

Spencer Creek Community Development District

April 2, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 240 062 334 037 6 PASSCODE: wU2Sy36X

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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 Chairperson
Lori Campagna, Assistant Secretary
Ben Gainer, Assistant Secretary
Nick Dister, Assistant Secretary

District Staff

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

Regular Meeting Agenda

Thursday, April 2, 2026 at 2:00 p.m.

The Regular Meeting of the **Spencer Creek Community Development District** will be held **April 2, 2026, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 240 062 334 037 6 **Passcode:** wU2Sy36X

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

A. Consideration of Proposals for Shell Path

1. Down to Earth Shell Path – 2in Depth
2. Down to Earth Shell Path – 3in Depth
3. Down to Earth Shell Path – 4in Depth
4. Steadfast Shell Path Proposal

B. Consideration of Summer Security Proposal

C. Consideration of Sidewalk Repair Proposals

1. Mcs Construction Sidewalk Repair Proposal
2. Inframark Sidewalk Repair Proposal

D. Steadfast Mulch Proposal

E. Consideration of Transferring General Fund Account from Truist to Valley Bank

F. Acceptance of FY2025 Final Audit Report

4. CONSENT AGENDA

A. Approval of Minutes of March 5, 2026 Regular Meeting

B. Consideration of Operation and Maintenance February 2026

C. Acceptance of the Financials and Approval of the Check Register for February 2026

D. Ratification of Inframark Monument Maintenance Proposal

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

- i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT



Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #142467

Customer Address

Inframark
Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Jayna Cooper
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33604

Physical Job Address

Sherwood Manor CDD
1801 12th St. SE
Ruskin, FL 33570

Job

Spencer Creek Shell Path -
March 2026 2 " depth

Estimated Job Start Date

March 25, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$4,500.00
Crushed Shell (Coquina rock)	Cubic Yard	80	\$106.80	\$8,544.00
Weed Barrier	Square Foot	12000	\$0.88	\$10,573.20
Loader	Hours	1	\$350.00	\$350.00
			Subtotal	\$23,967.20
			Estimated Tax	\$0.00
			Job Total	\$23,967.20

Grade existing path behind ponds 8 and 9 of Spencer Creek. Path runs behind Colding Dr. and Fan Aloe Way.

Clear debris. Install weed barrier fabric. Excludes any new edging installation.

1,200 linear ft x 10' width. 12,000 square feet, depth of 2" crushed white shell.

80 cubic yds, freight, plus install

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Agreed & Accepted By:

Alexandra Steiner
Down to Earth

03/05/2026
Date

Inframark

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #142468

Customer Address

Inframark
Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Jayna Cooper
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33604

Physical Job Address

Sherwood Manor CDD
1801 12th St. SE
Ruskin, FL 33570

Job

Spencer Creek Shell Path -
March 2026 3 " depth

Estimated Job Start Date

March 25, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$7,500.00
Crushed Shell (Coquina rock)	Cubic Yard	120	\$106.80	\$12,816.00
Weed Barrier	Square Foot	12000	\$0.88	\$10,573.20
Loader	Hours	1	\$350.00	\$350.00
			Subtotal	\$31,239.20
			Estimated Tax	\$0.00
			Job Total	\$31,239.20

Grade existing path behind ponds 8 and 9 of Spencer Creek. Path runs behind Colding Dr. and Fan Aloe Way.

Clear debris. Install weed barrier fabric. Excludes any new edging installation.

1,200 linear ft x 10' width. 12,000 square feet, depth of 3" crushed white shell.

120 cubic yds, freight, plus install

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Agreed & Accepted By:

Alexandra Steiner
Down to Earth

03/05/2026
Date

Inframark

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #142460

Customer Address

Inframark
Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Jayna Cooper
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33604

Physical Job Address

Sherwood Manor CDD
1801 12th St. SE
Ruskin, FL 33570

Job

Spencer Creek Shell Path -
March 2026 4 " depth

Estimated Job Start Date

March 25, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$9,000.00
Crushed Shell (Coquina rock)	Cubic Yard	149	\$106.80	\$15,913.20
Weed Barrier	Square Foot	12000	\$0.88	\$10,573.20
Loader	Hours	1	\$350.00	\$350.00
			Subtotal	\$35,836.40
			Estimated Tax	\$0.00
			Job Total	\$35,836.40

Grade existing path behind ponds 8 and 9 of Spencer Creek. Path runs behind Colding Dr. and Fan Aloe Way.

Clear debris. Install weed barrier fabric. Excludes any new edging installation.

1,200 linear ft x 10' width. 12,000 square feet, depth of 4" crushed white shell.

149 cubic yds, freight, plus install

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Agreed & Accepted By:

Alexandra Steiner
Down to Earth

03/05/2026
Date

Inframark

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/6/2026

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

SHIP TO
 1502 Tiger Tooth Place
 Ruskin FL 33570

DESCRIPTION	QTY	RATE	AMOUNT
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Description

Enhance the walking path on the easternmost side of the property by surfacing with crushed sea shell creating a durable and natural coastal finish.

Scope of work

Delivery of 110 cubic yards of crushed sea shell sourced for consistency in size and color to ensure a smooth, natural finish that complements the surrounding landscape while providing excellent drainage and durability.

Professional installation using specialized machinery
 Heavy equipment will be used to efficiently distribute, spread, and level the crushed sea shell along the entire length of the path. This ensures proper depth, compaction, and a uniform appearance throughout.

Precision hand grading and finishing
 Skilled labor will fine grade the area by hand to achieve clean edges, smooth transitions, and a polished final result that machinery alone cannot accomplish.

The completed path will be stable, visually refined, and designed to withstand regular foot traffic, while enhancing the overall aesthetics and functionality of your property.

Crushed Sea Shell	110.00	154.00	16,940.00
Delivery of approximately 6 truckloads of Sea Shell	1.00	1,200.00	1,200.00
Skid Steer and Dingo Rental	2.00	1,200.00	2,400.00



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/6/2026

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

SHIP TO
 1502 Tiger Tooth Place
 Ruskin FL 33570

DESCRIPTION	QTY	RATE	AMOUNT
Skilled, qualified and trained labor	64.00	50.00	3,200.00

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

TOTAL **23,740.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Security Services Proposal for Spencer Creek

PREPARED BY

Luis Armas
LArmas@TeamSignal.com

PREPARED FOR

Jayna Cooper
jayna.cooper@inframark.com



Signal 88, LLC ("Franchisor")
 3880 S 149th Street, Suite 102
 Omaha, NE 68144
 Phone: 877.498.8494
 Fax: 402.502.2078

Serviced By: AR Protective Services
 LLC ("Service Provider")
 5508 Golden Isle Dr.
 Apollo Beach, FL 33572
 Luis Armas
 Phone: 732.423.0826
 Email: LArmas@TeamSignal.com

Proposal Date: 2026-02-16
 Good Through: 2026-05-23

Service Dates: 2026-05-23 - 2026-09-07

Security Location
Spencer Creek

Jayna Cooper
 1643 Fred Ives St
 Ruskin, FL 33570
 Phone: +18136088242
 Email: jayna.cooper@inframark.com

Bill To

Spencer Creek
 Jayna Cooper
 1643 Fred Ives St
 Ruskin, FL 33570
 Phone: +18136088242
 Email: jayna.cooper@inframark.com

Management Company: Inframark
Payment Terms: Net 15
Minimum Annual Rate Increase: 5%

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	Per Service	Total
Dedicated Officer I	0	0	0	0	0	8	8	16	\$34.00	\$544.00

Taxes are subject to change based upon jurisdiction.

