife. Hope you have a great day!	AMOUNT DUE	\$125.00

TECHNICIAN SIGNATURE

katya  
CUSTOMER SIGNATURE

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Spencer Creek CDD

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

*Jayna Cooper*  
\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
December 04, 2025  
\_\_\_\_\_  
Date

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



# Steadfast Alliance

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

Invoice

Date	Invoice #
11/30/2025	SA-18080

Please make all Checks payable to:  
Steadfast Alliance

## Bill To

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

## Ship To

1502 Tiger Tooth Place  
Ruskin, FL 33570

P.O. No.	W.O. No.		Account #	Cost Code	Terms	Project
				Net 30	SM1052 Spencer Creek CDD	
Quantity	Description			Rate	Serviced Date	Amount
1	Irrigation Service Request - Tech was sent to handle a couple issues our maintenance guys found while doing their maintenance. First was a simple break in the drip at a combo tee, the second was a mainline leak located along side the pond next the 15th and colding dr. Tech didn't have a slip fix with him so he flagged out the hole and got parts list for the repair next day.  11/07 Came back out, repaired the mainline, checked the bubblers along the northwest pond cause our guys saw a couple that had been cut and needed new bubblers. Also installed two nodes that didn't have decoders at valves, one on Colding by green trailer / barn, the other Fred Ives across the street from the pump. Installed new valve box at the west end on of Colding by the pasture, and a rectangular valve box lid on the other one on Colding.  Parts used today 1 drip combo tee 2 drip couplers 1ft drip tubing 2 inch slip fix 2 inch coupler 1 single station node 1 2 station node 4 9 volt battery's			868.61	11/6/2025	868.61

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

Total

Payments/Credits

Balance Due



# Steadfast Alliance

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

Invoice

Date	Invoice #
11/30/2025	SA-18080

Please make all Checks payable to:  
Steadfast Alliance

## Bill To

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

## Ship To

1502 Tiger Tooth Place  
Ruskin, FL 33570

P.O. No.	W.O. No.		Account #	Cost Code	Terms	Project
					Net 30	SM1052 Spencer Creek CDD
Quantity	Description			Rate	Serviced Date	Amount
	6 wire nuts 1 10 inch round valve box One rectangular valve box lid 2 bubblers 1 drip coupler 2 sbe / funny 90s Total Cost of Parts \$486.11 Labor 4.5 hrs @\$85 /hour				11/6/2025	

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

Total	\$868.61
Payments/Credits	\$0.00
Balance Due	\$868.61



# Steadfast Alliance

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

Invoice

Date	Invoice #
12/10/2025	SA-18286

Please make all Checks payable to:  
Steadfast Alliance

## Bill To

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

## Ship To

1502 Tiger Tooth Place  
Ruskin, FL 33570

P.O. No.	W.O. No.		Account #	Cost Code	Terms	Project
					Net 30	SM1052 Spencer Creek CDD
Quantity	Description			Rate	Serviced Date	Amount
	Installed 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 received new plant material on both sides of the entrances and around monument signs.					
32	Liriope, Aztec 1gal			8.00		256.00
298	Society Garlic 1gal			8.00		2,384.00
3	Irrigation Enhancement			85.00		255.00
1	Irrigation Parts			100.00		100.00

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

Total	\$2,995.00
Payments/Credits	\$0.00
Balance Due	\$2,995.00



SPENCER CREEK COMMUNITY DEVELOPMENT

Business Visa



Page 1 of 4

Billing cycle 10/20/25 - 11/19/25  
Account number ending in 7543**Account summary**

Previous balance	\$15.12
Payments & other credits	\$0.00
Purchases & other charges	\$22.56
Balance transfers	\$0.00
Cash advances	\$0.00
<b>Interest charged</b>	<b>\$0.00</b>
<b>Fees charged</b>	<b>\$15.12</b>
<b>New balance</b>	<b>\$52.80</b>

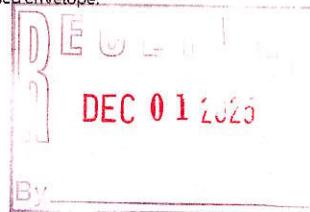
Credit limit	\$10,000.00
Available credit	\$9,947.20
Available for cash advance	\$0.00
Past due amount	\$15.12
Statement closing date	11/19/2025
Days in billing cycle	31

**Questions?**Visit  
truist.comCall  
844-4TRUIST  
(844-487-8478)International  
collect  
910-914-8250Write  
TRUIST CARD SERVICES  
PO BOX 200  
WILSON, NC 27894-0200**Important information**

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Your account is past due. If payment has been made, thank you. If not, please send your payment today. Please call 800-279-4481 for assistance.

Please detach bottom portion and submit with payment using enclosed envelope.



Account number ending in	7543
Statement closing date	11/19/25
New balance	\$52.80
Minimum payment due	\$35.12
Payment due Date	12/14/25
Amount enclosed	\$

Pay online at: TRUIST.COM  
Pay by phone: 844-487-8478  
Make checks payable to: TRUIST BANKTRUIST BANK  
PO BOX 400  
WILSON NC 27894-0400

48000057481600000000000035120000000005280

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

\*\*N0000644

TRUIST BANK  
PO BOX 791622  
BALTIMORE MD 21279-1622

10567543731056130175614118716754310



SPENCER CREEK COMMUNITY DEVELOPMENT

Business Visa

Page 3 of 4

Billing cycle 10/20/25 - 11/19/25  
Account number ending in 7543**Organization account activity**

Tran date	Post date	Reference number	Transaction description	Amount
<b>SPENCER CREEK COMMUNITY DEVELOPMENT Account number ending in 7543</b>				<b>Total: \$15.12</b>
11/13	11/13		LATE PAYMENT FEE	\$15.12

**Cardholder activity****Total cardholder new activity: \$22.56**

Tran date	Post date	Reference number	Transaction description	Amount
<b>KATYA CAMPBELL Account number ending in 0534</b>				<b>Total: \$22.56</b>
11/06	11/09	24943015311010185675338	THE HOME DEPOT #6951 RUSKIN FL	\$21.48
11/14	11/16	24445005319600191464838	DOLLAR GENERAL 15578 RUSKIN FL	\$1.08

**Interest charge calculation**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	0.00%	0.00000% (D)	\$26.29	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

**Go paperless.**Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at [Truist.com](http://Truist.com).**Set up automatic payments**

Automatically pay your full statement balance, minimum payment or a set amount each month. Sign in to Truist online banking to set up recurring payments today.

DOLLAR GENERAL STORE #15578  
2015 E COLLEGE AVE.,  
RUSKIN, FL 33570  
(813) 535-6550  
**SALE TRANSACTION**

S LSS DSGN HAND SDA 808829121346 \$1.00  
Tax: \$1.00 @ 7.5% \$0.08  
Balance to pay \$1.08  
Visa \$1.08

VISA CREDIT \*\*\*\*\*0534  
Type: CONTACTLESS Auth Code: 07013G  
MID: \*\*\*\*\*27013 TID: \*\*\*\*6000  
TOTAL PURCHASE \$1.03

Save Time. Save Money.  
Every Day! At Dollar General

STORE 15578 TILL 1 TRANS. 376945 DATE 11-14-25 10:21 AM

Your cashier was: RACHEL



999021557800137691E



**How doers  
get more done.**

3730 SUN CITY CTR.BLVD  
SUNCITY CENTER FL 33573 (813)633-3161

6951 00054 68632 11/06/25 04:04 PM  
SALE SELF CHECKOUT

7891117103677 16-T RAKE <A> 19.98  
HUSKY 16-TINE BOW RAKE W/CUSHION GRI

SUBTOTAL 19.98  
SALES TAX 1.50  
TOTAL \$21.48

XXXXXXXXXXXX0534 VISA USD\$ 21.48  
AUTH CODE 08521G/1542103 TA  
Contactless  
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK



6951 54 68632 11/06/2025 8367

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 02/04/2026

**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	DUUE DATE	TERMS	ENCLOSED
31128	11/24/2025	\$870.00	12/22/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 11/12/25 Provided service to checkout key fobs not working at men's bathroom. Found the men's bathroom strike was defective, picked up new strike and returned and replaced. Tested and verified operation with onsite staff.	1	160.00	160.00
<b>Electric Strike</b>	1	650.00	650.00
<b>Trip charge</b>	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

**\$870.00**

Thank you, we appreciate your business!



