

Spencer Creek Community Development District

March 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, March 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**
 - A. Consideration of Inframark Janitorial Proposal
- 4. Consent Agenda**
 - A. Approval of Minutes for February 5, 2026 Regular Meeting
 - B. Consideration of Operations and Maintenance for January 2026
 - C. Acceptance of the Financials and Approval of the Check Register for January 2026
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. February Field Inspection Report
- 6. Board of Supervisors Requests and Comments**
- 7. Adjournment**



2002 West Grand Parkway North | suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Jayna Cooper
2005 Pan Am Circle
Tampa, Florida 33607

SERVICE ADDRESS:

Spencer Creek CDD
Florida

Estimate #142	
Sent on	Feb 26, 2026
Total	\$525.00



2002 West Grand Parkway North | suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

Product/Service	Description	Qty.	Unit Price	Total
Janitorial Services	<p>Description of Work to Be Performed Two Times Per Week.</p> <ul style="list-style-type: none"> • All paper goods Restocked upon each visit or as needed. • Hand soap to be re-filled as needed and will be monitored so that it does not run out. • Scrubbing and disinfecting the toilets, all sinks, all countertop areas, all cabinet areas. • Mirrors, doorknobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse to be cleaned/disinfected. • Sweep, vacuum and mop all floors. • All trash bins to be emptied at each visit and new liners in place. • Replacement of burned-out light bulbs. • Clean/disinfect drinking fountain. • Pick up all trash and debris on clubhouse grounds. • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse. • Blinds and windowsills dusted. <p>Description of Work to Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris. • Remove wasp/hornets' nests as needed. <p>DESCRIPTION OF WORK TO BE PERFORMED ONLY AS NEEDED/REQUESTED BASIS AT ADDITIONAL CHARGES OF \$85.00 PER HOUR:</p> <ul style="list-style-type: none"> • Pressure Rinse Pool Deck, and Pool Furniture. • Exterior windows cleaned. • Ceiling fans cleaned. <p>Equipment and Supplies:</p> <ul style="list-style-type: none"> • Cleaning equipment and standard cleaning solutions to be provided at no charge to customer. • Toilet Paper, Paper Towels, Hand Soap, Trash Bags, Light Bulbs and other Specialty Supplies to be provided by Inframark LLC, and invoiced back to client. <p>Monthly Charge: \$525.00. Rate increase after 90 days to \$600.00/month.</p>	1	\$525.00	\$525.00

Total **\$525.00**

This quote is valid for the next 30 days, after which values may be subject to change.

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FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

There being no reports, the next item followed

C. District Manager

Ms. Wallace discussed the Fiscal Year 2026/2027 Budget Schedule – The Board agreed

to schedule the proposed for the May meeting and Final during the August meeting.

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. The Board requested Mr. Young collect from *Steadfast* a proposal for shells for the path.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Mr. de la Ossa requested the March meeting agenda include a Delegation Resolution and Engineers' Report for the last parcel of land.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor the meeting was adjourned at 2:13 p.m. 4-0

Deborah Wallace
District Manager

Kelly Evans
Chairperson

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ACTION SECURITY, INC.	1/1/2026	31496	\$150.00			SECURITY SERVICES
ACTION SECURITY, INC.	1/21/2026	31630	\$380.00		\$530.00	SECURITY SERVICES
AQUA SENTRY	1/1/2026	S7ZGGG8-83	\$1,600.00			JANUARY 2026 POOL SERVICE
INFRAMARK LLC	1/2/2026	167801	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	1/2/2026	167801	\$350.00			DISSEMINATION SERVICES
INFRAMARK LLC	1/2/2026	167801	\$2,575.00			DISTRICT MANAGEMENT
INFRAMARK LLC	1/2/2026	167801	\$1,000.00			FIELD MANAGEMENT
INFRAMARK LLC	1/2/2026	167801	\$2,916.67			ONSITE SERVICES
INFRAMARK LLC	1/2/2026	167801	\$125.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	1/2/2026	167801	\$50.00	\$8,016.67		TECHNOLOGY SERVICES
INFRAMARK LLC	12/22/2025	166733	\$8.14			POSTAGE
INFRAMARK LLC	1/20/2026	169073	\$19.24			POSTAGE
INFRAMARK LLC	1/20/2026	169073	\$2,879.20	\$2,898.44	\$10,923.25	POOL SERVICES
MCCALL SERVICE	1/27/2026	59564843	\$125.00			PEST CONTROL
MHD COMMUNICATIONS	12/29/2025	39901	\$746.42			CAMERA MONITORING-IT SERVICES
SIGNAL 88 LLC	1/1/2026	US_118124	\$1,050.00			SECURITY MONITORING
SITEX AQUATICS	1/1/2026	10585-B	\$765.00			AQUATIC MAINTENANCE
STEADFAST CONTRACTORS ALIANCE	1/1/2026	SA-18803	\$7,534.90			LANDSCAPE SERVICES
STRALEY ROBIN VERICKER	1/14/2026	27829	\$955.50			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$24,230.07			
Variable Contract						
INFRAMARK LLC	12/22/2025	166733	\$32.95			GATE MONITORING
Variable Contract Subtotal			\$32.95			
Utilities						
BOCC	12/29/2025	122925-6437 ACH	\$96.43			WATER
BOCC	1/27/2026	012726-46437- ACH	\$167.06		\$263.49	WATER
CHARTER COMMUNICATIONS	12/9/2025	2472565120925- ACH	\$205.00			INTERNET AND PHONE SVS

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CHARTER COMMUNICATIONS	1/9/2026	2472565010926-ACH	\$205.00		\$410.00	INTERNET & PHONE SERVICES
TECO	1/5/2026	010526-08083-ACH	\$141.51			ELECTRIC
TECO	1/5/2026	010526-52437-ACH	\$4,259.59			ELECTRIC
TECO	1/5/2026	010526-59922-ACH	\$21.82			ELECTRIC
TECO	1/5/2026	010526-59039-ACH	\$23.02			ELECTRIC
TECO	1/5/2026	010526-59930-ACH	\$21.82			ELECTRIC
TECO	1/5/2026	010526-74837-ACH	\$1,004.06		\$5,471.82	ELECTRIC
Utilities Subtotal			\$6,145.31			
Regular Services						
BENJAMIN D. GAINER	1/8/2026	BG-010826	\$200.00			BOARD 01/08/26
CARLOS DE LA OSSA	1/8/2026	CO-010826	\$200.00			BOARD 01/08/26
KELLY ANN EVANS	1/8/2026	KE-010826	\$200.00			BOARD 01/08/26
KINGS POWER WASHING SERVICES DBA	1/14/2026	1210	\$225.00			PRESSURE WASHING POOL DECK
LORI A CAMPAGNA	1/8/2026	LC-010826	\$200.00			BOARD 01/08/26
MHD COMMUNICATIONS	1/20/2026	40114	\$439.73			IT SERVICES
NICHOLAS J. DISTER	1/8/2026	ND-010826	\$200.00			BOARD 01/08/26
STEADFAST CONTRACTORS ALIANCE	12/31/2025	SA-18662	\$236.48			IRRIGATION REPAIRS
TRUIST - CC	12/19/2025	121925-7543	\$73.12			AMENITY EXPENSES
TRUIST - CC	1/19/2026	011926-7543	\$37.47		\$110.59	AMENITY EXPENSES
Regular Services Subtotal			\$2,011.80			
Additional Services						
INFRAMARK LLC	1/6/2026	1164514	\$1,727.50			AMENITY MAINTENANCE & REPAIRS
SPENCER CREEK CDD	12/19/2025	12192025-755	\$894.72			SERIES 2019 FY26 TAX DIST ID 755
Additional Services Subtotal			\$2,622.22			
TOTAL			\$35,042.35			

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

Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31496	01/01/2026	\$150.00	01/01/2026	Due on receipt	

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

FL Contractor ES12001404

BALANCE DUE

\$150.00

Thank you, we appreciate your business!

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

Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31630	01/21/2026	\$380.00	02/18/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 1/9/26 Provided service to gather and document all relay names for remote programming. Inspected all doors, connections and operation. Programmed site relays and labeled them. Verified with customer proper programming and left operational.	2	160.00	320.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$380.00

Thank you, we appreciate your business!