ALL payments are processed through the Franchisor. Payments are to be sent to:
 PO Box 8246 Omaha, NE 68108

Services	\$2,366.40
Monthly Total	\$2,366.40

Holidays: 1.5x Regular Rate

New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day

Description of Services

This proposal reflects services including 8 on-site dedicated hours. On-site dedicated hours will be scheduled as follows. Each day would be an 8-hour shift with times adjusting throughout the year based on pool closure times. A breakdown of coverage would look like this:

- 5/23, 5/24 & 5/25 Memorial Day Weekend
- 5/30 & 5/31
- 6/6 & 6/7
- 6/13 & 6/14
- 6/20 & 6/21
- 6/27 & 6/28
- 7/3, 7/4 & 7/5 Fourth of July Weekend
- 7/11 & 7/12
- 7/18 & 7/19
- 7/25 & 7/26
- 8/1 & 8/2
- 8/8 & 8/9
- 8/15 & 8/16
- 8/22 & 8/23
- 8/29 & 8/30
- 9/5, 9/6 & 9/7 Labor Day Weekend

This would be 32 standard days at \$34.00 per hour for 8hours per day= \$8704.00

3 holiday pay days at \$51.00 per hour for 8 hours a day x 3 = \$1224.00

Total \$ 9928.00

Services include monitoring property for a variety of site-specific property violations such as:

- Loitering
- Trespassing
- Unruly Behavior
- Enforcement of community policies and regulations

Communication with the client will be through online reporting accessible through our Signal Edge website as well as the franchise owner or designated personnel. Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering. Alarm calls will be included at no additional charge during dedicated hours. Additional vehicle tours may be added as a supplement for an additional charge. Residents will be provided the Signal dispatch number to contact our central command center where a "live" person (supervisor on duty) will be available for assistance.

AGREEMENT

By signing this contract, you are agreeing to the description of services herein and as listed in the "Security-Services Agreement Terms and Conditions" and promise to remit payment based on the above listed terms. "Security-Services Agreement Terms and Conditions" can be found at the following web address,

https://beamsignalapps.com/proposal_form/proposals/terms_and_conditions.php?id=proposal-g37d615a83ce8005a6c7a6fdb1c822c7e-318260820

Client Signer Block

I, _____, have read and agree to the aforementioned terms and contract details.

Client Signature

Date

Title

Signal Signer Block

I, Luis Armas, have read and agree to the aforementioned terms and contract details.

Luis Armas

2026-02-16

Owner

Estimate #EST-ee96

Issue Date: **Mar 17, 2026**

Business Info

Mcs Construction

mromeo.mcs@gmail.com

12501 Drayton Dr, Spring Hill, FL 34609, USA

+1 (808) 291-3629

Project Render



Project Breakdown

Concrete Sidewalk Removal and Installation:

- Remove existing cracked concrete sidewalk consisting of 6 sections measuring 4 feet wide by 4 feet long each (24 linear feet total)
- Dispose of all removed concrete debris from the site

- Prepare and level the base for new concrete installation
- Install new concrete sidewalk with fiber reinforcement at 4 inches thick across all 6 sections (4 feet wide by 4 feet long each, 96 square feet total)
- Finish concrete surface with brushed texture for slip resistance
- Ensure proper slope for drainage and level transitions between sections
- Clean up all debris and leave site in finished condition

Costs Table

Item Description

Concrete Sidewalk Removal And Installation

Material

Concrete Brush For Finishing

Quantity: 1

Concrete Curing Compound

Quantity: 1

Concrete Edging Tool

Quantity: 1

Concrete Float

Quantity: 1

Concrete Jointing Tool

Quantity: 1

Concrete Release Agent

Quantity: 1

Demolition Hammer Rental

Quantity: 1

Disposal Fees For Concrete Debris

Quantity: 3

Polyethylene Vapor Barrier 6 Mil

Quantity: 110

Ready-mix Concrete 3000 Psi With Fiber Reinforcement

Quantity: 1.5

Labor

Labor

Quantity: 16

Other

Markup

Quantity: 1

Subtotal	\$1,954.15
Total	\$1,954.15

Notes

4' wide x 4' sections. 6 sections. 4" thick concrete with fiber.. Remove cracked concrete and install new concrete sidewalk with brushed finish.

Disclaimer

This estimate is valid for 30 days. Prices are subject to change based on material availability, market conditions, project specifications, and other factors.



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

RECIPIENT:

Deborah Wallace
 Spencer Creek CDD

Estimate #249	
Sent on	Mar 23, 2026
Total	\$3,720.00



****Sidewalk Concrete Panel Replacement Proposal****

We are pleased to present our proposal for the labor, materials, equipment, and disposal services required to remove and replace six (6) damaged concrete sidewalk panels.

****Scope of Work:****

- Saw-cutting the perimeter edges of each designated panel to create clean removal lines.
- Demolition and removal of the existing damaged concrete panels.
- Hauling and proper disposal of all debris offsite.
- Subgrade preparation and compaction to establish stable base conditions.
- Forming and pouring new concrete panels to match the existing sidewalk width, thickness, and grade.
- Finishing the concrete surface with a broom finish to ensure slip resistance.
- Installing control joints to align with the adjacent sidewalk pattern where applicable.
- Curing and protecting the new concrete during the initial set period.
- Final cleanup of the surrounding work area.

The new concrete will be installed to ensure proper drainage and provide a safe, uniform walking surface that is consistent with the surrounding sidewalk conditions.

Product/Service	Description	Qty.	Unit Price	Total
Concrete		1	\$3,720.00	\$3,720.00
			Total	\$3,720.00



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

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



Steadfast Alliance
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
3/18/2026

BILL TO

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

SHIP TO

SM1052 / 402
Spencer Creek
1502 Tiger Tooth Place
Ruskin FL 33570

DESCRIPTION	QTY	RATE	AMOUNT
<p>Top dress mulch areas around the amenity center to refresh appearance and maintain proper coverage. This includes: the areas surrounding the basketball court; all sections within and around the dog park; the front entrance and perimeter of the clubhouse; all front landscape islands; and the mulch beds around and behind the pool area and mailbox stations. Ensure even distribution, consistent depth, and a clean, well defined finish throughout.</p>			
Mini/Nugget Mulch - Bagged - 3 cu ft bag	60.00	55.00	3,300.00

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

TOTAL 3,300.00

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Spencer Creek Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Spencer Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 19, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 19, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Spencer Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$562,197.
- The change in the District's total net position in comparison with the prior fiscal year was \$61,254, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$592,477, an increase of \$57,205 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, nonspendable for prepaid items and deposits, and the remainder is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management) and physical environment functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 604,626	\$ 556,208
Capital assets, net of depreciation	7,438,152	7,590,785
Total assets	8,042,778	8,146,993
Current liabilities	167,571	179,184
Long-term liabilities	7,313,010	7,466,866
Total liabilities	7,480,581	7,646,050
Net Position		
Net investment in capital assets	125,142	123,919
Restricted	376,995	351,441
Unrestricted	60,060	25,583
Total net position	\$ 562,197	\$ 500,943