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

Date: 11/25/2025  
Due: 12/10/2025  
Invoice #: SEKG9GT-105  
Customer: Spencer Creek  
Bill To: Spencer Creek  
Ship To: 1643 Fred Ives St Ruskin FLA 33570 USA  
1643 Fred Ives St Ruskin FLA 33570 USA

Item	Qty	Credit Card	Cash or Check
Replaced Equipment Replace 35 gallon chlorine container with 100 gallon chlorine container.	1	258.75	250.00
Total		\$258.75	\$250.00

## INVOICE

Fields Consulting Group, LLC  
(dba. Mike's Signs)  
11749 Crestridge Loop  
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co  
m  
+1 (727) 480-6514

*Fields*  
CONSULTING GROUP, LLC  
11749 Crestridge Loop  
Trinity, FL 34655



### Meritus

#### Bill to

Inframark  
Spencer Creek CDD  
Attn: Jayna Cooper/Brooke Chapman  
2005 Pan Am Circle #300  
Tampa, FL 33607

#### Invoice details

Sales Rep: Mike Fields

Invoice no.: 3711

Terms: Due on receipt

Invoice date: 12/09/2025

Due date: 01/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	Custom "Beware of Wildlife" (18x24) reflective metal signs; Installed with 8-ft u- channel posts (painted black)	2	\$250.00	\$500.00
			Total	\$500.00	

# SPENCER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/14/2025

**Check Amount** **\$1,198.46**

**Payable To** Spencer Creek CDD

**Check Description** Series 2019 - FY 26 Tax Dist. ID 749

**Code To** **200-103200-1000**

**Special Instructions** Please mail DS Check request and directional letter

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

*Jonathan Sciortino*  
\_\_\_\_\_  
Authorization

# SPENCER CREEK CDD

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE  
FISCAL YEAR 2026, TAX YEAR 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	489,807.20	47.828%	47.830%
Net DS	534,301.78	52.172%	52.170%
Net Total	1,024,108.98	100.0000%	100.000%

200

# SPENCER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/21/2025

**Check Amount** **\$1,198.46**

**Payable To** Spencer Creek CDD

**Check Description** Series 2019 - FY 26 Tax Dist. ID 750

**Code To** **200-103200-1000**

**Special Instructions** Please mail DS Check request and directional letter

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

*Jonathan Sciortino*  
\_\_\_\_\_  
Authorization

# SPENCER CREEK CDD

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE  
FISCAL YEAR 2026, TAX YEAR 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	489,807.20	47.828%	47.830%
Net DS	534,301.78	52.172%	52.170%
Net Total	1,024,108.98	100.0000%	100.000%

200

# SPENCER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/3/2025

**Check Amount** **\$156,997.93**

**Payable To** Spencer Creek CDD

**Check Description** Series 2019 - FY 26 Tax Dist. ID 751

**Code To** **200-103200-1000**

**Special Instructions** Please mail DS Check request and directional letter

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

*Jonathan Sciortino*  
\_\_\_\_\_  
Authorization

# SPENCER CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	489,807.20	47.828%	47.830%	
Net DS	534,301.78	52.172%	52.170%	
Net Total	1,024,108.98	100.00000%	100.0000%	30%

200

Date Received	Amount Received	47.83%	52.17%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue			
11/7/2025	2,884.51	1,379.59	1,504.92	-	748	
11/14/2025	2,297.11	1,098.65	1,198.46	-	749	
11/21/2025	2,297.11	1,098.65	1,198.46	-	750	
12/3/2025	300,921.68	143,923.75	156,997.93	-	751	
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
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	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
<b>TOTAL</b>	308,400.41	147,500.65	160,899.76			
<b>Net Total on Roll</b>	1,024,108.98					
<b>Collection Surplus / (Deficit)</b>	(715,708.57)					

# **SPENCER CREEK CDD**

## **DISTRICT CHECK REQUEST**

**Today's Date** 12/5/2025

**Check Amount** **\$357,684.86**

**Payable To** Spencer Creek CDD

**Check Description** Series 2019 - FY 26 Tax Dist. ID 753

**Code To** **200-103200-1000**

**Special Instructions** Please mail DS Check request and directional letter

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

*Jonathan Sciortino*  
\_\_\_\_\_  
Authorization

# SPENCER CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	489,807.20	47.828%	47.830%	
Net DS	534,301.78	52.172%	52.170%	
Net Total	1,024,108.98	100.00000%	100.0000%	97%

200

Date Received	Amount Received	47.83%	52.17%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue			
11/7/2025	2,884.51	1,379.59	1,504.92	-	748	
11/14/2025	2,297.11	1,098.65	1,198.46	-	749	
11/21/2025	2,297.11	1,098.65	1,198.46	-	750	
12/3/2025	300,921.68	143,923.75	156,997.93	-	751	
12/5/2025	685,583.11	327,898.25	357,684.86	-	753	
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
<b>TOTAL</b>	993,983.52	475,398.90	518,584.62			
<b>Net Total on Roll</b>	1,024,108.98					
<b>Collection Surplus / (Deficit)</b>	(30,125.46)					



# *Spencer Creek Community Development District*

*Financial Report*

*December 31, 2025*

## CLEAR PARTNERSHIPS



SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019						GENERAL FUND	GENERAL FUND	GENERAL FUND	GENERAL FUND	TOTAL	
	GENERAL FUND	SERIES 2019 DEBT FUND	SERIES 2019 SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND						
<b>ASSETS</b>												
Cash - Operating Account	\$ 400,198	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 400,198
Due From Other Funds	-		895	-	-	-						895
Investments:												
Prepayment Account	-		30	-	-	-						30
Reserve Fund	-		268,006	-	-	-						268,006
Revenue Fund	-		601,146	-	-	-						601,146
Utility Deposits - TECO	7,549		-	-	-	-						7,549
Fixed Assets												
Water System	-		-	-	4,579,001	-						4,579,001
Construction Work In Process	-		-	-	3,622,316	-						3,622,316
Amount Avail In Debt Services	-		-	-	-	738,545						738,545
Amount To Be Provided	-		-	-	-	6,601,455						6,601,455
<b>TOTAL ASSETS</b>	<b>\$ 407,747</b>	<b>\$ 870,077</b>	<b>\$ -</b>	<b>\$ 8,201,317</b>	<b>\$ 7,340,000</b>	<b>\$ -</b>	<b>\$ 16,819,141</b>					
<b>LIABILITIES</b>												
Accounts Payable	\$ 811	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 811
Bonds Payable	-		-	-	-	-						7,340,000
Due To Other Funds	895		-	-	-	-						895
<b>TOTAL LIABILITIES</b>	<b>1,706</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,340,000</b>	<b>\$ 7,341,706</b>					

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					TOTAL
	GENERAL FUND	SERIES 2019	CAPITAL	GENERAL	GENERAL	
		DEBT FUND	PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	870,077		-	-	870,077
Unassigned:	406,041	-	-	8,201,317	-	8,607,358
<b>TOTAL FUND BALANCES</b>	<b>406,041</b>	<b>870,077</b>		<b>8,201,317</b>	-	<b>9,477,435</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 407,747</b>	<b>\$ 870,077</b>		<b>\$ 8,201,317</b>	<b>\$ 7,340,000</b>	<b>\$ 16,819,141</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 967	\$ 967	0.00%
Special Assmnts- Tax Collector	489,807	476,219	(13,588)	97.23%
Other Miscellaneous Revenues	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>489,807</b>	<b>477,236</b>	<b>(12,571)</b>	<b>97.43%</b>
<b>EXPENDITURES</b>				
<u>Administration</u>				
Supervisor Fees	12,000	2,800	9,200	23.33%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Info Technology	-	150	(150)	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,050	3,150	25.00%
District Counsel	13,000	1,571	11,429	12.08%
District Engineer	5,000	553	4,447	11.06%
District Manager	30,900	7,725	23,175	25.00%
Accounting Services	12,000	3,000	9,000	25.00%
Auditing Services	4,100	-	4,100	0.00%
Onsite Staff	35,000	8,750	26,250	25.00%
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	52	448	10.40%
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	596	(346)	238.40%
Website Administration	1,500	250	1,250	16.67%
Dues, Licenses, Subscriptions	250	175	75	70.00%
<b>Total Administration</b>	<b>171,879</b>	<b>54,039</b>	<b>117,840</b>	<b>31.44%</b>
<u>Utility Services</u>				
Amenity - Phone, internet, cable	2,300	385	1,915	16.74%
Water/Wastewater	6,500	2,419	4,081	37.22%
Electric Utility Services - All	65,000	16,427	48,573	25.27%
<b>Total Utility Services</b>	<b>73,800</b>	<b>19,231</b>	<b>54,569</b>	<b>26.06%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Field Manager	12,000	3,000	9,000	25.00%
Janitorial Supplies	7,000	1,873	5,127	26.76%
Contracts-Aquatic Control	9,639	2,295	7,344	23.81%
Contracts-Pools	11,989	4,800	7,189	40.04%
Amenity Center Pest Control	1,000	375	625	37.50%
Security Monitoring Services	4,500	6,095	(1,595)	135.44%
R&M-Other Landscape	2,000	-	2,000	0.00%
Pool Maintenance - Other	6,000	250	5,750	4.17%
Amenity Maintenance & Repairs	15,000	5,425	9,575	36.17%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
Landscape - Mulch	15,000	4,950	10,050	33.00%
Landscape Maintenance	110,000	22,605	87,395	20.55%
Plant Replacement Program	4,000	2,640	1,360	66.00%
Storm Cleanup	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	1,279	2,221	36.54%
Misc Repairs and Maintenance	25,000	2,333	22,667	9.33%
Access Control	2,500	66	2,434	2.64%
<b>Total Other Physical Environment</b>	<b>244,128</b>	<b>57,986</b>	<b>186,142</b>	<b>23.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>489,807</b>	<b>131,256</b>	<b>358,551</b>	<b>26.80%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	345,980	345,980	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>60,061</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 406,041</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,687	\$ 4,687	0.00%
Special Assmnts- Tax Collector	538,013	519,479	(18,534)	96.56%
<b>TOTAL REVENUES</b>	<b>538,013</b>	<b>524,166</b>	<b>(13,847)</b>	<b>97.43%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	165,000	-	165,000	0.00%
Interest Expense	373,013	186,506	186,507	50.00%
<b>Total Debt Service</b>	<b>538,013</b>	<b>186,506</b>	<b>351,507</b>	<b>34.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>538,013</b>	<b>186,506</b>	<b>351,507</b>	<b>34.67%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	337,660	337,660	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>532,417</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 870,077</u></b>		