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

Date: 01/01/2026
Due: 01/31/2026
Invoice #: S7ZGGG8-83
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
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INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167801

DATE

1/2/2026

BILL TO

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

CUSTOMER ID

C2312

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

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
Subtotal					8,016.67

Subtotal	\$8,016.67
Tax	\$0.00
Total Due	\$8,016.67

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

166733

DATE

12/22/2025

BILL TO

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

CUSTOMER ID

C2312

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/22/2025

Services provided for the Month of: **November 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 10-7-25- DKS IM SERVER : gate monitoring: \$32.95	1	Ea	32.95		32.95
Postage	11	Ea	0.74		8.14
Subtotal					41.09

Subtotal	\$41.09
Tax	\$0.00
Total Due	\$41.09

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169073

DATE

1/20/2026

BILL TO

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

CUSTOMER ID

C2312

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/20/2026

Services provided for the Month of: **December 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Rollamay M Turkoane- 11-17-25 AQUASENTRY POOL SERVIC : \$1,035.00. Jana M Cooper- 11-14-25 AQUASENTRY POOL SERVIC : Pool Maintenance: \$1,811.25. Eric J Davidson- 11-17-2025 DKS IM SERVER : gate monitoring: \$32.95	1	Ea	2,879.20		2,879.20
Postage	26	Ea	0.74		19.24
Subtotal					2,898.44

Subtotal	\$2,898.44
Tax	\$0.00
Total Due	\$2,898.44

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.



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

Service Invoice / Inspection Report

ORDER #: 59564843

WORK DATE: 01/27/2026

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: 01/27/2026 11:03:06 AM
Time Out: 01/27/2026 11:46:33 AM

Customer Signature

Customer is unavailable to sign
Technician Signature

Kevin Henderson
License #:

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

GENERAL COMMENTS / INSTRUCTIONS

Good morning.

I spoke with Katya upon arrival. There are no activities to report and the building was recently pressure washed.

I started by brushing along the upper exterior, windows and doors with a spider repellent.

Next I applied a liquid residual product along the foundation, windows, and doors of the building.

Lastly I applied a granular product in the ornamental beds around the building, around the pool fence, around the basketball court, and in the playground area.

I inspected the playground equipment for wasps. None were seen at this time.

Please allow 7-14 days for the best results.

Thank you for choosing McCall pest and wildlife.
 Hope you have a great day!
 Kevin H

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
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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	2.0000 Pound	
Areas Applied: Immediate Ornamental Bed - Zone 4							
Target Pests: EXTERIOR ANT							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
TANDEM		100-1437	15.1000%	0.0650	Thiamethoxam/Lambda-cyhalothrin	2.0000 Gallon	1.1021 Ounce
Areas Applied: Immediate Lower Exterior - Zone 2							
Target Pests: EXTERIOR ANT, EXTERIOR ROACHES							

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 #: 59564843

WORK DATE: 01/27/2026

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
WEB OUT		Exempt 25b	10.5000%	n/a	Thyme Oil; Lemongrass Oil; Citronella; Sodium Lauryl Sulfate	1.0000 Ounce	

Areas Applied: Immediate Upper Exterior - Zone 3
Target Pests: SPIDERS

PEST ACTIVITY # Areas # Devices Pest Totals

None Noted.

DEVICE INSPECTION SUMMARY

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
Immediate Lower Exterior - Zone 2	11:40:58 AM	Area	No Activity	
Immediate Ornamental Bed - Zone 4	11:41:18 AM	Area	No Activity	
Immediate Upper Exterior - Zone 3	11:41:26 AM	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 #
TANDEM	15.1000%	2.0000 Gallon			11:41:08 AM
100-1437	0.06500000	1.1021 Ounce			

Target Pests: EXTERIOR ANT, EXTERIOR ROACHES
Areas Applied: Immediate Lower Exterior - Zone 2 - ILE - Zone 2;

INTICE 10	10.0000%	2.0000 Pound			11:41:24 AM
73079-6	n/a		BROADCAST		

Target Pests: EXTERIOR ANT
Areas Applied: Immediate Ornamental Bed - Zone 4 - IOB - Zone 4;

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

Service Invoice / Inspection Report

ORDER #: 59564843

WORK DATE: 01/27/2026

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 #
WEB OUT Exempt 25b	10.5000% n/a	1.0000 Ounce	RESIDUAL LIQUID BROADCAST		11:41:31 AM

Target Pests: SPIDERS

Areas Applied: 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.



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
12/29/2025	39901
Account	
Spencer Creek	

Bill To:
Spencer Creek CDD Attn: Accounts Payable 1643 Fred Ives St Ruskin, FL 33570 United States

Ship To
Spencer Creek CDD Attn: Katya Campbell 1643 Fred Ives St Ruskin, FL 33570 United States

Terms	Due Date	PO Number	Reference
Due Upon Receipt	12/29/2025		

Service Request Number	765008
Summary	Relocate one camera and add one camera at Clubhouse
Billing Method	Fixed Fee
Detail	<p>Fri 12/19/2025/1:56 PM UTC-05/ Ashley Raulerson- Scope of Work: All work assumed performed during normal business hours Monday through Friday from 8:00am to 5:00pm. We will provide and install (1) new Hikvision camera to capture a better view of the bathrooms where vandalism has been accruing. We will relocate (1) existing camera to view one blind spot at pool patio deck. We will assist owners' representative with adjusting the existing park camera to a better zoom if possible. Upon completion we will verify final views with owner's representative prior to demobilization. Please note that we have assumed the new Hikvision camera is compatible with the existing Hikvision NVR.</p> <p>Scope of Work Not Included Corrections to existing conditions. If required will be billed separately. Cutting patching or painting.</p> <p>\$675.00</p>
Resolution	
Company Name	Spencer Creek CDD
Contact Name	Katya Campbell

Products & Other Charges	Quantity	Price	Amount
Downpayment Invoice			\$746.42
Total Products & Other Charges:			\$746.42

This invoice is for the down payment for approved quote # 6576
 80% Parts \$408.92
 50% Services \$337.50

We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Subtotal:	\$746.42
	Sales Tax:	\$0.00
	Invoice Total:	\$746.42

	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$746.42



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

Signal 88, LLC

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

BILL TO

Spencer Creek

2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: US_118124
Invoice Date: 2026-01-01
Due Date: 2026-01-16
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
2026-01-01-2026-01-31	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 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.: 10585-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

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



Steadfast Alliance

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

Invoice

Date	Invoice #
1/1/2026	SA-18803

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 January 2026.	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



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	12/29/2025	01/20/2026

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	11/24/2025	9405	12/24/2025	9416	1100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$3.32
Water Base Charge	\$22.68
Water Usage Charge	\$1.23
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$7.78

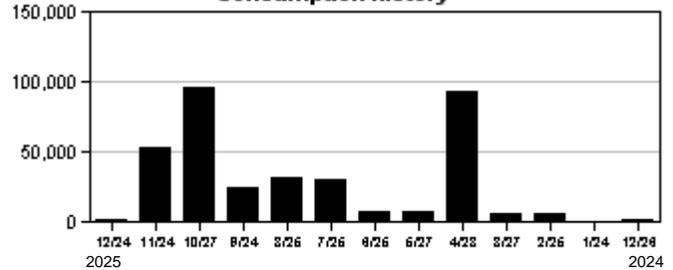
Summary of Account Charges

Previous Balance	\$832.25
Net Payments - Thank You	\$-832.25
Total Account Charges	\$96.43
AMOUNT DUE	\$96.43

Notice

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

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 2374746437



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

2.209 0

DUE DATE	01/20/2026
Auto Pay Scheduled DO NOT PAY	



0023747464370 00000096438



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	01/27/2026	02/17/2026

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	12/24/2025	9416	01/26/2026	9490	7400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$22.35
Water Base Charge	\$22.68
Water Usage Charge	\$8.29
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$52.32

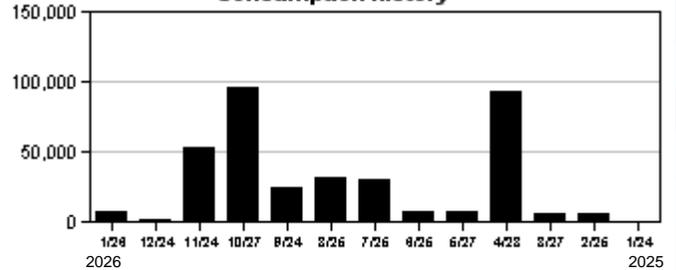
Summary of Account Charges

Previous Balance	\$96.43
Net Payments - Thank You	\$-96.43
Total Account Charges	\$167.06
AMOUNT DUE	\$167.06

Notice

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

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: **2374746437**



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

224 0

DUE DATE	02/17/2026
Auto Pay Scheduled DO NOT PAY	



0023747464370 00000167064

December 9, 2025

Invoice Number: 2472565120925
 Account Number: **8337 12 028 2472565**
 Security Code: **8435**
 Service At: 1643 FRED IVES ST
 RUSKIN FL 33570-5745

Auto Pay Notice

Contact Us

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

Summary

*Service from 12/09/25 through 01/08/26
 details on following pages*

Previous Balance	179.98
Payments Received -Thank You!	-179.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
<i>YOUR AUTO PAY WILL BE PROCESSED 12/26/25</i>	
Total Due by Auto Pay	\$205.00

NEWS AND INFORMATION

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

You've been selected for exclusive multi-line mobile savings. Call **1-877-509-0282** now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-877-509-0286** today.



Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 09 12112025 NNNNNNNN 01 001004 0005

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



December 9, 2025

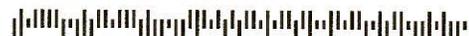
SPENCER CREEK CDD

Invoice Number: 2472565120925
 Account Number: 8337 12 028 2472565
 Service At: 1643 FRED IVES ST
 RUSKIN FL 33570-5745

Total Due by Auto Pay \$205.00



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186





Invoice Number: 2472565120925
 Account Number: 8337 12 028 2472565
 Security Code: 8435

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

8633 2390 DY RP 09 12112025 NNNNNNNN 01 001004 0005

Charge Details		
Previous Balance		179.98
EFT Payment	11/26	-179.98
Remaining Balance		\$0.00

Other Charges Continued	
Current Charges	\$205.00
Total Due by Auto Pay	\$205.00

Payments received after 12/09/25 will appear on your next bill.

Service from 12/09/25 through 01/08/26

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-60.00
Business WiFi	10.00
	\$170.00

Spectrum Business™ Internet Total **\$170.00**

Spectrum Business™ Voice	
Phone number (813) 331-3528	
Spectrum Business Voice	50.00
Promotional Discount	-15.00
Voice Mail	0.00
	\$35.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$35.00**

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

Billing Information

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

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

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

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

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

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.13, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued on the next page...

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

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

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



January 9, 2026
Invoice Number: 2472565010926
Account Number: **8337 12 028 2472565**
Security Code: **8435**
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

• There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit SpectrumBusiness.net/Paperless today

• Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and in the future, visit Spectrum.net/Enhancements.

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-877-509-0286 today.



Summary

*Service from 01/09/26 through 02/08/26
details on following pages*

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/26/26</i>	
Total Due by Auto Pay	\$205.00

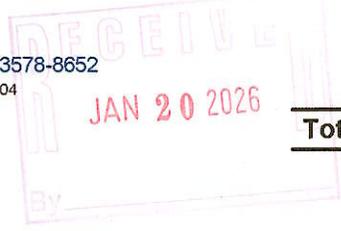
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 01102026 NNNNNNNN 01 000994 0004

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



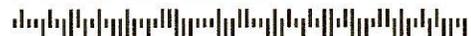
January 9, 2026
SPENCER CREEK CDD

Invoice Number: 2472565010926
Account Number: 8337 12 028 2472565
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

Total Due by Auto Pay \$205.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186





Invoice Number: 2472565010926
 Account Number: 8337 12 028 2472565
 Security Code: 8435

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

8633 2390 DY RP 09 01102026 NNNNNNNN 01 000994 0004

Charge Details

Previous Balance		205.00
EFT Payment	12/26	-205.00
Remaining Balance		\$0.00

Payments received after 01/09/26 will appear on your next bill.

Service from 01/09/26 through 02/08/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-60.00
Business WIFI	10.00
	\$170.00

Spectrum Business™ Internet Total \$170.00

Spectrum Business™ Voice

Phone number (813) 331-3528

Spectrum Business Voice	50.00
Promotional Discount	-15.00
Voice Mail	0.00
	\$35.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

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

Other Charges Continued

Current Charges	\$205.00
Total Due by Auto Pay	\$205.00

Billing Information

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

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Continued on the next page...

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

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



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





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

Statement Date: January 05, 2026

Amount Due: \$141.51

Due Date: January 26, 2026

Account #: 211025808083

DO NOT PAY. Your account will be drafted on January 26, 2026

Account Summary

Current Service Period: November 26, 2025 - December 29, 2025	
Previous Amount Due	\$53.36
Payment(s) Received Since Last Statement	-\$53.36
Miscellaneous Credits	-\$2.10
Credit balance after payments and credits	-\$2.10
Current Month's Charges	\$143.61
Amount Due by January 26, 2026	\$141.51

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

Your Energy Insight

- Your average daily kWh used was **37.5% higher** than the same period last year.
- Your average daily kWh used was **175% higher** than it was in your previous period.



Scan here to view your account online.

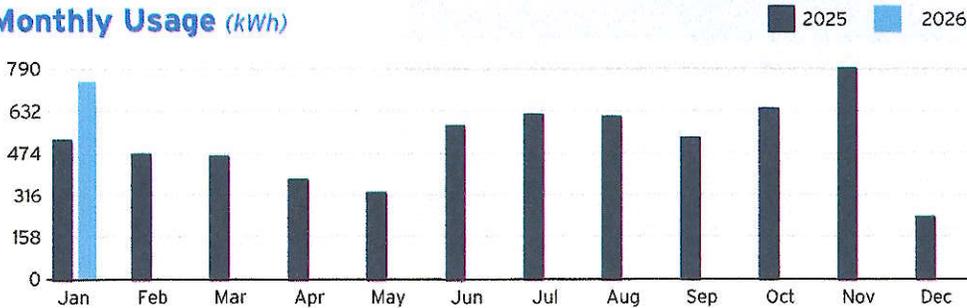


Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

00005634-0007535-Page 13 of 14

Monthly Usage (kWh)



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

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



Account #: 211025808083

Due Date: January 26, 2026

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

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

Amount Due: \$141.51

Payment Amount: \$ _____

673606554297

Your account will be drafted on January 26, 2026



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

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

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



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

Account #: 211025808083
 Statement Date: January 05, 2026
 Charges Due: January 26, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Nov 26, 2025 - Dec 29, 2025

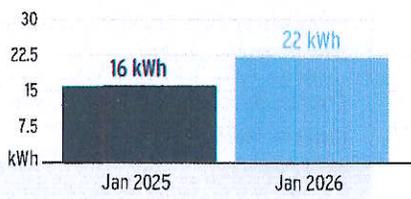
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000621201	12/29/2025	37,325	36,582	743 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	743 kWh @ \$0.09202/kWh	\$68.37
Fuel Charge	743 kWh @ \$0.03516/kWh	\$26.12
Storm Protection Charge	743 kWh @ \$0.00568/kWh	\$4.22
Clean Energy Transition Mechanism	743 kWh @ \$0.00418/kWh	\$3.11
Storm Surcharge	743 kWh @ \$0.02121/kWh	\$15.76
Florida Gross Receipt Tax		\$3.59
Electric Service Cost		\$143.61

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$143.61

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$2.10
Total Current Month's Credits	-\$2.10

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

00003634-0007535-Page 14 of 14



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

Statement Date: January 05, 2026

Amount Due: \$4,259.59

Due Date: January 26, 2026

Account #: 221008452437

DO NOT PAY. Your account will be drafted on January 26, 2026

Account Summary

Current Service Period: November 26, 2025 - December 29, 2025

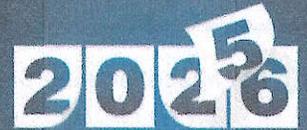
Previous Amount Due	\$4,474.30
Payment(s) Received Since Last Statement	-\$4,474.30
Miscellaneous Credits	-\$216.63
Credit balance after payments and credits	-\$216.63
Current Month's Charges	\$4,476.22

Amount Due by January 26, 2026 \$4,259.59

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



Scan here to view your account online.



New Year, *New Ways to Simplify*

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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



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

Account #: 221008452437

Due Date: January 26, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$4,259.59

Payment Amount: \$ _____

671137416140

Your account will be drafted on January 26, 2026

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: January 05, 2026
 Charges Due: January 26, 2026

Service Period: Nov 26, 2025 - Dec 29, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	1824 kWh @ \$0.03411/kWh	\$62.22
Fixture & Maintenance Charge	96 Fixtures	\$1594.56
Lighting Pole / Wire	96 Poles	\$2718.72
Lighting Fuel Charge	1824 kWh @ \$0.03452/kWh	\$62.96
Storm Protection Charge	1824 kWh @ \$0.00574/kWh	\$10.47
Clean Energy Transition Mechanism	1824 kWh @ \$0.00043/kWh	\$0.78
Storm Surcharge	1824 kWh @ \$0.01230/kWh	\$22.44
Florida Gross Receipt Tax		\$4.07
Lighting Charges		\$4,476.22

Total Current Month's Charges **\$4,476.22**

💰 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$216.63
Total Current Month's Credits	-\$216.63

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: January 05, 2026

Amount Due: \$21.82

Due Date: January 26, 2026

Account #: 221008759922

DO NOT PAY. Your account will be drafted on January 26, 2026

Account Summary

Current Service Period: November 26, 2025 - December 29, 2025	
Previous Amount Due	\$18.09
Payment(s) Received Since Last Statement	-\$18.09
Miscellaneous Credits	-\$1.20
Credit balance after payments and credits	-\$1.20
Current Month's Charges	\$23.02
Amount Due by January 26, 2026	\$21.82

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



Scan here to view your account online.