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 997,344	\$ 943,043
Operating grants and contributions	24,895	26,666
General revenues		
Miscellaneous Revenue	455	650
Unrestricted investment earnings	1,769	2,465
Total revenues	<u>1,024,463</u>	<u>972,824</u>
Expenses:		
General government	152,249	97,649
Physical environment	432,848	402,374
Interest	378,112	384,220
Total expenses	<u>963,209</u>	<u>884,243</u>
Change in net position	61,254	88,581
Net position - beginning	500,943	412,362
Net position - ending	<u>\$ 562,197</u>	<u>\$ 500,943</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$963,209. The costs of the District's activities were primarily funded by program revenues. Program revenues, while comprised primarily of assessments, also reflect interest income and miscellaneous revenue. The majority of the changes in expenses result from an increase in professional services.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$20,000 and increase other financing sources by \$20,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$8,201,317 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$763,165 has been taken, which resulted in a net book value of \$7,438,152. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2025, the District had \$7,340,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Spencer Creek Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 34,314
Accounts receivable	6,757
Prepaid items and deposits	34,791
Restricted assets:	
Investments	528,764
Capital assets:	
Nondepreciable	3,622,316
Depreciable, net	3,815,836
Total assets	8,042,778
 LIABILITIES	
Accounts payable	12,149
Accrued interest payable	155,422
Non-current liabilities:	
Due within one year	165,000
Due in more than one year	7,148,010
Total liabilities	7,480,581
 NET POSITION	
Net investment in capital assets	125,142
Restricted for debt service	376,995
Unrestricted	60,060
Total net position	\$ 562,197

See notes to the financial statements

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 152,249	\$ 152,249	\$ -	\$ -
Physical environment	432,848	309,862	-	(122,986)
Interest on long-term debt	378,112	535,233	24,895	182,016
Total governmental activities	963,209	997,344	24,895	59,030
General revenues:				
Unrestricted investment earnings				1,769
Miscellaneous revenue				455
Total general revenues				2,224
Change in net position				61,254
Net position - beginning				500,943
Net position - ending				\$ 562,197

See notes to the financial statements

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 34,314	\$ -	\$ -	\$ 34,314
Investments	-	528,764	-	528,764
Accounts receivable	6,757	-	-	6,757
Due from other funds	-	3,653	-	3,653
Prepaid items and deposits	34,791	-	-	34,791
Total assets	<u>\$ 75,862</u>	<u>\$ 532,417</u>	<u>\$ -</u>	<u>\$ 608,279</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 12,149	\$ -	\$ -	\$ 12,149
Due to other funds	3,653	-	-	3,653
Total liabilities	<u>15,802</u>	<u>-</u>	<u>-</u>	<u>15,802</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	34,791	-	-	34,791
Restricted for:				
Debt service	-	532,417	-	532,417
Unassigned	25,269	-	-	25,269
Total fund balances	<u>60,060</u>	<u>532,417</u>	<u>-</u>	<u>592,477</u>
Total liabilities and fund balances	<u>\$ 75,862</u>	<u>\$ 532,417</u>	<u>\$ -</u>	<u>\$ 608,279</u>

See notes to the financial statements

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 592,477

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	8,201,317	
Accumulated depreciation	(763,165)	7,438,152

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(155,422)	
Unamortized discount on bonds	26,990	
Bonds payable	(7,340,000)	(7,468,432)
Net position of governmental activities		\$ 562,197

See notes to the financial statements

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 462,111	\$ 535,233	\$ -	\$ 997,344
Interest earnings	1,769	24,895	-	26,664
Miscellaneous Revenue	455	-	-	455
Total revenues	464,335	560,128	-	1,024,463
EXPENDITURES				
Current:				
General government	152,249	-	-	152,249
Physical environment	280,215	-	-	280,215
Debt Service:				
Principal	-	155,000	-	155,000
Interest	-	379,794	-	379,794
Total expenditures	432,464	534,794	-	967,258
Excess (deficiency) of revenues over (under) expenditures	31,871	25,334	-	57,205
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	2,632	(2,606)	(26)	-
Total other financing sources (uses)	2,632	(2,606)	(26)	-
Net change in fund balances	34,503	22,728	(26)	57,205
Fund balances - beginning	25,557	509,689	26	535,272
Fund balances - ending	\$ 60,060	\$ 532,417	\$ -	\$ 592,477

See notes to the financial statements

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 57,205
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	155,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(152,633)
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,144)
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.	<u>2,826</u>
Change in net position of governmental activities	<u><u>\$ 61,254</u></u>

See notes to the financial statements

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Spencer Creek Community Development District ("District") was established on October 16, 2018, by Ordinance 18-29 of Hillsborough County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. Ordinance 18-29 was later amended by Ordinance 22-26 to expand the boundaries of the district, adopted by the Board of County Commissioners of Hillsborough County, Florida, which became effective September 14, 2022. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all of the Board members are affiliated with Spencer Creek Development, LLC and Lennar Homes (Developers).

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater management	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bond. Bonds payable are reported net of the applicable premium or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the period of issuance. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as capital projects fund expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market	\$ 528,764	N/A	Not available
	<u>\$ 528,764</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 3,622,316	\$ -	\$ -	\$ 3,622,316
Total capital assets, not being depreciated	<u>3,622,316</u>	<u>-</u>	<u>-</u>	<u>3,622,316</u>
Capital assets, being depreciated				
Stormwater management	4,579,001	-	-	4,579,001
Total capital assets, being depreciated	<u>4,579,001</u>	<u>-</u>	<u>-</u>	<u>4,579,001</u>
Less accumulated depreciation for:				
Stormwater management	610,532	152,633	-	763,165
Total accumulated depreciation	<u>610,532</u>	<u>152,633</u>	<u>-</u>	<u>763,165</u>
Total capital assets, being depreciated, net	<u>3,968,469</u>	<u>(152,633)</u>	<u>-</u>	<u>3,815,836</u>
Governmental activities capital assets, net	<u>\$ 7,590,785</u>	<u>\$ (152,633)</u>	<u>\$ -</u>	<u>\$ 7,438,152</u>

Depreciation expense was charged to the physical environment function in the statement of activities.

NOTE 6 – LONG TERM LIABILITIES

Series 2019

In March 2019, the District issued \$8,195,000 of Special Assessment Revenue Bonds, Series 2019, consisting of Term Bonds with fixed interest rates ranging from 3.75% to 5.25% and due dates from May 1, 2024, through May 1, 2049. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2020. Principal on the Bonds is to be paid serially commencing May 1, 2020, through May 1, 2049.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019	\$ 7,495,000	\$ -	\$ 155,000	\$ 7,340,000	\$ 165,000
Less: original issue discount	(28,134)	-	(1,144)	(26,990)	-
Total	<u>\$ 7,466,866</u>	<u>\$ -</u>	<u>\$ 153,856</u>	<u>\$ 7,313,010</u>	<u>\$ 165,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 165,000	\$ 373,013	\$ 538,013
2027	170,000	365,794	535,794
2028	180,000	358,356	538,356
2029	185,000	350,481	535,481
2030	195,000	342,388	537,388
2031-2035	1,140,000	1,554,937	2,694,937
2036-2040	1,475,000	1,238,188	2,713,188
2041-2045	1,900,000	816,375	2,716,375
2046-2049	1,930,000	259,875	2,189,875
Total	<u>\$ 7,340,000</u>	<u>\$ 5,659,407</u>	<u>\$ 12,999,407</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developers own a significant portion of the land within the District; therefore, assessment revenues include the assessments on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers and other major landowners, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 454,114	\$ 454,114	\$ 462,111	\$ 7,997
Interest	-	-	1,769	1,769
Miscellaneous revenue	-	-	455	455
Total revenues	454,114	454,114	464,335	10,221
EXPENDITURES				
Current:				
General government	158,494	163,494	152,249	11,245
Physical environment	295,620	310,620	280,215	30,405
Total expenditures	454,114	474,114	432,464	41,650
Excess (deficiency) of revenues over (under) expenditures	-	(20,000)	31,871	51,871
OTHER FINANCING SOURCES (USES)				
Use of fund balance	-	20,000	-	(20,000)
Transfers in (out)	-	-	2,632	(2,632)
Total other financing sources (uses)	-	20,000	2,632	(22,632)
Net change in fund balance	\$ -	\$ -	34,503	\$ 29,239
Fund balance - beginning			25,557	
Fund balance - ending			\$ 60,060	