# Bank Account Statement

Monday, January 26, 2026  
Page 1

Spencer Creek CDD

**Bank Account No.** 9015

**Statement No.** 12\_25

**Statement Date** 12/31/2025

<b>G/L Account No. 101001 Balance</b>	400,197.98	<b>Statement Balance</b>	402,190.98
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	400,197.98	<b>Subtotal</b>	402,190.98
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-1,993.00
<b>Ending G/L Balance</b>	400,197.98	<b>Ending Balance</b>	400,197.98

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
12/03/2025		JE000543	Special Assmnts-Tax Collector	Tax Rev Debt Srvc	300,921.68	300,921.68	0.00
12/15/2025		JE000544	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	685,583.11	685,583.11	0.00
12/19/2025		JE000562	Special Assmnts-Tax Collector	Tax Rev Debt Srvc	1,714.93	1,714.93	0.00
12/31/2025		JE000564	Interest - Investments	Interest Earned	851.12	851.12	0.00
<b>Total Deposits</b>					989,070.84	989,070.84	0.00
<b>Checks</b>							
11/18/2025	Payment	1722	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
11/18/2025	Payment	1725	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
12/03/2025	Payment	1728	SPENCER CREEK CDD	Check for Vendor V00019	-1,504.92	-1,504.92	0.00
12/05/2025	Payment	1729	SPENCER CREEK CDD	Payment of Invoice 001297	-1,198.46	-1,198.46	0.00
12/05/2025	Payment	1730	SPENCER CREEK CDD	Payment of Invoice 001298	-1,198.46	-1,198.46	0.00
12/05/2025	Payment	1731	SPENCER CREEK CDD	Payment of Invoice 001299	-156,997.93	-156,997.93	0.00
12/08/2025	Payment	300079	BOCC	Inv: 112625-6437-ACH	-832.25	-832.25	0.00
12/09/2025	Payment	1732	ACTION SECURITY, INC.	Check for Vendor V00043	-870.00	-870.00	0.00
12/09/2025	Payment	1734	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
12/09/2025	Payment	1735	CARLOS DE LA OSSA FIELDS	Check for Vendor V00039	-200.00	-200.00	0.00
12/09/2025	Payment	1736	CONSULTING GROUP, INC.	Check for Vendor V00048	-1,800.00	-1,800.00	0.00
12/09/2025	Payment	1737	INFRAMARK LLC	Check for Vendor V00025	-9,187.91	-9,187.91	0.00
12/09/2025	Payment	1738	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
12/09/2025	Payment	1739	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00

# Bank Account Statement

Monday, January 26, 2026  
Page 2

Spencer Creek CDD

**Bank Account No.** 9015

**Statement No.** 12\_25

**Statement Date**

12/31/2025

12/09/2025	Payment	1740	MCCALL SERVICE	Check for Vendor V00056	-125.00	-125.00	0.00
12/09/2025	Payment	1741	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
12/09/2025	Payment	1742	SIGNAL 88 LLC	Check for Vendor V00060	-3,695.00	-3,695.00	0.00
12/09/2025	Payment	1743	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
12/09/2025	Payment	1744	SPEAREM ENTERPRISES	Check for Vendor V00013	-1,200.00	-1,200.00	0.00
12/09/2025	Payment	1745	STANTEC CONSULTING SERVICES	Check for Vendor V00006	-552.50	-552.50	0.00
12/09/2025	Payment	1746	STEADFAST CONTRACTORS	Check for Vendor V00005	-7,534.90	-7,534.90	0.00
12/09/2025	Payment	1747	ALIANCE ACTION SECURITY, INC.	Check for Vendor V00043	-150.00	-150.00	0.00
12/09/2025	Payment	1748	AQUA SENTRY	Check for Vendor V00053	-5,615.00	-5,615.00	0.00
12/09/2025	Payment	1749	INFRAMARK LLC	Check for Vendor V00025	-16,118.51	-16,118.51	0.00
12/09/2025	Payment	1750	SIGNAL 88 LLC	Check for Vendor V00060	-1,050.00	-1,050.00	0.00
12/09/2025	Payment	1751	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
12/09/2025	Payment	1752	STEADFAST CONTRACTORS	Check for Vendor V00005	-12,484.90	-12,484.90	0.00
12/09/2025	Payment	1753	ALIANCE STRALEY ROBIN VERICKER	Check for Vendor V00014	-5,739.00	-5,739.00	0.00
12/15/2025	Payment	300080	TECO	Inv: 120325-59922-ACH	-18.09	-18.09	0.00
12/15/2025	Payment	300081	TECO	Inv: 120325-59930-ACH	-18.09	-18.09	0.00
12/15/2025	Payment	300082	TECO	Inv: 120325-52437-ACH	-4,474.30	-4,474.30	0.00
12/15/2025	Payment	300083	TECO	Inv: 120325-59039-ACH	-18.09	-18.09	0.00
12/15/2025	Payment	300084	TECO	Inv: 120325-08083-ACH	-53.36	-53.36	0.00
12/15/2025	Payment	300085	TECO	Inv: 120325-4837-ACH	-811.23	-811.23	0.00
12/16/2025	Payment	1754	SPENCER CREEK CDD	Check for Vendor V00019	-357,684.83	-357,684.83	0.00
12/16/2025	Payment	100018	INFRAMARK LLC	Inv: 155240a	-4,975.00	-4,975.00	0.00
12/17/2025	Payment	1756	FIELDS CONSULTING GROUP, INC.	Check for Vendor V00048	-500.00	-500.00	0.00
12/17/2025	Payment	1757	MCCALL SERVICE	Check for Vendor V00056	-125.00	-125.00	0.00
12/17/2025	Payment	1758	SIGNAL 88 LLC	Check for Vendor V00060	-900.00	-900.00	0.00
12/17/2025	Payment	1759	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
12/17/2025	Payment	1760	STEADFAST CONTRACTORS	Check for Vendor V00005	-11,398.51	-11,398.51	0.00
12/17/2025	Payment	1762	ALIANCE CHARTER TRUIST - CC	Check for Vendor V00062	-52.80	-52.80	0.00
12/29/2025	Payment	DD252	COMMUNICATION S	Payment of Invoice 001334	-205.00	-205.00	0.00
12/22/2025		JE000563	Bank Fees	Bank Fees	-211.06	-211.06	0.00
<b>Total Checks</b>					-612,995.10	-612,995.10	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

12/17/2025	Payment	1755	AQUA SENTRY	Check for Vendor V00053	-1,600.00
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# Bank Account Statement