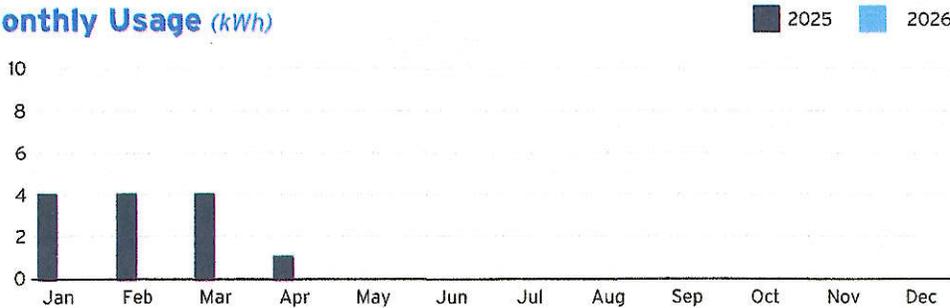
2025-2026
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

00003634-0007529-Page 1 of 14

Monthly Usage (kWh)



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



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

Account #: 221008759922

Due Date: January 26, 2026

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

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

Amount Due:	\$21.82
Payment Amount:	\$ _____

672371999996

Your account will be drafted on January 26, 2026

00003634 FTECO101062600533410 00000 02 00000000 10879 007

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

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

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





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

Account #: 221008759922
 Statement Date: January 05, 2026
 Charges Due: January 26, 2026

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Nov 26, 2025 - Dec 29, 2025

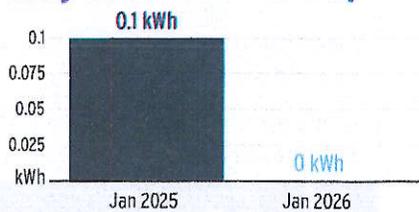
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	12/29/2025	80	80		0 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.02

Avg kWh Used Per Day



Total Current Month's Charges **\$23.02**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.20
Total Current Month's Credits	-\$1.20

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

00003634-0007525-Page 2 of 14

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

Ways To Pay Your Bill

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 Tampa, FL 33631-3318
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- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: January 05, 2026

Amount Due: \$23.02

Due Date: January 26, 2026

Account #: 221009259039

DO NOT PAY. Your account will be drafted on January 26, 2026

Account Summary

Current Service Period: November 26, 2025 - December 29, 2025	
Previous Amount Due	\$18.09
Payment(s) Received Since Last Statement	-\$18.09
Current Month's Charges	\$23.02
Amount Due by January 26, 2026	\$23.02

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



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Get started today at TECOaccount.com.

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



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

Account #: 221009259039

Due Date: January 26, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$23.02

Payment Amount: \$ _____

625458646485

Your account will be drafted on January 26, 2026



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: January 05, 2026
Charges Due: January 26, 2026

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Nov 26, 2025 - Dec 29, 2025

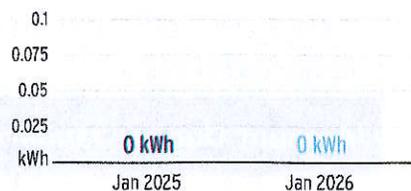
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000936781	12/29/2025	0	0	0 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.02

Avg kWh Used Per Day



Total Current Month's Charges \$23.02

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

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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: January 05, 2026

Amount Due: \$21.82

Due Date: January 26, 2026

Account #: 221008759930

DO NOT PAY. Your account will be drafted on January 26, 2026

Account Summary

Current Service Period: November 26, 2025 - December 29, 2025	
Previous Amount Due	\$18.09
Payment(s) Received Since Last Statement	-\$18.09
Miscellaneous Credits	-\$1.20
Credit balance after payments and credits	-\$1.20
Current Month's Charges	\$23.02
Amount Due by January 26, 2026	\$21.82

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



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

Account #: 221008759930

Due Date: January 26, 2026

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

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

Amount Due: \$21.82

Payment Amount: \$ _____

672371999997

Your account will be drafted on January 26, 2026



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.

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

Account #: 221008759930
 Statement Date: January 05, 2026
 Charges Due: January 26, 2026

Meter Read

Meter Location: ENTRANCE SIGN

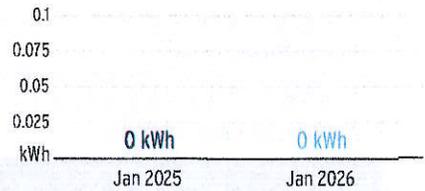
Service Period: Nov 26, 2025 - Dec 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874874	12/29/2025	37	37		0 kWh	1	34 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.02

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$23.02

Miscellaneous Credits		
Interest for Cash Security Deposit - Electric		-\$1.20
Total Current Month's Credits		-\$1.20

00003634-0007532-Page 8 of 14

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

Ways To Pay Your Bill

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In-Person
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Mail A Check
Payments:
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 P.O. Box 31318
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- 
Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- 
Phone
 Toll Free: **866-689-6469**
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 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care:
 866-832-6249
Residential Customer Care:
 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

Statement Date: January 05, 2026

Amount Due: \$1,004.06

Due Date: January 26, 2026

Account #: 221008474837

DO NOT PAY. Your account will be drafted on January 26, 2026

Account Summary

Current Service Period: November 26, 2025 - December 29, 2025	
Previous Amount Due	\$811.23
Payment(s) Received Since Last Statement	-\$811.23
Miscellaneous Credits	-\$27.06
Credit balance after payments and credits	-\$27.06
Current Month's Charges	\$1,031.12
Amount Due by January 26, 2026	\$1,004.06

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

Your Energy Insight

- Your average daily kWh used was **1207.14% higher** than the same period last year.
- Your average daily kWh used was **.55% higher** than it was in your previous period.



Scan here to view your account online.

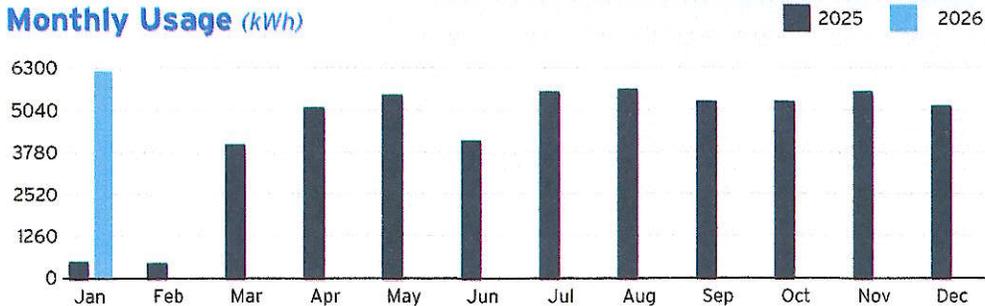


Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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Monthly Usage (kWh)



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

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



Account #: 221008474837

Due Date: January 26, 2026

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

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

Amount Due: \$1,004.06

Payment Amount: \$ _____

671137416141

Your account will be drafted on January 26, 2026



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

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

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



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

Account #: 221008474837
Statement Date: January 05, 2026
Charges Due: January 26, 2026

Meter Read

Service Period: Nov 26, 2025 - Dec 29, 2025

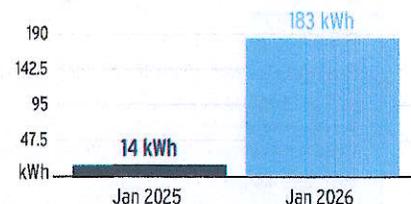
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000240439	12/29/2025	23,276	17,065	6,211 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	6,211 kWh @ \$0.09202/kWh	\$571.54
Fuel Charge	6,211 kWh @ \$0.03516/kWh	\$218.38
Storm Protection Charge	6,211 kWh @ \$0.00568/kWh	\$35.28
Clean Energy Transition Mechanism	6,211 kWh @ \$0.00418/kWh	\$25.96
Storm Surcharge	6,211 kWh @ \$0.02121/kWh	\$131.74
Florida Gross Receipt Tax		\$25.78
Electric Service Cost		\$1,031.12

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$1,031.12

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$27.06
Total Current Month's Credits	-\$27.06

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

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek CDD

Board Meeting Date: January 08, 2026

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

January 08, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek CDD

Board Meeting Date: January 08, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
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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

January 08, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek CDD

Board Meeting Date: January 08, 2026

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

January 08, 2026
Date

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

Kings Power Washing Services
1735 Rumar Ln
Holiday, FL 34691 USA
info@kingspowerwasher.com
http://www.kingspowerwasher.com

Invoice 1210



BILL TO

Spencer Creek
Fred Ives St, Ruskin Fl 33570
C/o Inframark
2005 Pan Am Cir
Tampa FL 33607

DATE
01/14/2026

PLEASE PAY
\$225.00

DUE DATE
02/13/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Rust removal	Pool deck rust spot and dirt dobber nests will be removed at the clubhouse.		225.00	225.00

Checks can be sent to 1735 Rumar Ln Holiday, Fl 34691

SUBTOTAL	225.00
TAX	0.00
TOTAL	225.00

TOTAL DUE \$225.00

THANK YOU.