See notes to required supplementary information

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$20,000 and increase other financing sources by \$20,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6
Employee compensation	0
Independent contractor compensation	\$1,765
Construction projects to begin on or after October 1; (\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,080.16 - \$2,160.32 Debt service - \$1,276.60 - \$1,914.90
Special assessments collected	\$997,344
Outstanding Bonds:	
Series 2019, due May 1, 2049	\$7,340,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Spencer Creek Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Spencer Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 19, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated March 19, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 19, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Spencer Creek Community Development District
Hillsborough County, Florida

We have examined Spencer Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Spencer Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 19, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Spencer Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Spencer Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 19, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 19, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Spencer Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 19, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01 Internal controls over expenses related to the management contract:

Observation: During the audit, it was noted that the District was overbilled for onsite services and the total amount charged exceeded the budgeted allocation for these services. The District's contracted management company billed the District twice for Onsite Staff expense line item for the months of October 2024 through January 2025.

Recommendation: The District should review vendor invoices more closely and regularly compare charges to budgeted amounts to ensure accuracy and prevent overbilling.

Management Response: A refund has been submitted for the double billing of onsite services. Management will also implement additional review procedures to ensure invoices are examined more closely moving forward.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

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

1 The regular meeting of the Board of Supervisors of Spencer Creek Community
2 Development District was held on Thursday, February 5, 2026, and called to order at 2:01 p.m., at
3 the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:

6		
7	Kelly Evans	Chairperson
8	Ben Gainer	Vice Chairperson
9	Carlos de la Ossa	Assistant Secretary
10	Lori Campagna	Assistant Secretary

11
12 Also present were:

13		
14	Deborah Wallace	District Manager
15	Jayna Cooper	District Manager
16	Rollamay Turkoane	District Manager
17	Brooke Chapman	District Manager
18	John Vericker	District Counsel
19	Kathryn Hopkinson	District Counsel
20	Paul Young	Field Manager
21	Tabitha Vega	Inframark (<i>via phone</i>)

22
23 *This is not a certified or verbatim transcript but rather represents the context and*
24 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
25 *the District Office for any related costs for an audio copy.*

26
27 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

29
30 **SECOND ORDER OF BUSINESS**

Public Comments

31 There being none, the next order of business followed.

32
33 **THIRD ORDER OF BUSINESS**

Business Items

34 There being none, the next order of business followed.

35
36 **FOURTH ORDER OF BUSINESS**

Consent Agenda

37 **A. Approval of Minutes of January 8, 2026, Regular Meeting**

38 **B. Consideration of Operations and Maintenance for December 2025**

39 **C. Acceptance of the Financials and Approval of the Check Register for December**
40 **2025**

41
42

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
43 the Consent Agenda, was approved. 4-0

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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.	2/1/2026	31783	\$150.00			SECURITY SERVICES
AQUA SENTRY	2/1/2026	SU673ZP-59	\$1,600.00			POOL CLEANING
INFRAMARK LLC	2/1/2026	170649	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	2/1/2026	170649	\$350.00			DISSEMINATION SERVICES
INFRAMARK LLC	2/1/2026	170649	\$2,575.00			DISTRICT MANAGEMENT
INFRAMARK LLC	2/1/2026	170649	\$1,000.00			FIELD MANAGEMENT
INFRAMARK LLC	2/1/2026	170649	\$125.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	2/1/2026	170649	\$2,916.67			ONSITE SERVICES
INFRAMARK LLC	2/1/2026	170649	\$50.00	\$8,016.67		TECHNOLOGY SERVICES
INFRAMARK LLC	2/17/2026	171501	\$11.84		\$8,028.51	POSTAGE
SIGNAL 88 LLC	2/1/2026	US_128948	\$775.00			SECURITY MONITORING
SITEX AQUATICS	2/1/2026	10689-B	\$765.00			AQUATIC MAINTENANCE
STEADFAST CONTRACTORS ALIANCE	2/5/2026	SA-19900	\$7,534.90			LANDSCAPE SERVICES
STRALEY ROBIN VERICKER	2/12/2026	27909	\$1,994.00			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$20,847.41			
Utilities						
CHARTER COMMUNICATIONS	2/9/2026	2472565020926-ACH	\$219.14			INTERNET/PHONE SERVICES
TECO	2/3/2026	020326-74837-ACH	\$903.26			ELECTRIC
TECO	2/3/2026	020326-59930-ACH	\$20.31			ELECTRIC
TECO	2/3/2026	020326-59922-ACH	\$20.31			ELECTRIC
TECO	2/3/2026	020326-52437-ACH	\$4,476.22			ELECTRIC
TECO	2/3/2026	020326-59039-ACH	\$20.31			ELECTRIC
TECO	2/3/2026	020326-08083-ACH	\$140.74		\$5,581.15	ELECTRIC
Utilities Subtotal			\$5,800.29			
Regular Services						

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
BENJAMIN D. GAINER	2/5/2026	BG-020526	\$200.00			BOARD 02/05/26
CARLOS DE LA OSSA	2/5/2026	CO-020526	\$200.00			BOARD 02/05/26
INFRAMARK LLC	1/30/2026	1164968	\$125.00			MAINTENANCE SVS-WOMENS BATHROOM DEADBOLT REPAIRS
INFRAMARK LLC	1/30/2026	1164978	\$165.00			MAINTENANCE-DISPOSAL OF POOL FURNITURE
INFRAMARK LLC	2/17/2026	171501	\$32.95		\$322.95	GATE MONITORING
KELLY ANN EVANS	2/5/2026	KE-020526	\$200.00			BOARD 02/05/26
LORI A CAMPAGNA	2/5/2026	LC-020526	\$200.00			BOARD 02/05/26
STEADFAST CONTRACTORS ALIANCE	2/2/2026	SA-19479	\$1,500.00			LANDSCAPE SERVICES
STEADFAST CONTRACTORS ALIANCE	2/2/2026	SA-19480	\$3,800.00			LANDSCAPE SERVICES
STEADFAST CONTRACTORS ALIANCE	1/30/2026	SA-19487	\$56.38		\$5,356.38	IRRIGATION REPAIRS
TRUIST - CC	1/19/2026	011626-7543-A-ACH	\$37.47			TRUIST CC PURCHASES
Regular Services Subtotal			\$6,516.80			
TOTAL			\$33,164.50			

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
31783	02/01/2026	\$150.00	02/01/2026	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!