Spencer Creek CDD

Monday, January 26, 2026  
Page 3

**Bank Account No.** 9015

**Statement No.** 12\_25

**Statement Date** 12/31/2025

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12/17/2025	Payment	1761	STRALEY ROBIN VERICKER	Check for Vendor V00014	-393.00
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**Total Outstanding Checks**

-1,993.00

**Outstanding Deposits**

**Total Outstanding Deposits**

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(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	100018	12/16/25	INFRAMARK LLC	155240 A	AUGUST MGMT SERV	Accounting Services	532001-51301	\$1,000.00
001	100018	12/16/25	INFRAMARK LLC	155240 A	AUGUST MGMT SERV	Disclosure Report	531142-51301	\$350.00
001	100018	12/16/25	INFRAMARK LLC	155240 A	AUGUST MGMT SERV	District Manager	531150-51301	\$2,500.00
001	100018	12/16/25	INFRAMARK LLC	155240 A	AUGUST MGMT SERV	Field Manager	531152-53908	\$1,000.00
001	100018	12/16/25	INFRAMARK LLC	155240 A	AUGUST MGMT SERV	Website Compliance	534397-51301	\$125.00
001	1732	12/09/25	ACTION SECURITY, INC.	31128	KEY FOBS NOT WORKING /MEN'S BATHROOM	Amenity Maintenance & Repairs	546176-53908	\$870.00
001	1734	12/09/25	BENJAMIN D. GAINER	BG-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1735	12/09/25	CARLOS DE LA OSSA	CO-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1736	12/09/25	FIELDS CONSULTING GROUP, INC.	3686	10/30/25-INSTALL SIGNAGE	Misc Repairs and Maintenance	549900-53908	\$1,800.00
001	1737	12/09/25	INFRAMARK LLC	1162730	MAINTENANCE SERVICES 09/30/25	Misc Repairs and Maintenance	549900-53908	\$325.00
001	1737	12/09/25	INFRAMARK LLC	159311	EVENT SUPPLIES & POSTAGE 09/22/25	Postage, Phone, Faxes, Copies	541024-51301	\$8.14
001	1737	12/09/25	INFRAMARK LLC	159311	EVENT SUPPLIES & POSTAGE 09/22/25	Accounting Services	532001-51301	\$1,000.00
001	1737	12/09/25	INFRAMARK LLC	160650	OCT 25-DISTRICT MANAGEMENT	Disclosure Report	531142-51301	\$350.00
001	1737	12/09/25	INFRAMARK LLC	160650	OCT 25-DISTRICT MANAGEMENT	District Manager	531150-51301	\$2,575.00
001	1737	12/09/25	INFRAMARK LLC	160650	OCT 25-DISTRICT MANAGEMENT	Field Manager	531152-53908	\$1,000.00
001	1737	12/09/25	INFRAMARK LLC	160650	OCT 25-DISTRICT MANAGEMENT	Website Compliance	534397-51301	\$125.00
001	1737	12/09/25	INFRAMARK LLC	160650	OCT 25-DISTRICT MANAGEMENT	Amenity Maintenance & Repairs	546176-53908	\$200.00
001	1737	12/09/25	INFRAMARK LLC	160650	OCT 25-DISTRICT MANAGEMENT	Supervisor Fees	511100-51301	\$200.00
001	1737	12/09/25	INFRAMARK LLC	160650	OCT 25-DISTRICT MANAGEMENT	Supervisor Fees	511100-51301	\$200.00
001	1737	12/09/25	INFRAMARK LLC	161863	SEPT 25-COPIES	Misc Repairs and Maintenance	549900-53908	\$325.00
001	1737	12/09/25	INFRAMARK LLC	161864	SEPT 25-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$7.35
001	1737	12/09/25	INFRAMARK LLC	161864	SEPT 25-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$9.62
001	1737	12/09/25	INFRAMARK LLC	161865	SEPT 25-COPIES	Postage, Phone, Faxes, Copies	541024-51301	\$24.96
001	1737	12/09/25	INFRAMARK LLC	161866	SEPT 25-GATE MONITORING AND TABLES FOR AMENITY CENTER	Amenity Maintenance & Repairs	546176-53908	\$19.33
001	1737	12/09/25	INFRAMARK LLC	161866	SEPT 25-GATE MONITORING AND TABLES FOR AMENITY CENTER	Access Control	549912-53908	\$32.95
001	1737	12/09/25	INFRAMARK LLC	161866	SEPT 25-GATE MONITORING AND TABLES FOR AMENITY CENTER	Amenity Maintenance & Repairs	546176-53908	\$377.29
001	1737	12/09/25	INFRAMARK LLC	1163358	10/31/25-MAINTENANCE SERVICES	Amenity Maintenance & Repairs	546176-53908	\$325.00
001	1738	12/09/25	KELLY ANN EVANS	KE-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1739	12/09/25	LORI A CAMPAGNA	LC-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1740	12/09/25	MCCALL SERVICE	59543482	NOV 25-PEST CONTROL	Amenity Center Pest Control	534181-53908	\$125.00
001	1741	12/09/25	NICHOLAS J. DISTER	ND-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1742	12/09/25	SIGNAL 88 LLC	US_89438	10/03/25-10/31/25 ROVING PATROL	Security Monitoring Services	534368-53908	\$975.00
001	1742	12/09/25	SIGNAL 88 LLC	US_72741	08/01/25-08/31/25 DEDICATED SECURITY	Security Monitoring Services	534368-53908	\$2,720.00
001	1743	12/09/25	SITEX AQUATICS	10386-B	NOV 25-AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53908	\$765.00
001	1744	12/09/25	SPEAREM ENTERPRISES	6243	JANITORIAL 06.15.25 - 07.15.25	Janitorial Supplies	531165-53908	\$600.00
001	1744	12/09/25	SPEAREM ENTERPRISES	6271	JANITORIAL 09.15.25 - 10.15.25	Janitorial Supplies	531165-53908	\$600.00
001	1745	12/09/25	STANTEC CONSULTING SERVICES	2489781	ENGINEERING SERVICES THRU 11/20/25	District Engineer	531147-51301	\$552.50
001	1746	12/09/25	STEADFAST CONTRACTORS ALLIANCE	SA-15752	LANDSCAPE MAINTENANCE 10/01/25	Landscape Maintenance	546300-53908	\$7,534.90
001	1747	12/09/25	ACTION SECURITY, INC.	31256	SECURITY SVS PLAN 12/01/25	Security Monitoring Services	534368-53908	\$150.00
001	1748	12/09/25	AQUA SENTRY	SEKG9GT-25	NOV 25-COMMERCIAL CLEANING	Contracts-Pools	534078-53908	\$1,600.00
001	1748	12/09/25	AQUA SENTRY	SEKG9GT-105	11/25/25-POOL SERVICE CALL	Pool Maintenance - Other	546074-53908	\$250.00
001	1748	12/09/25	AQUA SENTRY	S1TUZU5-121	NOV 25-POOL CONTRACT SERVICES	Amenity Maintenance & Repairs	546176-53908	\$3,765.00
001	1749	12/09/25	INFRAMARK LLC	163552	NOV 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$1,000.00
001	1749	12/09/25	INFRAMARK LLC	163552	NOV 25-INFRAMARK MANAGEMENT	Disclosure Report	531142-51301	\$350.00
001	1749	12/09/25	INFRAMARK LLC	163552	NOV 25-INFRAMARK MANAGEMENT	District Manager	531150-51301	\$2,575.00
001	1749	12/09/25	INFRAMARK LLC	163552	NOV 25-INFRAMARK MANAGEMENT	Field Manager	531152-53908	\$1,000.00
001	1749	12/09/25	INFRAMARK LLC	163552	NOV 25-INFRAMARK MANAGEMENT	Website Administration	549936-51301	\$125.00
001	1749	12/09/25	INFRAMARK LLC	163552	NOV 25-INFRAMARK MANAGEMENT	Onsite Staff	534215-51301	\$2,916.67
001	1749	12/09/25	INFRAMARK LLC	163552	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Info Technology	531020-51301	\$50.00
001	1749	12/09/25	INFRAMARK LLC	163552	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Info Technology	531020-51301	\$50.00
001	1749	12/09/25	INFRAMARK LLC	165678	DEC 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$1,000.00
001	1749	12/09/25	INFRAMARK LLC	165678	DEC 25-INFRAMARK MANAGEMENT	Disclosure Report	531142-51301	\$350.00
001	1749	12/09/25	INFRAMARK LLC	165678	DEC 25-INFRAMARK MANAGEMENT	District Manager	531150-51301	\$2,575.00
001	1749	12/09/25	INFRAMARK LLC	165678	DEC 25-INFRAMARK MANAGEMENT	Field Manager	531152-53908	\$1,000.00
001	1749	12/09/25	INFRAMARK LLC	165678	DEC 25-INFRAMARK MANAGEMENT	Website Administration	549936-51301	\$125.00
001	1749	12/09/25	INFRAMARK LLC	165678	DEC 25-INFRAMARK MANAGEMENT	Onsite Staff	534215-51301	\$2,916.67
001	1749	12/09/25	INFRAMARK LLC	165678	DEC 25-INFRAMARK MANAGEMENT	ProfServ-Info Technology	531020-51301	\$50.00
001	1749	12/09/25	INFRAMARK LLC	164581	OCT 25-INFRAMARK MANAGEMENT	Postage, Phone, Faxes, Copies	541024-51301	\$2.22