5 FT

NO DIVING



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek CDD

Board Meeting Date: January 08, 2026

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

January 08, 2026
Date

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



MHD Communications
 5808 Breckenridge Pkwy Ste G
 Tampa, FL 33610
 (813) 948-0202

Bill To:
Spencer Creek CDD Attn: Accounts Payable 1643 Fred Ives St Ruskin, FL 33570 United States

Date	Invoice
01/20/2026	40114
Account	
Spencer Creek	

Terms	Due Date	PO Number	Reference
NET15	02/04/2026		

Service Request Number	765008
Summary	Relocate one camera and add one camera at Clubhouse
Billing Method	Fixed Fee
Company Name	Spencer Creek CDD
Contact Name	Katya Campbell

Total Other Charges:	\$1,186.15
-----------------------------	-------------------

Total Adjustments:	-\$746.42
---------------------------	------------------

Down Payment Already Invoiced and Paid: \$746.42

Remaining Balance Approved Quote #6576

Make checks payable to MHD Communications. Or pay your invoice online through the payment link in the email of which this invoice was attached. For ACH, please email finance@mhdit.com for the payment information.	Invoice Subtotal:	\$439.73
	Sales Tax:	\$0.00
	Invoice Total:	\$439.73
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$439.73

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek CDD

Board Meeting Date: January 08, 2026

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

January 08, 2026
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 #
12/31/2025	SA-18662

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	<p>Water Management Program -Irrigation technician was sent out to perform December monthly wet check. During the inspection of the wet check, these are some of the issues found.</p> <p>Zone 12 has an error not firing from the clock. Plants look fine in this zone. Tech couldn't find a valve box might be on a battery timer.</p> <p>Zone 14 15 18, 19,27 and 28, these zones here have battery timers along with the entrance ones. Tech found seven battery timers on this property.</p> <p>Repair time 2.5 hours at \$85/hr.</p> <p>Parts used 7 17mm coupling 1 17mm elbow 5ft drip tubing 2 .5 bubbles 3 funny coupling 10ft funny pipe 4 9v battery Total cost of Parts \$66.48</p>		236.48	12/10/2025	236.48

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	\$236.48
Payments/Credits	\$0.00
Balance Due	\$236.48



SPENCER CREEK COMMUNITY DEVELOPMENT

Business Visa



Page 1 of 4
Billing cycle 11/20/25 - 12/19/25
Account number ending in 7543

Account summary

Previous balance		\$52.80
Payments & other credits	-	\$15.12
Purchases & other charges	-	\$15.44
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$20.00
New balance		\$73.12

Credit limit	\$10,000.00
Available credit	\$9,926.88
Available for cash advance	\$0.00
Past due amount	\$20.00
Statement closing date	12/19/2025
Days in billing cycle	30

Payment information

New balance	\$73.12
Minimum payment due	\$41.00
Payment due date	01/13/26

Questions?

- Visit truist.com
- Call 844-4TRUIST (844-487-8478)
- International collect 910-914-8250
- Write TRUIST CARD SERVICES PO BOX 200 WILSON, NC 27894-0200

Important information

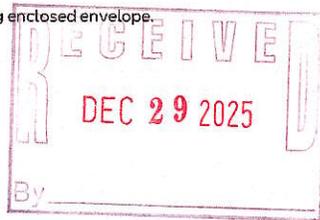
If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of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

PD - B

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400



Account number ending in	7543
Statement closing date	12/19/25
New balance	\$73.12
Minimum payment due	\$41.00
Payment due Date	01/13/26
Amount enclosed	\$

480000574816000000000000000000041000000000007312

Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

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

**N0005379

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



⑈ 56 754 338 ⑈ 56 130 1756 ⑈ 4 1 18 7 16 754 3 ⑈



SPENCER CREEK COMMUNITY DEVELOPMENT

Business Visa

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
SPENCER CREEK COMMUNITY DEVELOPMENT			Account number ending in 7543	Total: \$4.88
11/22	11/25	2025112514500671	PAYMENT RECEIVED -- THANK YOU	-\$15.12
12/14	12/14		LATE PAYMENT FEE	\$20.00

Cardholder activity

Total cardholder new activity: \$15.44

Tran date	Post date	Reference number	Transaction description	Amount
KATYA CAMPBELL			Account number ending in 0534	Total: \$15.44
12/17	12/18	24445005352600183304685	DOLLAR GENERAL 15578 RUSKIN FL	\$15.44

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)	\$43.71	\$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.

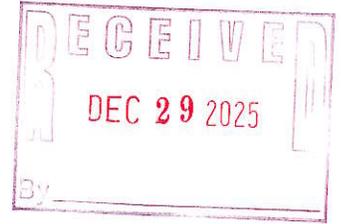
Set up automatic payments

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

TRUIST
OPERATIONS CENTER
POST OFFICE BOX 819
WILSON, NC 27894-0819



December 21, 2025



3005
Spencer Creek Community Development**N00000034
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

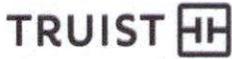
DEAR SPENCER CREEK COMMUNITY DEVELOPMENT,

We're writing to let you know that you've lost your promotional offer rate on your business credit card account ending in 4118710009967543. For a complete list of what may have caused your promotional offer rate to end, please refer to your Business Credit Card Agreement.

Because you are no longer receiving the promotional offer APR, the Annual Percentage Rates disclosed to you in your Terms and Disclosures will apply to your transactions and balances.

Please contact us at 844-4TRUIST (844-487-8478) if you have questions or think you've lost your promotional rate by mistake.

Truist Bank, Member FDIC. ©2022 Truist Financial Corporation. Truist, the Truist logo, and Truist Purple are service marks of Truist Financial Corporation.



SPENCER CREEK COMMUNITY DEVELOPMENT

Business Visa



Page 1 of 4
Billing cycle 12/20/25 - 01/19/26
Account number ending in 7543

Account summary

Previous balance		\$73.12
Payments & other credits	-	\$52.80
Purchases & other charges	-	\$16.42
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.73
Fees charged	+	\$0.00
New balance		\$37.47

Credit limit	\$10,000.00
Available credit	\$9,962.53
Available for cash advance	\$0.00
Statement closing date	01/19/2026
Days in billing cycle	31

Payment information

New balance	\$37.47
Minimum payment due	\$20.00
Payment due date	02/13/26

Questions?

- Visit truist.com
- Call 844-4TRUIST (844-487-8478)
- International collect 910-914-8250
- Write TRUIST CARD SERVICES PO BOX 200 WILSON, NC 27894-0200

Important information

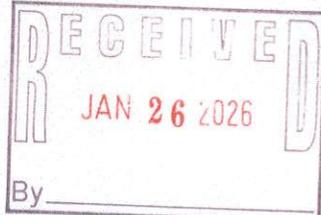
If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of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

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
SPENCER CREEK COMMUNITY DEVELOPMENT Account number ending in 7543				Total: -\$52.07

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400



Account number ending in	7543
Statement closing date	01/19/26
New balance	\$37.47
Minimum payment due	\$20.00
Payment due Date	02/13/26
Amount enclosed	\$

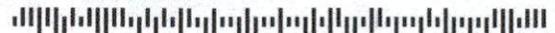
Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

480000574816000000000000000020000000000000003747

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

**N0000983

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



5675438511:561301756:4118716754311



SPENCER CREEK COMMUNITY DEVELOPMENT

Billing cycle 12/20/25 - 01/19/26
Account number ending in 7543

Business Visa

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
12/23	12/26	2025122615200215	PAYMENT RECEIVED -- THANK YOU	-\$52.80
01/19	01/19		PURCHASE *FINANCE CHARGE*	\$0.73

Cardholder activity

Total cardholder new activity: \$16.42

Tran date	Post date	Reference number	Transaction description	Amount
KATYA CAMPBELL				
Account number ending in 0534				Total: \$16.42
12/26	12/28	24692165360106174016777	AMAZON MKTPL*KF5MN7U13 Amzn.com/billWA	\$16.42