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

Date: 02/01/2026
Due: 03/03/2026
Invoice #: SU673ZP-59
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
-------	------------	------------



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

170649

DATE

2/1/2026

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**

2/1/2026

Services provided for the Month of: February 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#

171501

DATE

2/17/2026

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**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 12-8-25 DKS IM SERVER : gate monitoring: \$32.95	1	Ea	32.95		32.95
Postage	16	Ea	0.74		11.84
Subtotal					44.79

Subtotal	\$44.79
Tax	\$0.00
Total Due	\$44.79

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



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

Signal 88, LLC

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

BILL TO

Spencer Creek

2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: US_128948
Invoice Date: 2026-02-01
Due Date: 2026-02-16
Terms: NET15
Customer ID: 214568
Customer PO:

Amount Due: \$775.00
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
2026-02-01-2026-02-28	Roving Patrol Tours - Spencer Creek Patrols : : Service Location: Spencer Creek	31	\$25.00	\$775.00
			Subtotal	\$775.00
			Sales tax	\$0.00
			1) FLORIDA FL STATE TAX (6)	\$0.00
			2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
			Total	\$775.00

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.: 10689-b
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	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 #
2/5/2026	SA-19900

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
SM1052 / 402 Spencer Creek 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 February 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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Spencer Creek CDD
Inframark
2005 Pan Am Ste. 300
Tampa, FL 33607

February 12, 2026

Client: 001511

Matter: 000001

Invoice #: 27909

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
1/5/2026	MS	REVISE GENERAL ELECTION RESOLUTION; PREPARE LANDOWNER ELECTION RESOLUTION.	1.2	\$234.00
1/6/2026	KCH	REVIEW AND REVISE GENERAL ELECTION RESOLUTION AND LANDOWNER RESOLUTION.	0.7	\$262.50
1/7/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH J. COOPER.	0.3	\$121.50
1/7/2026	KCH	REVIEW UPDATED AGENDA PACKAGE.	0.3	\$112.50
1/8/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$121.50
1/8/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.3	\$112.50
1/13/2026	MS	REVIEW CLIENT FILE AND PULL ORDINANCE, NOTICE OF ESTABLISHMENT, AND ANY AMENDMENTS TO THE SAME; PREPARE DROPBOX FILE FOR THE SAME; UPDATE INDEX OF DOCUMENTS FOR DROPBOX.	0.3	\$58.50
1/15/2026	MS	REVIEW SPECIAL DISTRICT PROFILE TO CONFIRM ACCURACY OF INFORMATION; REVIEW PLATS AND DEEDS TO CONFIRM CONVEYANCE OF COMMON AREA TRACTS TO DISTRICT FROM DEVELOPER.	1.4	\$273.00
1/26/2026	WAS	REVIEW CURRENT LANDSCAPE AGREEMENT AND ADDENDUMS IN PREPARATION FOR NEW ADDENDUM TO ADDRESS MEASURES FOR FREEZING TEMPERATURES.	0.2	\$67.00
1/26/2026	MS	REVIEW CLIENT FILE AND COMPILE ALL LANDSCAPE AGREEMENT IN PREPARATION TO PREPARE ADDENDUM TO ACCOUNT FOR FREEZING TEMPERATURES.	0.2	\$39.00

SERVICES

Date	Person	Description of Services	Hours	Amount
1/27/2026	JMV	REVIEW EMAIL FROM J. COOPER; REVIEW PROPOSED CONTRACT ADDENDUM.	0.3	\$121.50
1/27/2026	WAS	COMMUNICATIONS WITH DISTRICT MANAGEMENT STAFF REGARDING EXECUTED LANDSCAPE MAINTENANCE AGREEMENT.	0.2	\$67.00
1/27/2026	MS	REVIEW CLIENT FILE TO CONFIRM IF ALL PLATS AND RECORDED DEEDS CONVEYING TRACTS TO DISTRICT ARE IN SYSTEM; PULL ALL PLATS AND DEEDS CONVEYING COMMON AREA TRACTS FROM OFFICIAL RECORDS.	0.5	\$97.50
1/28/2026	MS	RECEIVE AND PROCESS EXECUTED LANDSCAPE AGREEMENTS AND ADDENDUMS; REVIEW SAME FOR ANY LANGUAGE PERTAINING TO FREEZING TEMPERATURE PROCEDURES AND ANTI-HUMAN TRAFFICKING; REVIEW STATUS OF COMMON AREA TRACT CONVEYANCE WITH DISTRICT ATTORNEY.	0.8	\$156.00
1/30/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			7.4	\$1,994.00
Total Services				\$1,994.00
Total Disbursements				\$0.00
Total Current Charges				\$1,994.00
Previous Balance				\$955.50
<i>Less Payments</i>				<i>(\$955.50)</i>
PAY THIS AMOUNT				\$1,994.00

Please Include Invoice Number on all Correspondence

February 9, 2026
Invoice Number: 2472565020926
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

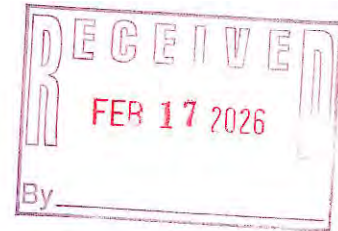
Contact Us

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

Summary

*Service from 02/09/26 through 03/08/26
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	5.00
Taxes, Fees and Charges	9.14
Current Charges	\$219.14
<i>YOUR AUTO PAY WILL BE PROCESSED 02/26/26</i>	
Total Due by Auto Pay	\$219.14



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 02102026 NNNNNNNN 01 000976 0004

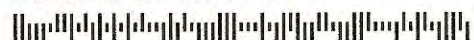
SPENCER CREEK CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

February 9, 2026
SPENCER CREEK CDD
Invoice Number: 2472565020926
Account Number: 8337 12 028 2472565
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

Total Due by Auto Pay **\$219.14**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028247256500219147



SPENCER CREEK CDD
Invoice Number: 2472565020926
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 02102026 NNNNNNNN 01 000976 0004

Charge Details

Previous Balance		205.00
EFT Payment	01/26	-205.00
Remaining Balance		\$0.00

Payments received after 02/09/26 will appear on your next bill.

Service from 02/09/26 through 03/08/26

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	10.00
Auto Pay Discount	-10.00

Other Charges Continued

Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.64
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.63
Taxes, Fees and Charges Total	\$9.14

Current Charges \$219.14
Total Due by Auto Pay \$219.14

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.

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

Statement Date: February 03, 2026

Amount Due: \$903.26

Due Date: February 24, 2026

Account #: 221008474837

Your Energy Insight

Your average daily kWh used was **1408.33% higher** than the same period last year.

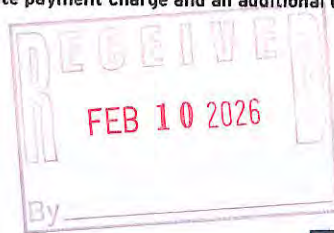
Your average daily kWh used was **1.09% lower** than it was in your previous period.