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1749	12/09/25	INFRAMARK LLC	164581	OCT 25-INFRAMARK MANAGEMENT	Access Control	549912-53908	\$32.95
001	1750	12/09/25	SIGNAL 88 LLC	US_94746	11/01/25-11/30/25 ROVING PATROL	Security Monitoring Services	534368-53908	\$1,050.00
001	1751	12/09/25	SITEX AQUATICS	10275-B	AQUATIC MAINTENANCE 10/1/25	Contracts-Aquatic Control	534067-53908	\$765.00
001	1752	12/09/25	STEADFAST CONTRACTORS ALIANCE	SA-17323	NOV 25-PINE BARK MULCH	Landscape - Mulch	546246-53908	\$4,950.00
001	1752	12/09/25	STEADFAST CONTRACTORS ALIANCE	SA-17157	NOV 25-LANDSCAPE MAINTENANCE	Landscape Maintenance	546300-53908	\$7,534.90
001	1753	12/09/25	STRALEY ROBIN VERICKER	27113	PROFESSIONAL SERVICES THROUGH 08/31/25	District Counsel	531146-51401	\$1,164.00
001	1753	12/09/25	STRALEY ROBIN VERICKER	27261	SEPT 25-DISTRICT COUNSEL	District Counsel	531146-51401	\$3,397.50
001	1753	12/09/25	STRALEY ROBIN VERICKER	27434	DISTRICT COUNSEL THROUGH 10/31/25	District Counsel	531146-51401	\$1,177.50
001	1755	12/17/25	AQUA SENTRY	SEKG9GT-159	DEC 25-CLEANING SERVICES	Contracts-Pools	534078-53908	\$1,600.00
001	1756	12/17/25	FIELDS CONSULTING GROUP, INC.	3711	DEC 25-INSTALL SIGNAGE	Misc Repairs and Maintenance	549900-53908	\$500.00
001	1757	12/17/25	MCCALL SERVICE	59554850	DEC 25-PEST CONTROL	Amenity Center Pest Control	534181-53908	\$125.00
001	1758	12/17/25	SIGNAL 88 LLC	US_106166	12/01/25-12/31/25 ROVING PATROL	Security Monitoring Services	534368-53908	\$900.00
001	1759	12/17/25	SITEX AQUATICS	10483-B	DEC 25-AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53908	\$765.00
001	1760	12/17/25	STEADFAST CONTRACTORS ALIANCE	SA-18008	DEC 25-LANDSCAPE MAINTENANCE	Landscape Maintenance	546300-53908	\$7,534.90
001	1760	12/17/25	STEADFAST CONTRACTORS ALIANCE	SA-18080	NOV 25-IRRIGATION SERVICES	Irrigation Maintenance	546930-53908	\$868.61
001	1760	12/17/25	STEADFAST CONTRACTORS ALIANCE	SA-18286	Plant Replacement	Plant Replacement Program	546468-53908	\$2,640.00
001	1760	12/17/25	STEADFAST CONTRACTORS ALIANCE	SA-18286	Plant Replacement	Irrigation Maintenance	546930-53908	\$355.00
001	1761	12/17/25	STRALEY ROBIN VERICKER	27604	DISTRICT COUNSEL THROUGH 11/30/25	District Counsel	531146-51401	\$393.00
001	1762	12/17/25	TRUIST - CC	111925-7543	10/20/25-11/19/25 TRUIST CC	Amenity Maintenance & Repairs	546176-53908	\$52.80
001	300079	12/08/25	BOCC	112625-6437-ACH	WATER 10/27/25-11/24/25	Water/Wastewater	543018-53150	\$832.25
001	300080	12/15/25	TECO	120325-59922-ACH	10/29/25-11/25/25 ELECTRIC	Electric Utility Services - All	543041-53150	\$18.09
001	300081	12/15/25	TECO	120325-59930-ACH	10/29/25-11/25/25 ELECTRIC	Electric Utility Services - All	543041-53150	\$18.09
001	300082	12/15/25	TECO	120325-52437-ACH	10/29/25-11/25/25 ELECTRIC	Electric Utility Services - All	543041-53150	\$4,474.30
001	300083	12/15/25	TECO	120325-59039-ACH	10/29/25-11/25/25 ELECTRIC	Electric Utility Services - All	543041-53150	\$18.09
001	300084	12/15/25	TECO	120325-08083-ACH	10/29/25-11/25/25 ELECTRIC	Electric Utility Services - All	543041-53150	\$53.36
001	300085	12/15/25	TECO	120325-4837-ACH	10/29/25-11/25/25 ELECTRIC	Electric Utility Services - All	543041-53150	\$811.23
001	DD252	12/29/25	CHARTER COMMUNICATIONS	2472565120925-ACH	12/09/25-01/08/26 INTERNET AND PHONE	Amenity - Phone, internet, cable	541016-53150	\$205.00
Fund Total							\$95,792.44	

**SERIES 2019 DEBT SERVICE FUND - 200**

200	1728	12/03/25	SPENCER CREEK CDD	11072025 - 01	SERIES 2019 FY26 TAX DIST ID 748	Cash in Transit	103200	\$1,504.92
200	1729	12/05/25	SPENCER CREEK CDD	11142025-749	SERIES 2019 FY26 TAX DIST ID 749	Cash in Transit	103200	\$1,198.46
200	1730	12/05/25	SPENCER CREEK CDD	11212025-750	SERIES 2019 FY26 TAX DIST ID 750	Cash in Transit	103200	\$1,198.46
200	1731	12/05/25	SPENCER CREEK CDD	12032025-751	SERIES 2019 FY26 TAX DIST ID 751	Cash in Transit	103200	\$156,997.93
200	1754	12/16/25	SPENCER CREEK CDD	12052025-753	SERIES 2019 FY26 TAX DIST ID 753	Cash in Transit	103200	\$357,684.83
Fund Total							\$518,584.60	

Total Checks Paid	\$614,377.04
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## Spencer Creek CDD

Field Inspection Report - January - Steadfast

Tuesday, January 20, 2026

Prepared For Board of Supervisors

10 Items Identified

Paul Young

District Field Inspector

**Green - Completed**

**Red - Item has not been addressed**

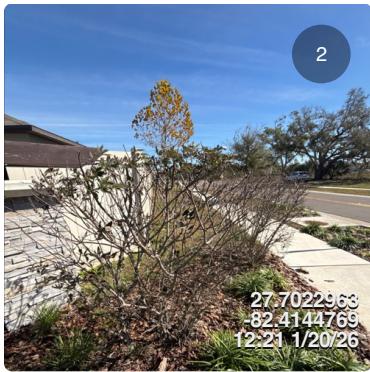
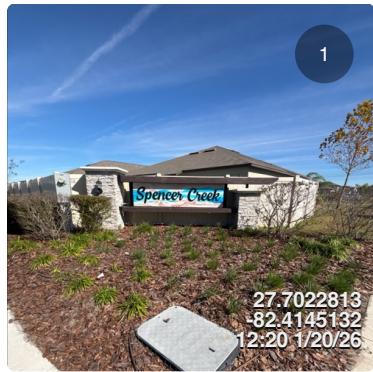
**Orange - Monitoring / In progress**

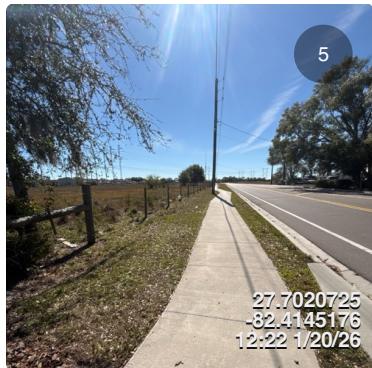
## Item 1 - Golden Glow & 15th Street

Due By: Thursday, February 5, 2026

Assigned To: Steadfast

- Community Sign at Golden Glow and 15th:  
Looks clean.
- Bushes:  
Some appear to be dead but are dormant.
- North Perimeter (Walters Viburnum):  
Evenly trimmed.
- Golden Glow South Entrance Bed:  
Well maintained.
- Fountain Grasses:  
Have been trimmed.
- South 15th along the sidewalk:  
Well maintained.
- Stakes:  
Remove stakes no longer in use