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	22.74% (V)	0.06231% (D)	\$37.61	\$0.73	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

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



Final Details for Order #114-8789231-8784237

Order Placed: December 23, 2025
Amazon.com order number: 114-8789231-8784237
Order Total: \$16.42

Shipped on December 26, 2025	
Items Ordered	Price
1 of: REWKCY 32" Grabber Reacher Tool, 2-Pack Foldable Reacher Grabber Pickup Tool with 360° Rotating Jaw & Magnet, Trash Picker Upper Grabber, Lightweight Grabbers for Seniors Heavy Duty Sold by: RONITRY (seller profile) Business Price Condition: New	\$16.97
Shipping Address: Katya Campbell 4513 PORTOBELLO CIR VALRICO, FL 33596-8501 United States	Item(s) Subtotal: \$16.97 Shipping & Handling: \$0.00 Promotion Applied: -\$1.70 ----- Total before tax: \$15.27 Sales Tax: \$1.15 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$16.42 -----

Payment information	
Payment Method: Visa Last digits: 0534	Item(s) Subtotal: \$16.97 Shipping & Handling: \$0.00 Promotion applied: -\$1.70 -----
Billing address Katya Campbell 4513 PORTOBELLO CIR VALRICO, FL 33596-8501 United States	Total before tax: \$15.27 Estimated Tax: \$1.15 -----
	Grand Total: \$16.42
Credit Card transactions	Visa ending in 0534: December 26, 2025: \$16.42

To view the status of your order, return to [Order Summary](#) .



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

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

Invoice Number	1164514
Invoice Date	1/6/2026
Due Date	2/5/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$1,727.50

Subtotal	\$1,727.50
Sales Tax	\$0.00
Total	\$1,727.50

Please Pay This Amount

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

Please include the Project ID and the Invoice Number on the check stub of your payment.

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	11/7/2025	4400161	SPCCDD District Area	General Maintenance; Vandalism Repairs in Bathroom.	\$0.00	\$0.00	\$1,727.50	\$0.00	\$1,727.50	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,727.50	\$0.00	\$1,727.50	
				BWO Total	\$0.00	\$0.00	\$1,727.50	\$0.00	\$1,727.50	
				Invoice Total	\$0.00	\$0.00	\$1,727.50	\$0.00	\$1,727.50	

SPENCER CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 12/19/2026

Check Amount \$894.72

Payable To Spencer Creek CDD

Check Description Series 2019 - FY 26 Tax Dist. ID 755

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%	97%
Net Total	1,024,108.98	100.0000%	100.000%	

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	
12/19/2026	1,714.93	820.21	894.72	-	755	
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
TOTAL	995,698.45	476,219.11	519,479.34			
Net Total on Roll	1,024,108.98					
Collection Surplus / (Deficit)	(28,410.53)					

*Spencer Creek
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
ASSETS							
Cash - Operating Account	\$ 365,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,981
Investments:							
Prepayment Account	-	30	-	-	-	-	30
Reserve Fund	-	268,006	-	-	-	-	268,006
Revenue Fund	-	603,754	-	-	-	-	603,754
Utility Deposits - TECO	7,549	-	-	-	-	-	7,549
Fixed Assets							
Water System	-	-	-	4,579,001	-	-	4,579,001
Construction Work In Process	-	-	-	3,622,316	-	-	3,622,316
Amount Avail In Debt Services	-	-	-	-	738,545	-	738,545
Amount To Be Provided	-	-	-	-	6,601,455	-	6,601,455
TOTAL ASSETS	\$ 373,530	\$ 871,790	\$ -	\$ 8,201,317	\$ 7,340,000	\$ -	\$ 16,786,637
LIABILITIES							
Accounts Payable	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Bonds Payable	-	-	-	-	7,340,000	-	7,340,000
TOTAL LIABILITIES	125	-	-	-	7,340,000	-	7,340,125

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	871,790	-	-	-	871,790
Unassigned:	373,405	-	-	8,201,317	-	8,574,722
TOTAL FUND BALANCES	373,405	871,790	-	8,201,317	-	9,446,512
TOTAL LIABILITIES & FUND BALANCES	\$ 373,530	\$ 871,790	\$ -	\$ 8,201,317	\$ 7,340,000	\$ 16,786,637

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,487	\$ 1,487	0.00%
Interest - Tax Collector	-	888	888	0.00%
Special Assmnts- Tax Collector	489,807	476,219	(13,588)	97.23%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	489,807	478,644	(11,163)	97.72%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,800	8,200	31.67%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Info Technology	-	200	(200)	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	13,000	2,526	10,474	19.43%
District Engineer	5,000	553	4,447	11.06%
District Manager	30,900	10,300	20,600	33.33%
Accounting Services	12,000	4,000	8,000	33.33%
Auditing Services	4,100	-	4,100	0.00%
Onsite Staff	35,000	11,667	23,333	33.33%
Website Compliance	1,500	125	1,375	8.33%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	72	428	14.40%
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	907	(657)	362.80%
Website Administration	1,500	375	1,125	25.00%
Dues, Licenses, Subscriptions	250	175	75	70.00%
Total Administration	171,879	63,342	108,537	36.85%
<u>Utility Services</u>				
Amenity - Phone, internet, cable	2,300	590	1,710	25.65%
Water/Wastewater	6,500	2,586	3,914	39.78%
Electric Utility Services - All	65,000	21,899	43,101	33.69%
Total Utility Services	73,800	25,075	48,725	33.98%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Field Manager	12,000	4,000	8,000	33.33%
Janitorial Supplies	7,000	1,911	5,089	27.30%
Contracts-Aquatic Control	9,639	3,060	6,579	31.75%
Contracts-Pools	11,989	9,279	2,710	77.40%
Amenity Center Pest Control	1,000	500	500	50.00%
Security Monitoring Services	4,500	7,675	(3,175)	170.56%
R&M-Other Landscape	2,000	-	2,000	0.00%
Pool Maintenance - Other	6,000	475	5,525	7.92%
Amenity Maintenance & Repairs	15,000	8,338	6,662	55.59%
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	30,140	79,860	27.40%
Plant Replacement Program	4,000	2,640	1,360	66.00%
Storm Cleanup	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	1,516	1,984	43.31%
Misc Repairs and Maintenance	25,000	2,333	22,667	9.33%
Access Control	2,500	66	2,434	2.64%
Total Other Physical Environment	244,128	76,883	167,245	31.49%
TOTAL EXPENDITURES	489,807	165,300	324,507	33.75%
Excess (deficiency) of revenues				
Over (under) expenditures	-	313,344	313,344	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		60,061		
FUND BALANCE, ENDING		\$ 373,405		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Series 2019 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,400	\$ 6,400	0.00%
Special Assmnts- Tax Collector	538,013	519,479	(18,534)	96.56%
TOTAL REVENUES	538,013	525,879	(12,134)	97.74%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	165,000	-	165,000	0.00%
Interest Expense	373,013	186,506	186,507	50.00%
Total Debt Service	538,013	186,506	351,507	34.67%
TOTAL EXPENDITURES	538,013	186,506	351,507	34.67%
Excess (deficiency) of revenues				
Over (under) expenditures	-	339,373	339,373	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		532,417		
FUND BALANCE, ENDING		\$ 871,790		

Bank Account Statement

Spencer Creek CDD

Bank Account No. 9015
Statement No. 26-01

Statement Date 01/31/2026

G/L Account No. 101001 Balance	365,981.20	Statement Balance	372,884.40
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	372,884.40
Subtotal	365,981.20	Outstanding Checks	-6,903.20
Negative Adjustments	0.00	Ending Balance	365,981.20
Ending G/L Balance	365,981.20		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/16/2026		JE000581	Interest - Tax Collector	Tax Collector Interest	888.05	888.05	0.00
01/31/2026		JE000582	Interest - Investments	Interest Earned	518.14	518.14	0.00
Total Deposits					1,406.19	1,406.19	0.00
Checks							
							0.00
12/17/2025	Payment	1761	STRALEY ROBIN VERICKER	Check for Vendor V00014	-393.00	-393.00	0.00
01/05/2026	Payment	300087	BOCC	Inv: 122925-6437 ACH	-96.43	-96.43	0.00
01/06/2026	Payment	1763	ACTION SECURITY, INC.	Check for Vendor V00043	-150.00	-150.00	0.00
01/06/2026	Payment	1764	AQUA SENTRY	Check for Vendor V00053	-1,600.00	-1,600.00	0.00
01/06/2026	Payment	1765	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
01/06/2026	Payment	1766	SPEAREM ENTERPRISES	Check for Vendor V00013	-600.00	-600.00	0.00
01/06/2026	Payment	1767	SPENCER CREEK CDD	Check for Vendor V00019	-894.72	-894.72	0.00
01/13/2026	Payment	1769	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
01/13/2026	Payment	1770	INFRAMARK LLC	Check for Vendor V00025	-9,785.26	-9,785.26	0.00
01/13/2026	Payment	1771	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
01/13/2026	Payment	1772	LORI A CAMPAGNA MHD	Check for Vendor V00022	-200.00	-200.00	0.00
01/13/2026	Payment	1773	COMMUNICATION S	Check for Vendor V00038	-746.42	-746.42	0.00
01/13/2026	Payment	1774	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
01/13/2026	Payment	1775	SIGNAL 88 LLC STEADFAST	Check for Vendor V00060	-1,050.00	-1,050.00	0.00
01/13/2026	Payment	1776	CONTRACTORS ALIANCE	Check for Vendor V00005	-7,771.38	-7,771.38	0.00
01/13/2026	Payment	300088	TECO	Inv: 010526-59922-ACH	-21.82	-21.82	0.00
01/13/2026	Payment	300089	TECO	Inv: 010526-59039-ACH	-23.02	-23.02	0.00
01/13/2026	Payment	300090	TECO	Inv: 010526-59930-ACH	-21.82	-21.82	0.00