DO NOT PAY. Your account will be drafted on February 24, 2026

Account Summary

Current Service Period: December 30, 2025 - January 28, 2026	
Previous Amount Due	\$1,004.06
Payment(s) Received Since Last Statement	-\$1,004.06
Current Month's Charges	\$903.26
Amount Due by February 24, 2026	\$903.26

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

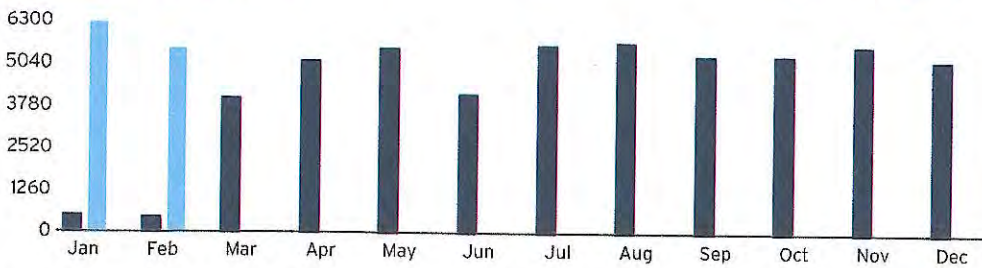



Scan here to view your account online.



An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

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: February 24, 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: \$903.26

Payment Amount: \$ _____

630396919415

Your account will be drafted on February 24, 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.

0000017-0000380-Page 7 of 30



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

Account #: 221008474837
Statement Date: February 03, 2026
Charges Due: February 24, 2026

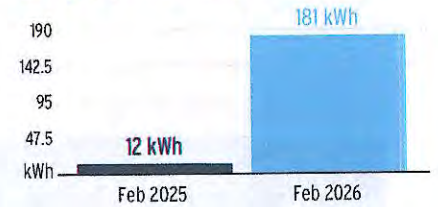
Meter Read

Service Period: Dec 30, 2025 - Jan 28, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000240439	01/28/2026	28,716	23,276	5,440 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	5,440 kWh @ \$0.09202/kWh	\$500.59
Fuel Charge	5,440 kWh @ \$0.03516/kWh	\$191.27
Storm Protection Charge	5,440 kWh @ \$0.00568/kWh	\$30.90
Clean Energy Transition Mechanism	5,440 kWh @ \$0.00418/kWh	\$22.74
Storm Surcharge	5,440 kWh @ \$0.02121/kWh	\$115.38
Florida Gross Receipt Tax		\$22.58
Electric Service Cost		\$903.26

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$903.26

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.



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

Statement Date: February 03, 2026

Amount Due: \$20.31

Due Date: February 24, 2026

Account #: 221008759930

DO NOT PAY. Your account will be drafted on February 24, 2026

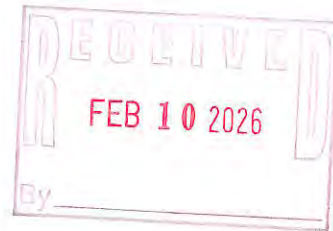
Account Summary

Current Service Period: December 30, 2025 - January 28, 2026	
Previous Amount Due	\$21.82
Payment(s) Received Since Last Statement	-\$21.82
Current Month's Charges	\$20.31
Amount Due by February 24, 2026	\$20.31

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



Scan here to view your account online.



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



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

Account #: 221008759930

Due Date: February 24, 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: \$20.31

Payment Amount: \$ _____

636569733336

Your account will be drafted on February 24, 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.

00000017-0000366-Page 19 of 30



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

Account #: 221008759930
Statement Date: February 03, 2026
Charges Due: February 24, 2026

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Dec 30, 2025 - Jan 28, 2026

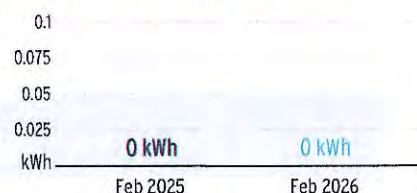
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000874874	01/28/2026	37	37	0 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.31

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$20.31

00000017-0000396-Page 20 of 30

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: February 03, 2026

Amount Due: \$20.31

Due Date: February 24, 2026

Account #: 221008759922

DO NOT PAY. Your account will be drafted on February 24, 2026

Account Summary

Current Service Period: December 30, 2025 - January 28, 2026

Previous Amount Due	\$21.82
Payment(s) Received Since Last Statement	-\$21.82

Current Month's Charges **\$20.31**

Amount Due by February 24, 2026 \$20.31

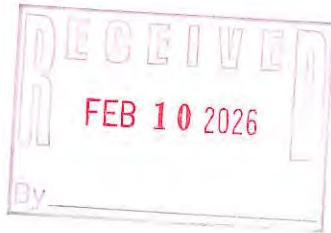
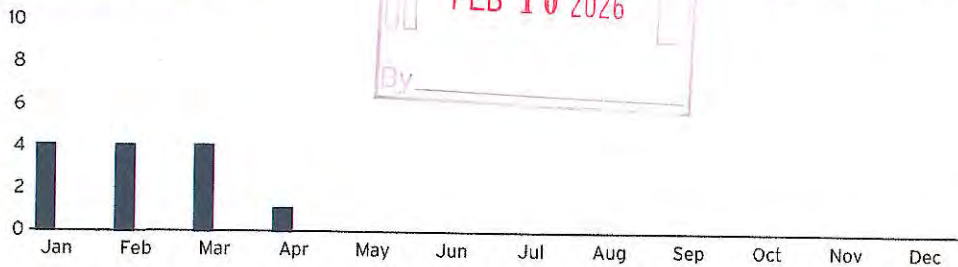
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

00000017-0000384-Page 15 of 30

Monthly Usage (kWh)



An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

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: February 24, 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: \$20.31

Payment Amount: \$ _____

636569733335

Your account will be drafted on February 24, 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:
 1598 15TH ST SE
 PANEL A, RUSKIN, FL 33570-6004

Account #: 221008759922
 Statement Date: February 03, 2026
 Charges Due: February 24, 2026

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Dec 30, 2025 - Jan 28, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	01/28/2026	80	80		0 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.31

Avg kWh Used Per Day



Total Current Month's Charges

\$20.31

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

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

Statement Date: February 03, 2026

Amount Due: \$4,476.22

Due Date: February 24, 2026

Account #: 221008452437

DO NOT PAY. Your account will be drafted on February 24, 2026

Account Summary

Current Service Period: December 30, 2025 - January 28, 2026

Previous Amount Due \$4,259.59
Payment(s) Received Since Last Statement -\$4,259.59

Current Month's Charges \$4,476.22

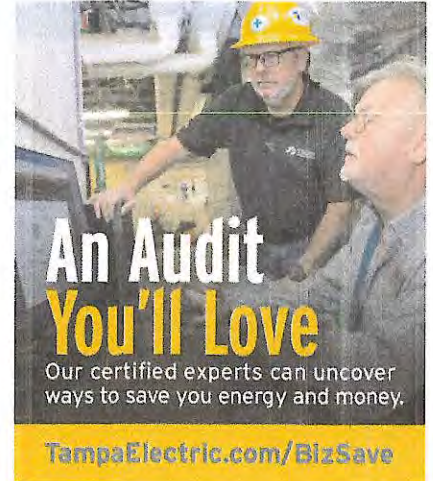
Amount Due by February 24, 2026 \$4,476.22

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



Scan here to view your account online.