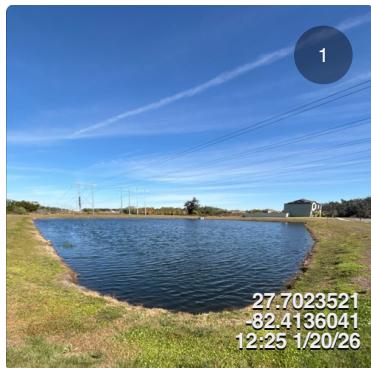


## Item 2 - FPC Pond 1 & Pond 1

Due By: Thursday, February 5, 2026

Assigned To: Sitex / Steadfast

- **Pond Number 1:**  
Appears clear of algae.
- **Tiger Tooth Roundabout:**  
Well maintained.
- **FPC Area 1:**  
Also appears clear of algae.
- **Sidewalk Trees:**  
Remove multiple straps that are broken and no longer in use.



## Item 3 - FPC 2-4 & Pond 2-4

Due By: Thursday, February 5, 2026

Assigned To: Sitex

FPC 2 - some trash

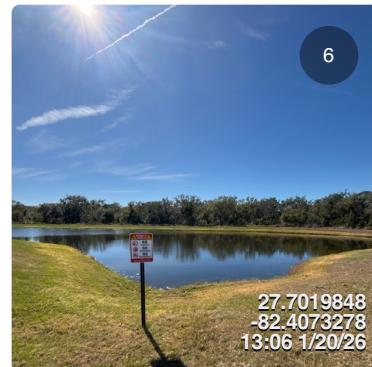
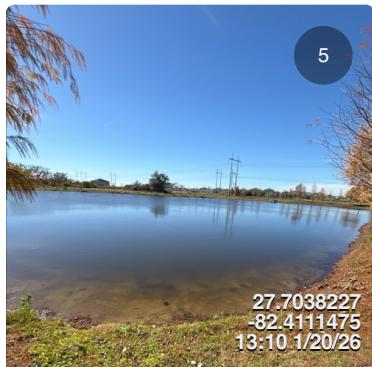
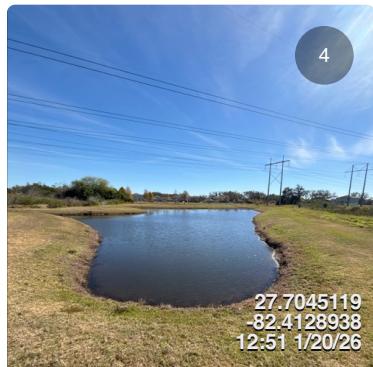
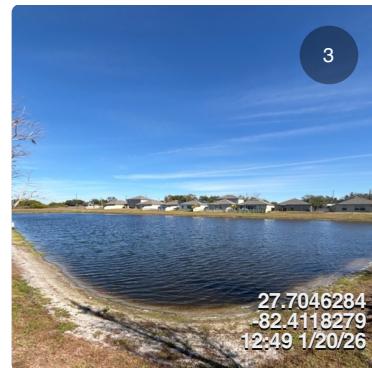
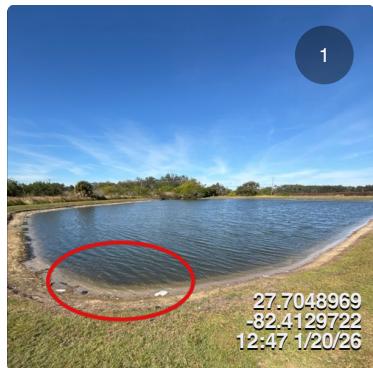
FPC 3 - some trash

Pond 3 - low but appears clean and clear.

FPC 4 - clean and clear.

Pond 2 - clean and clear.

Pond 4 - clean and clear - no fishing signage is clean and legible.



## Item 4 - Pond Maintenance 5-9

Due By: Thursday, February 5, 2026 Assigned To: Sitex

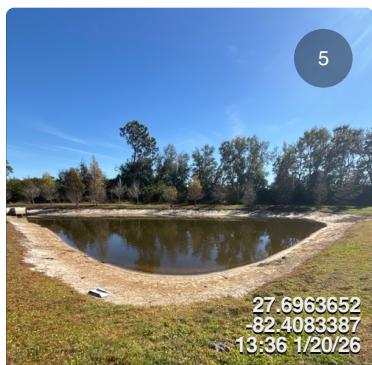
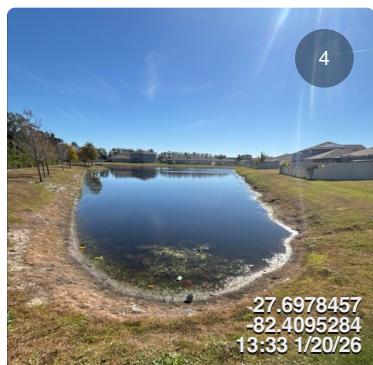
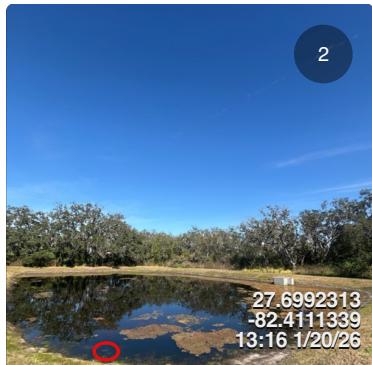
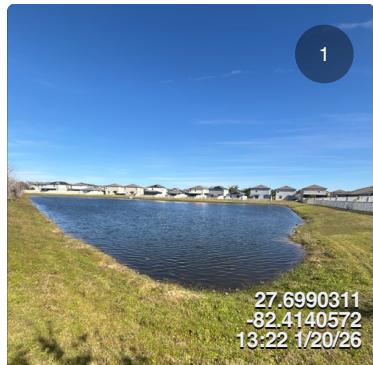
Pond 5 - clear and maintained.

Pond 6 - some trash, dying algae.

Pond 7 - appears clear.

Pond 8 - continues to show trash along edges.

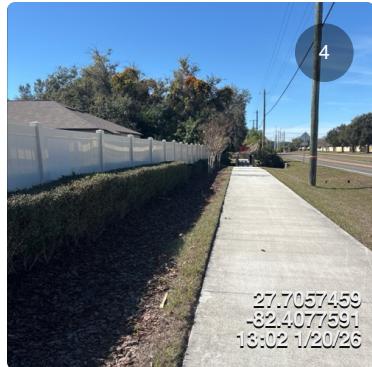
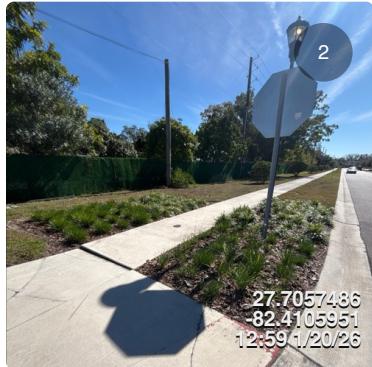
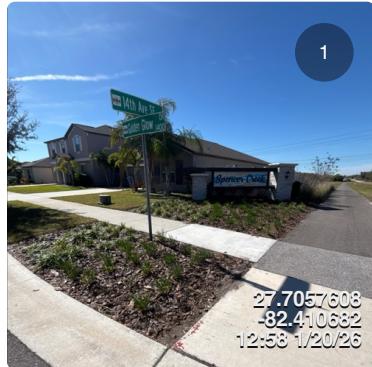
Pond 9 - appears clear.



## Item 5 - Goldeen Glow & 14th ave SE

Assigned To: Steadfast

- Community Sign at 14th Avenue Southeast:  
Well maintained.
- Exit Beds:  
Also well maintained.
- Golden Glow Exit Sidewalk Beds:  
Well maintained.
- 14th Ave Southeast (Northeast Perimeter):  
Landscape is evenly trimmed and well maintained.