Bank Account Statement

Spencer Creek CDD

Bank Account No. 9015

Statement No. 26-01

Statement Date

01/31/2026

01/13/2026	Payment	300091	TECO	Inv: 010526-74837-ACH	-1,004.06	-1,004.06	0.00
01/13/2026	Payment	300092	TECO	Inv: 010526-52437-ACH	-4,259.59	-4,259.59	0.00
01/13/2026	Payment	300093	TECO	Inv: 010526-08083-ACH	-141.51	-141.51	0.00
01/15/2026	Payment	1777	TRUIST - CC CHARTER	Check for Vendor V00062	-73.12	-73.12	0.00
01/26/2026	Payment	300094	COMMUNICATION S	Inv: 2472565010926-ACH	-205.00	-205.00	0.00
01/31/2026		JE000583	Bank Fees	Service Charges	-310.62	-310.62	0.00
Total Checks					-30,712.77	-30,712.77	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/17/2025	Payment	1755	AQUA SENTRY	Check for Vendor V00053			-1,600.00
01/13/2026	Payment	1768	BENJAMIN D. GAINER	Check for Vendor V00042			-200.00
01/30/2026	Payment	1778	ACTION SECURITY, INC.	Check for Vendor V00043			-380.00
01/30/2026	Payment	1779	INFRAMARK LLC KINGS POWER	Check for Vendor V00025			-2,898.44
01/30/2026	Payment	1780	WASHING SERVICES DBA MHD	Check for Vendor V00063			-225.00
01/30/2026	Payment	1781	COMMUNICATION S	Check for Vendor V00038			-439.73
01/30/2026	Payment	1782	STRALEY ROBIN VERICKER	Check for Vendor V00014			-955.50
01/30/2026	Payment	1783	TRUIST - CC	Check for Vendor V00062			-37.47
01/30/2026	Payment	300095	BOCC	Inv: 012726-46437-ACH			-167.06
Total Outstanding Checks							-6,903.20

Outstanding Deposits

Total Outstanding Deposits

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1763	01/06/26	V00043	ACTION SECURITY, INC.	31496	JAN 2026 - SECURITY SVC PLAN	SECURITY SERVICES	534368-53908	\$150.00
001	1764	01/06/26	V00053	AQUA SENTRY	S7ZGGG8-83	JANUARY 2026 POOL SERVICE	Contracts-Pools	534078-53908	\$1,600.00
001	1765	01/06/26	V00023	SITEX AQUATICS	10585-B	JAN 26 - AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$765.00
001	1766	01/06/26	V00013	SPEAREM ENTERPRISES	6293	11/15/25-12/15/25 JANITORIAL SVS	JANITORIAL SERVICES	531165-53908	\$600.00
001	1768	01/13/26	V00042	BENJAMIN D. GAINER	BG-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1769	01/13/26	V00039	CARLOS DE LA OSSA	CO-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1770	01/13/26	V00025	INFRAMARK LLC	167801	DISTRICT MANAGEMENT JAN 2026	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1770	01/13/26	V00025	INFRAMARK LLC	167801	DISTRICT MANAGEMENT JAN 2026	DISSEMINATION SERVICES	531142-51301	\$350.00
001	1770	01/13/26	V00025	INFRAMARK LLC	167801	DISTRICT MANAGEMENT JAN 2026	DISTRICT MANAGEMENT	531150-51301	\$2,575.00
001	1770	01/13/26	V00025	INFRAMARK LLC	167801	DISTRICT MANAGEMENT JAN 2026	FIELD MANAGEMENT	531152-53908	\$1,000.00
001	1770	01/13/26	V00025	INFRAMARK LLC	167801	DISTRICT MANAGEMENT JAN 2026	ONSITE SERVICES	534215-51301	\$2,916.67
001	1770	01/13/26	V00025	INFRAMARK LLC	167801	DISTRICT MANAGEMENT JAN 2026	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1770	01/13/26	V00025	INFRAMARK LLC	167801	DISTRICT MANAGEMENT JAN 2026	TECHNOLOGY SERVICES	531020-51301	\$50.00
001	1770	01/13/26	V00025	INFRAMARK LLC	1164514	MAINTENANCE SERVICES 11/07/25	AMENITY MAINTENANCE & REPAIRS	546176-53908	\$1,727.50
001	1770	01/13/26	V00025	INFRAMARK LLC	166733	NOV 25-GATE MONITORING & POSTAGE	GATE MONITORING	549900-53908	\$32.95
001	1770	01/13/26	V00025	INFRAMARK LLC	166733	NOV 25-GATE MONITORING & POSTAGE	POSTAGE	541024-51301	\$8.14
001	1771	01/13/26	V00021	KELLY ANN EVANS	KE-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1772	01/13/26	V00022	LORI A CAMPAGNA	LC-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1773	01/13/26	V00038	MHD COMMUNICATIONS	39901	DEC 25-CAMERA MONITORING-IT SERVICES	CAMERA MONITORING-IT SERVICES	546176-53908	\$746.42
001	1774	01/13/26	V00017	NICHOLAS J. DISTER	ND-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1775	01/13/26	V00060	SIGNAL 88 LLC	US_118124	01/01/26-01/31/26 ROVING PATROL	SECURITY MONITORING	534368-53908	\$1,050.00
001	1776	01/13/26	V00005	STEADFAST CONTRACTORS ALIANCE	SA-18662	IRRIGATION REPAIRS	Irrigation Maintenance	546930-53908	\$236.48
001	1776	01/13/26	V00005	STEADFAST CONTRACTORS ALIANCE	SA-18803	JAN 25-LANDSCAPE MAINTENANCE	LANDSCAPE SERVICES	546300-53908	\$7,534.90
001	1777	01/15/26	V00062	TRUIST - CC	121925-7543	11/20/25-12/19/25 TRUIST CC PLUS LATE FEE	AMENITY EXPENSES	531165-53908	\$73.12
001	1778	01/30/26	V00043	ACTION SECURITY, INC.	31630	JAN 26-SECURITY SVS	SECURITY SERVICES	534368-53908	\$380.00
001	1779	01/30/26	V00025	INFRAMARK LLC	169073	DEC 25-POSTAGE & POOL SERVICES	POSTAGE	541024-51301	\$19.24
001	1779	01/30/26	V00025	INFRAMARK LLC	169073	DEC 25-POSTAGE & POOL SERVICES	POOL SERVICES	534078-53908	\$2,879.20
001	1780	01/30/26	V00063	KINGS POWER WASHING SERVICES DBA	1210	JAN 26-PRESSURE WASHING POOL DECK	PRESSURE WASHING POOL DECK	546074-53908	\$225.00
001	1781	01/30/26	V00038	MHD COMMUNICATIONS	40114	SECURITY CAMERA RELOCATION & ADD 1 CAMERA	IT SERVICES	546176-53908	\$439.73
001	1782	01/30/26	V00014	STRALEY ROBIN VERICKER	27829	DEC 25-DISTRICIT COUNSEL THROUGH 12/31/25	PROFESSIONAL SERVICES	531146-51401	\$955.50
001	1783	01/30/26	V00062	TRUIST - CC	011926-7543	TRUIST PURCHASES 12/20/25-01/19/26	AMENITY EXPENSES	531165-53908	\$37.47
001	300087	01/05/26	V00033	BOCC	122925-6437 ACH	SERVICE 11/24/25 - 12/24/25	WATER	543018-53150	\$96.43
001	300088	01/13/26	V00024	TECO	010526-59922-ACH	11/26/25-12/26/25 ELECTRIC	ELECTRIC	543041-53150	\$21.82
001	300089	01/13/26	V00024	TECO	010526-59039-ACH	11/26/25-12/29/25 ELECTRIC	ELECTRIC	543041-53150	\$23.02
001	300090	01/13/26	V00024	TECO	010526-59930-ACH	11/26/25-12/29/25 ELECTRIC	ELECTRIC	543041-53150	\$21.82
001	300091	01/13/26	V00024	TECO	010526-74837-ACH	11/26/25-12/29/25 ELECTRIC	ELECTRIC	543041-53150	\$1,004.06
001	300092	01/13/26	V00024	TECO	010526-52437-ACH	11/26/25-12/26/25 ELECTRIC	ELECTRIC	543041-53150	\$4,259.59
001	300093	01/13/26	V00024	TECO	010526-08083-ACH	11/26/25-12/29/25 ELECTRIC	ELECTRIC	543041-53150	\$141.51
001	300094	01/26/26	V00036	CHARTER COMMUNICATIONS	2472565010926-ACH	INTERNET & PHONE 01/09/25-02/08/26	INTERNET & PHONE SERVICES	541016-53150	\$205.00
001	300095	01/30/26	V00033	BOCC	012726-46437-ACH	WATER 12/24/25-01/26/26	WATER	543018-53150	\$167.06
Fund Total									\$34,417.63