00000017-0000378-Page 3 of 30



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: February 24, 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: \$4,476.22

Payment Amount: \$ _____

630396919414

Your account will be drafted on February 24, 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: February 03, 2026
 Charges Due: February 24, 2026

Service Period: Dec 30, 2025 - Jan 28, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

00000017-0000378-Page 4 of 30

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

Ways To Pay Your Bill

- 

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

In-Person
 Find list of Payment Agents at TampaElectric.com
- 

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

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

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

Contact Us

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

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

Statement Date: February 03, 2026

Amount Due: \$20.31

Due Date: February 24, 2026

Account #: 221009259039

DO NOT PAY. Your account will be drafted on February 24, 2026

Account Summary

Current Service Period: December 30, 2025 - January 28, 2026

Previous Amount Due \$23.02
Payment(s) Received Since Last Statement -\$23.02

Current Month's Charges \$20.31

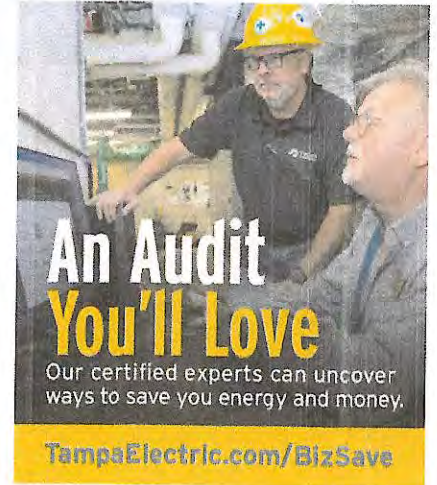
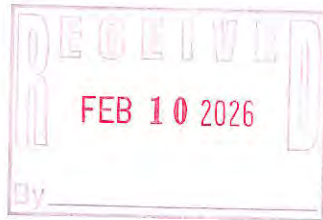
Amount Due by February 24, 2026 \$20.31

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



Scan here to view your account online.

00000017-0000368-Page 23 of 30



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: February 24, 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: \$20.31

Payment Amount: \$ _____

637804314194

Your account will be drafted on February 24, 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: February 03, 2026
 Charges Due: February 24, 2026

Meter Read

Meter Location: ENTRANCE SIGN

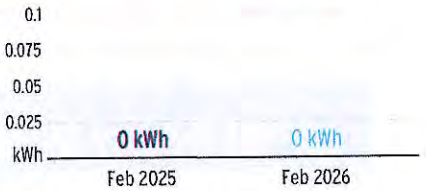
Service Period: Dec 30, 2025 - Jan 28, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000936781	01/28/2026	0		0		0 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.31

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$20.31

00000017-0000388-Page 24 of 30

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

Ways To Pay Your Bill

Contact Us

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Bank Draft
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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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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: February 03, 2026

Amount Due: \$140.74

Due Date: February 24, 2026

Account #: 211025808083

Your Energy Insight

Your average daily kWh used was **66.67% higher** than the same period last year.

Your average daily kWh used was **13.64% higher** than it was in your previous period.

DO NOT PAY. Your account will be drafted on February 24, 2026

Account Summary

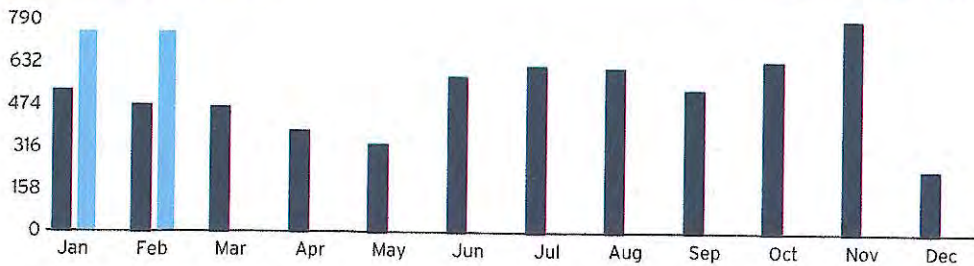
Current Service Period: December 30, 2025 - January 28, 2026	
Previous Amount Due	\$141.51
Payment(s) Received Since Last Statement	-\$141.51
Current Month's Charges	\$140.74
Amount Due by February 24, 2026	\$140.74

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

Scan here to view your account online.



Monthly Usage (kWh)



An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

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: February 24, 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: \$140.74

Payment Amount: \$ _____

674841145292

Your account will be drafted on February 24, 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.

0000017-0000390-Page 27 of 30



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

Account #: 211025808083
Statement Date: February 03, 2026
Charges Due: February 24, 2026

Meter Read

Meter Location: IRRIGATION

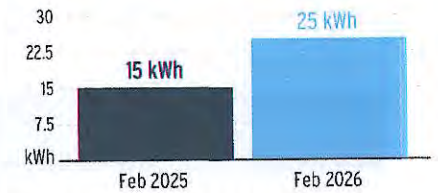
Service Period: Dec 30, 2025 - Jan 28, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	01/28/2026	38,067		37,325		742 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	742 kWh @ \$0.09202/kWh	\$68.28
Fuel Charge	742 kWh @ \$0.03516/kWh	\$26.09
Storm Protection Charge	742 kWh @ \$0.00568/kWh	\$4.21
Clean Energy Transition Mechanism	742 kWh @ \$0.00418/kWh	\$3.10
Storm Surcharge	742 kWh @ \$0.02121/kWh	\$15.74
Florida Gross Receipt Tax		\$3.52
Electric Service Cost		\$140.74

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$140.74

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
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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**

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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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek Community Development Distri

Board Meeting Date: February 5, 2026

Name	In Attendance Please X	Paid
1 Kelly Evans	<input type="checkbox" value="x"/>	\$200
2 Carlos de la Ossa	<input type="checkbox" value="x"/>	\$200
3 Ben Gainer	<input type="checkbox" value="x"/>	\$200
4 Lori Campagna	<input type="checkbox" value="x"/>	\$200
5 Nick Dister	<input type="checkbox"/>	

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

Approved for payment:

Deborah Wallace

District Manager Signature

2/5/2026

Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek Community Development District
Board Meeting Date: February 5, 2026

Name	In Attendance Please X	Paid
1 Kelly Evans	<input type="checkbox"/>	\$200
2 Carlos de la Ossa	<input checked="" type="checkbox"/>	\$200
3 Ben Gainer	<input type="checkbox"/>	\$200
4 Lori Campagna	<input type="checkbox"/>	\$200
5 Nick Dister	<input type="checkbox"/>	

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

Approved for payment:

Deborah Wallace

District Manager Signature

2/5/2026

Date

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



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

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

Invoice Number	1164968
Invoice Date	1/30/2026
Due Date	3/1/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$125.00

Subtotal	\$125.00
Sales Tax	\$0.00
Total	\$125.00

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.

INFRAMARK, LLC

02 Feb 2026 09:50:11AM CST

DISTRICT : SPENCER CREEK CDD

Go Green! Think before you print.