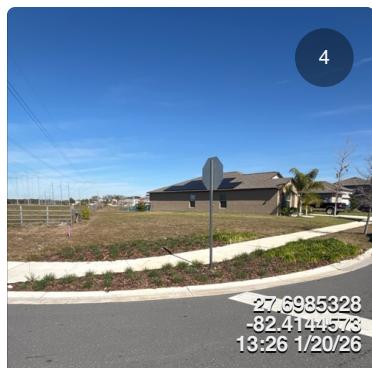
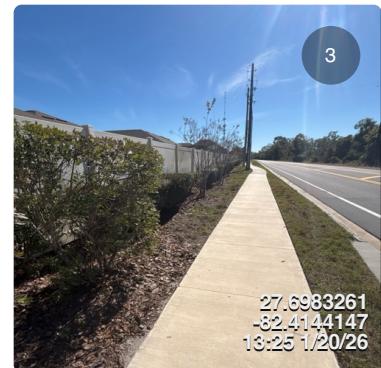
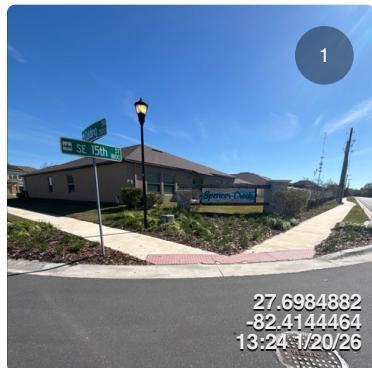
## Item 6 - Colding Drive

Assigned To: Steadfast

- Colding Drive & 15th Southeast Community Signage:  
Looks good, though some bushes are dormant.

- South Perimeter:  
Well maintained.

- Easement to Pond 7:  
Well maintained.



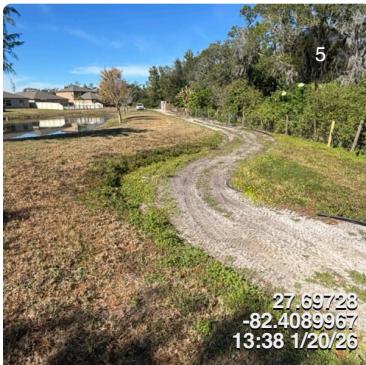
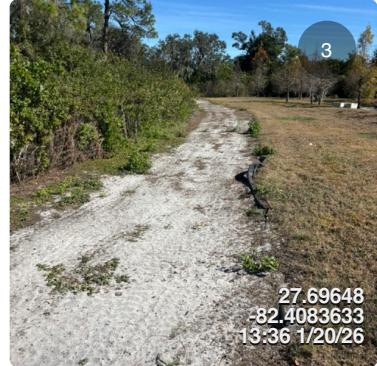
## Item 7 - Walking Trail

Due By: Thursday, February 5, 2026

Assigned To: Steadfast

Colding Drive Walking Trail:

- Maintain height of low limbs and trim any overgrowth.
- Spray weeds along the path.



## Item 8 - Amenities

### Basketball Court:

- Clean and well maintained.

### Playground Equipment:

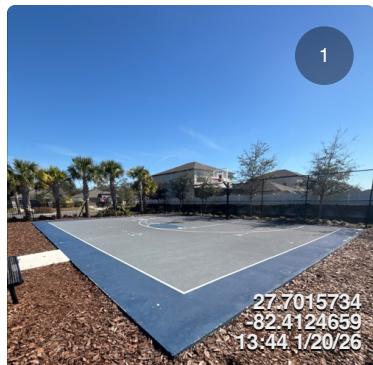
- Operational.

### Dog Park:

- Well maintained.

### Mailboxes:

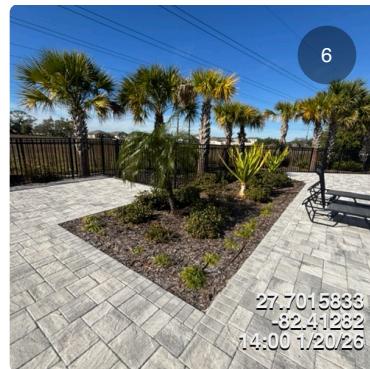
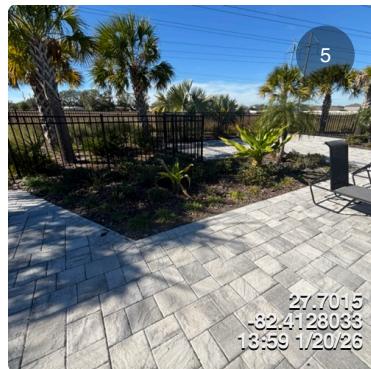
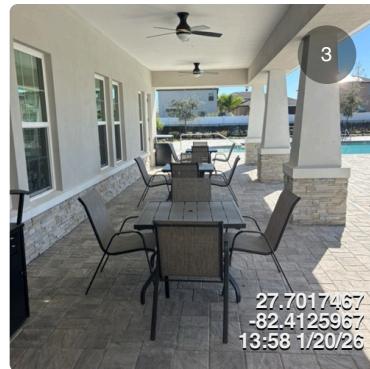
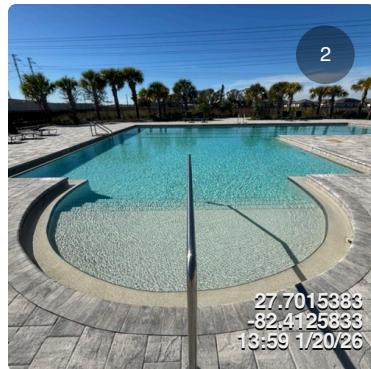
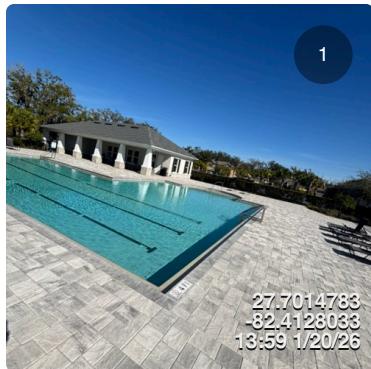
- Intact and clean.



## Item 9 - Pool Landscape

### Pool Area:

- Pool appears a little yellow.
- **Aqua Century** is scheduled to service on January 21st.
- Tables and chairs are intact.
- Message board is clear and legible.
- Landscape beds inside the pool area are well maintained.



## Item 10 - Amenity Landscape

### Amenity Center Landscape:

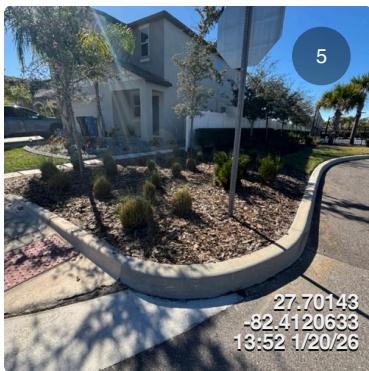
- Well maintained overall.
- Some trees are dormant and look dead but are still alive.

### Fountain Grasses:

- Trimmed throughout the property.

### Two-Tiered Trimming:

- Landscape is well maintained.



**Terrapin Lawn Care, LLC.**

30929 Mirada Blvd # 529  
San Antonio, FL 33576

+1 (352) 530-2000

# WORK ORDER



FERTILIZATION + PEST CONTROL

office@terrapinlawn care.com

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

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

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

**ACCOUNT# 5061**

**WORK ORDER 14521**

12/31/2025

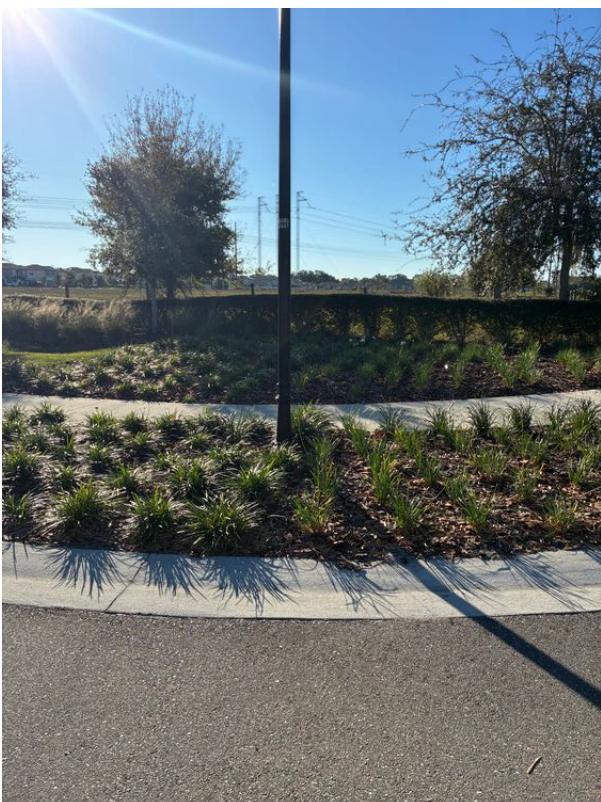
ITEM	QTY
Bi-Monthly Service	
Bi-Monthly Service	1
<b>Lawn and shrub care services.</b>	
Notes	
Wind speed: 8mph	
Wind direction: NNE	
Temperature: 47 °F	
Sky Condition: Clear	
Humidity: 49%	
Service Date: 12/31/2025	
Next Service Date: 02/24/2026	

MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Turf - T-Methyl-Fungicide 228-626	99 oz	100Gal	Blanket Spray			10000 Square ft	
Turf- T/O Chelated Micro-Nutrients 084047	128 oz	100Gal	Blanket Spray			10000 Square ft	
0-0-25 pot ash	50 oz	100 gal	Blanket Spray			10000 Square ft	



Applied micronutrients, fungicide, and pot ash to turf







## Daily Logs List

**Jan 6, 2026**

**Job:** SM1052 Spencer Creek CDD -Ruskin-pool  
code 2005

**Title:** Spencer Creek Visit

**Added By:** Victor Figueroa Bueso

**Log Notes:**

Maintenance crew worked on trimming grasses by the club house

Guard rails and bridges were cleaned up, natural area was trimmed and pushed away

Common areas and ponds were mowed as required

**Weather Conditions:**

Mostly sunny

Tue, Jan 6, 2026, 4:10 PM



77°F

61°F

Wind: 6 mph

Humidity: 93%

Total Precip: 0"

**Attachments:** 10





## Daily Logs List

**Jan 22, 2026**

**Job:** SM1052 Spencer Creek CDD -Ruskin-pool  
code 2005

**Title:** January Inspection Items Completed

**Added By:** Francisco Sanchez

**Log Notes:**

The crew worked on completing items on the field for January inspection report. All items were fully completed.

**Weather Conditions:**

Partly cloudy

Thu, Jan 22, 2026, 3:52 PM



Wind: 6 mph

Humidity: 89%

Total Precip: 0"

**Attachments:** 14





## Daily Logs List

**Jan 15, 2026**

**Job:** SM1052 Spencer Creek CDD -Ruskin-pool  
code 2005

**Title:** Wet check

**Added By:** Michael Clausen

**Log Notes:**

I was sent out to perform our monthly wet check. Upon my wet check. I found a couple issues. The biggest one being a drip in front of the amenity center building from where the crew trim the ? grassy plants.

Also zone nine, which is half of the dog park is not coming on by the clock.

There is also quite a bit of zones that are on battery timers.

Travel time 10:45-11:00

On site w/c 11:00-12:30

Repair time 12:30-1:00

Part used

1 hunter 4"

4 hunter nozzles

8 17mm coupling

2ft drip tubing

2 funny coupling

1 funny elbow

**Weather Conditions:**

Partly cloudy with showers

Thu, Jan 15, 2026, 12:36 PM



**62°F**

**42°F**

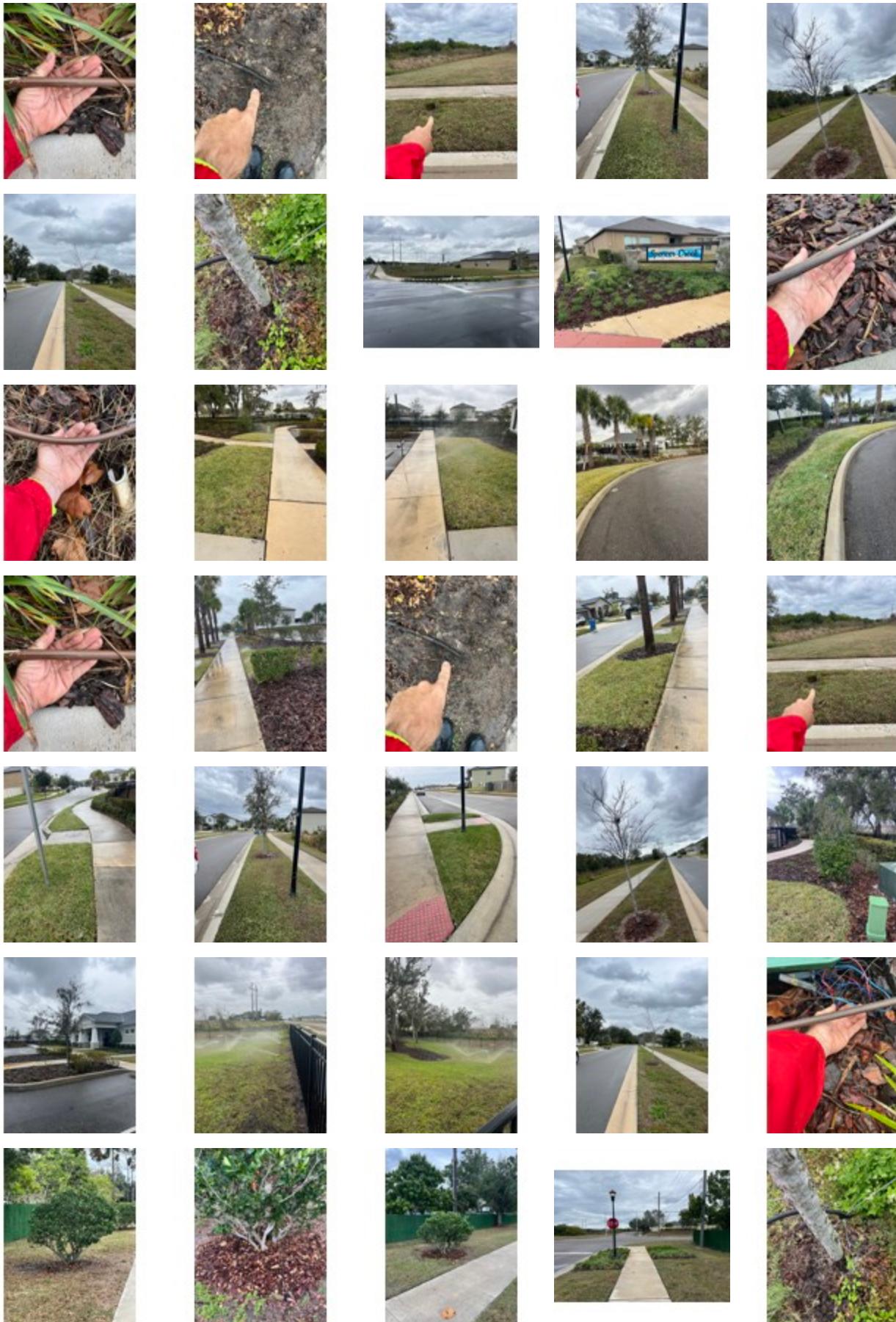
Wind: 21 mph

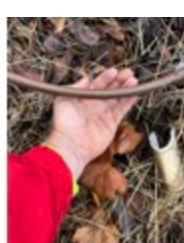
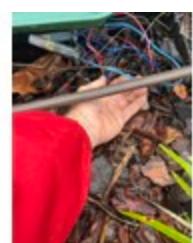
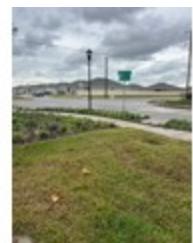
Humidity: 96%

Total Precip: 0.22"

## Attachments:

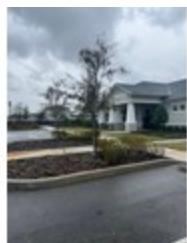
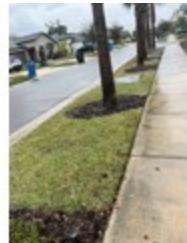
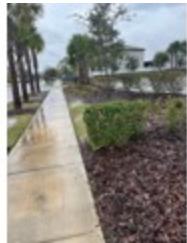
80





1/23/26, 7:04 AM

Daily Log Print





## AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: Spencer Creek

APPLICATOR: Tom DATE: 12.17.2025

## **WEED TREATMENT – SERVICE PERFORMED**

**COMMENTS:**

All ponds treated for shoreline grasses. Ponds 1,8,9, & 12 were treated for algae.

Follow-up for algae may be needed in 14 days.



## AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITIY NAME: Spencer Creek

APPLICATOR: Tom DATE: 12.17.2025

## **WEED TREATMENT – SERVICE PERFORMED**

**COMMENTS:**

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