SERIES 2019 DEBT SERVICE FUND - 200

200	1767	01/06/26	V00019	SPENCER CREEK CDD	12192025-755	SERIES 2019 FY26 TAX DIST ID 755	Cash in Transit	103200	\$894.72
Fund Total									\$894.72

Total Checks Paid	\$35,312.35
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Spencer Creek CDD

Field Inspection Report

Monday, February 16, 2026

Prepared For Board Of Supervisors

15 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

Green - Completed

Red - Item has not been addressed

Orange - Monitoring / In progress

Items 1 - Amenity Center

Assigned To: Inframark Maintenance Solutions

Pool area is properly maintained. Ornamental grasses have been recently trimmed.

- Stain on pavers need to be treated
- Water fountains are inoperable. Inframark Maintenance Solutions to service repair.



Items 2 - Dog park, Playground, Mailbox Kiosk

Assigned To: Steadfast

This common area is clean and properly maintained. No safety issues in the playground and equipment. Trees next to the dog park are cut and debris cleared.

- Hedges have suffered damage from recent frost. Expected to recover.

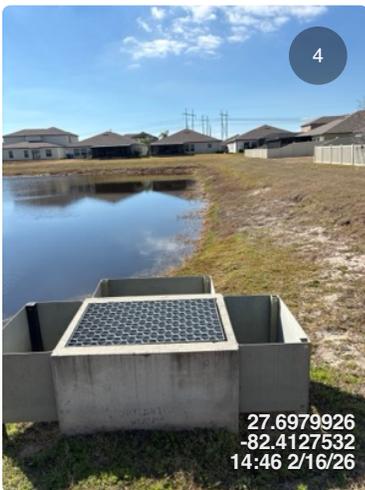
- Observed over-saturated mulch bed near the dog park. Please investigate irrigation system for any irregularities and ensure it is working properly.



Items 3 - Pond 7

Assigned To: Sitex

Surrounding landscape is properly maintained. Overall water quality appears fair.



Items 4 - Walking Trail Project

Assigned To: District

Current stage of walking trail. Multiple estimate requested from vendors to refresh with crush shell.



Items 5 - Pond 8

Assigned To: Sitex

Observed algae bloom around the perimeter of the pond. Please treat this pond at next service before conditions worsen.



Items 6 - Pond 6

Assigned To: Sitex

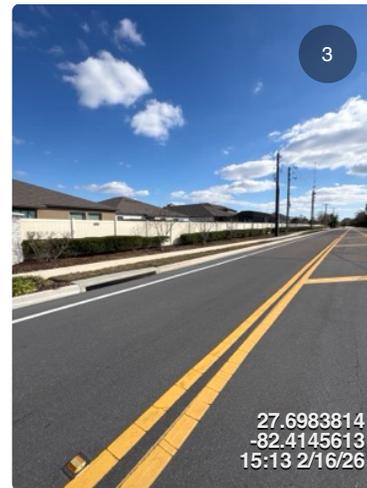
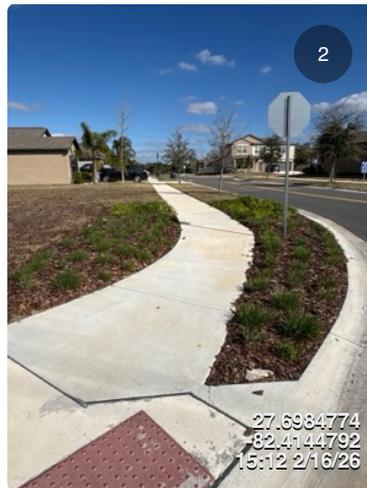
Surrounding landscape is properly maintained. Overall water quality appears fair. No issues to report.



Items 7 - Colding Dr & 15th st. Entrance

Assigned To: Steadfast

Entrance area is clean and well maintained.



Items 8 - Pond 5

Assigned To: Sitex

Surrounding landscape is properly maintained. Overall water quality appears fair. No issues to report.



Items 9 - 15th St. & 16th Ave. Entrance

Assigned To: Steadfast

Entrance area is clean and properly maintained. Ornamental grasses and palms have been trimmed and look great.

- Small divot observed at the Muhly Grass by the drain. Please pack the part of the ground to prevent further washout - scheduled for 3/5/26



Items 10 - Pond 1

Assigned To: Sitex

Surrounding landscape is properly maintained. Overall water quality appears fair.



Items 11 - FPC Area Ponds

Assigned To: Sitex

Water quality in all 4 FPC areas appears fair. Surrounding landscape is properly maintained.



Items 12 - Pond 2

Assigned To: Sitex

Surrounding landscape is properly maintained. Overall water quality appears fair.



Items 13 - Pond 4

Assigned To: Sitex

Observed evidence of algae bloom at the corners of the pond. Please treat this pond at next service to prevent worsening conditions.



Items 14 - Pond 3

Assigned To: Sitex

Surrounding landscape is properly maintained. Overall water quality appears fair.

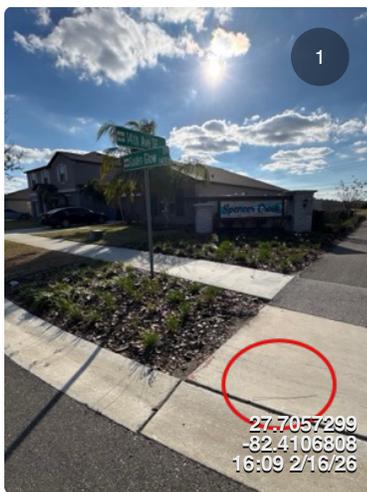


Items 15 - 14th Ave. & Golden Glow Dr. Entrance

Assigned To: Inframark Maintenance Solutions

Entrance area is properly maintained.

- Please propose to install new ADA pads to the end of the sidewalks leading to the street.





Daily Logs List

Feb 9, 2026

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

Title: Spencer Creek Maintenance Report

Added By: Francisco Sanchez

Log Notes:

Regular landscape maintenance services were provided to the property as needed to ensure overall appearance and plant health were maintained. Select ornamental plants and hedge lines were cleaned up and carefully trimmed to promote healthy growth and preserve a neat, manicured look throughout the property.

Per a request from the office, additional attention was given to the area surrounding the children’s playground. Several branches located near the playground were selectively removed to enhance camera visibility and improve overall site security.

Following the completion of all services, the property presents as clean, orderly, and well maintained.

Weather Conditions:

Sunny

Mon, Feb 9, 2026, 3:03 PM



76°F

40°F

Wind: 8 mph

Humidity: 90%

Total Precip: 0"

Attachments: 14





Daily Logs List

Feb 9, 2026

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

Title: Wet check

Added By: Brian Moore

Log Notes:

Wet check complete. During my inspection with Mike we found and fixed the following issues.

- Replaced solenoid for battery timer at 15th & colding
- 2- drip breaks at 15th & golden glow
- 7- drip breaks battery timer back side of pool
- Zone 8&9 - needs new decoder
- Tree bubbler broke battery timer fred ives & golden glove
- Parts used:
- 1-dc latching solenoid
- 17- drip couplings
- 5' drip line

Repair time- 45 minutes

Weather Conditions:

Sunny

Mon, Feb 9, 2026, 5:50 PM



77°F

45°F

Wind: 7 mph
Humidity: 79%
Total Precip: 0"

Attachments: 28