INVOICE NO. 1164968 - DETAIL

INVOICE DATE: 1/30/2026

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										
	1/30/2026	4407742	SPCCDD District Area	General Maintenance; Deadbolt repair in Women's Bathroom.	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	
				BWO Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	
				Invoice Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	



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

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

Invoice Number	1164978
Invoice Date	1/30/2026
Due Date	3/1/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$165.00

Subtotal	\$165.00
Sales Tax	\$0.00
Total	\$165.00

Please Pay This Amount

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

Please include the 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										
	1/30/2026	4435738	SPCCDD District Area	General Maintenance; Disposal of Pool Furniture.	\$0.00	\$0.00	\$165.00	\$0.00	\$165.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$165.00	\$0.00	\$165.00	
				BWO Total	\$0.00	\$0.00	\$165.00	\$0.00	\$165.00	
				Invoice Total	\$0.00	\$0.00	\$165.00	\$0.00	\$165.00	

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek Community Development District
Board Meeting Date: February 5, 2026

Name	In Attendance Please X	Paid
1 Kelly Evans	<input checked="" type="checkbox"/>	\$200
2 Carlos de la Ossa	<input checked="" type="checkbox"/>	\$200
3 Ben Gainer	<input checked="" type="checkbox"/>	\$200
4 Lori Campagna	<input checked="" type="checkbox"/>	\$200
5 Nick Dister	<input type="checkbox"/>	

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

Approved for payment:

Deborah Wallace

District Manager Signature

2/5/2026

Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek Community Development District

Board Meeting Date: February 5, 2026

Name	In Attendance Please X	Paid
1 Kelly Evans	<input type="checkbox" value="x"/>	\$200
2 Carlos de la Ossa	<input type="checkbox" value="x"/>	\$200
3 Ben Gainer	<input type="checkbox" value="x"/>	\$200
4 Lori Campagna	<input type="checkbox" value="x"/>	\$200
5 Nick Dister	<input type="checkbox"/>	

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

Approved for payment:

Deborah Wallace

District Manager Signature

2/5/2026

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 #
2/2/2026	SA-19479

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	Cut down dead tree in the Spencer Creek dog park. Disposed of all debris, and clean up the work area. Palm Tree Trimming		1,500.00		1,500.00

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

Total	\$1,500.00
Payments/Credits	\$0.00
Balance Due	\$1,500.00



Steadfast Alliance

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

Invoice

Date	Invoice #
2/2/2026	SA-19480

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
52	Removed dead Oak from outside the dog park area.		50.00		2,600.00
1	Dump Fees		1,200.00		1,200.00
	This invoice is for the following work completed: -Flush cut dead Oak tree according to ISA Standards. -Removal and disposal of all tree material. - Flush cutting does leave a small tree stump exposed. This proposal does not include stump grinding which would have to be a separate proposal.				

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	\$3,800.00
Payments/Credits	\$0.00
Balance Due	\$3,800.00



Steadfast Alliance

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

Invoice

Date	Invoice #
1/30/2026	SA-19487

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	Water Management Program -Irrigation technician was sent out to perform January monthly wet check. During the inspection, tech went through each zone. The tech replaced a broken sprinkler and repair a few drip lines. Repair time 12:30-1:00 Part used 1 hunter 4" 4 hunter nozzles Total cost of parts \$13.88 Labor to complete repair .5 at \$85/hr.		56.38	1/15/2026	56.38

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	\$56.38
Payments/Credits	\$0.00
Balance Due	\$56.38

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

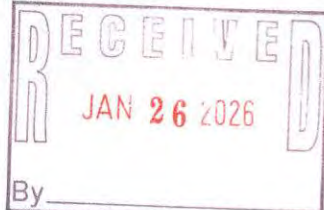
If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of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

480000574816000000000000000000020000000000000003747

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

**N0000983

TRUIST BANK
 PO BOX 791622
 BALTIMORE MD 21279-1622



⑈ 56 754 38 51⑈ ⑆ 56 130 1756⑆ 4 1 18 7 16 754 3⑈



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

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.



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: <i>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</i>	\$16.97
Sold by: RONITRY (seller profile)	
Business Price	
Condition: New	
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](#) .

RE: Spencer Creek credit card

From Sowani, Natasha <Natasha.Sowani@inframark.com>

Date Tue 2/17/2026 10:20 AM

To Teresa Farlow <Teresa.Farlow@Inframark.com>; Sciortino, Jonathan <jonathan.sciortino@inframark.com>; Mitchell, Louise <lmitchell@inframark.com>

Cc Giuffre, Jamie <jamie.giuffre@inframark.com>

Thanks for letting us know.

Please code the duplicate 'invoice' to Misc Repairs & Maint – 001-549900-53908-5000 and indicate that it's a supuplicate CC payment. Then go ahead and record the payment against the invoice.

Jonathan you will need to reclass it next month based on actual expenses.

Thanks,

Natasha Sowani | Director of Accounting



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
(O) 813.873.7300 ext 106 (M) 813.608.8241

***Please note:** Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. **Please do not reply "to all"**.*

From: Teresa Farlow <Teresa.Farlow@Inframark.com>

Sent: Tuesday, February 17, 2026 10:17 AM

To: Sciortino, Jonathan <jonathan.sciortino@inframark.com>; Sowani, Natasha <Natasha.Sowani@inframark.com>; Mitchell, Louise <lmitchell@inframark.com>

Cc: Giuffre, Jamie <jamie.giuffre@inframark.com>

Subject: Spencer Creek credit card

Hi,

We paid the credit card for Spencer Creek twice in February.

Once by check (ck#1783 - cleared bank on 02.04) and once by Auto Pay on 02.13.2026.

We set the credit card on auto pay and they pushed it through quicker than what they thought. Please advise Louise on how you want the double payment documented. (it will show up as a credit on the next cc statement)

Thanks

Teresa Farlow |Accounts Payable Supervisor



2005 Pan Am Circle Ste 300 | Tampa, FL 33607
(O) 813.873.7300 ext. 340
www.inframarkims.com

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*Spencer Creek
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



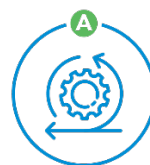
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019			GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND				
ASSETS							
Cash - Operating Account	\$ 333,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333,389
Investments:							
Prepayment Account	-	30	-	-	-	-	30
Reserve Fund	-	268,006	-	-	-	-	268,006
Revenue Fund	-	606,341	-	-	-	-	606,341
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	\$ 340,938	\$ 874,377	\$ -	\$ 8,201,317	\$ 7,340,000	\$ -	\$ 16,756,632
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 February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019			GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND				
FUND BALANCES							
Restricted for:							
Debt Service	-	874,377	-	-	-	-	874,377
Unassigned:	340,813	-	-	8,201,317	-	-	8,542,130
TOTAL FUND BALANCES	340,813	874,377	-	8,201,317	-	-	9,416,507
TOTAL LIABILITIES & FUND BALANCES	\$ 340,938	\$ 874,377	\$ -	\$ 8,201,317	\$ 7,340,000	\$ -	\$ 16,756,632

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 1,905	\$ 1,905	0.00%
Interest - Tax Collector	-	888	888	0.00%
Rental Income	-	500	500	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	479,562	(10,245)	97.91%

EXPENDITURES

Administration

Supervisor Fees	12,000	4,600	7,400	38.33%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Info Technology	-	250	(250)	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,750	2,450	41.67%
District Counsel	13,000	4,520	8,480	34.77%
District Engineer	5,000	553	4,447	11.06%
District Manager	30,900	12,875	18,025	41.67%
Accounting Services	12,000	5,000	7,000	41.67%
Auditing Services	4,100	-	4,100	0.00%
Onsite Staff	35,000	14,583	20,417	41.67%
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	83	417	16.60%
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	1,130	(880)	452.00%
Website Administration	1,500	500	1,000	33.33%
Dues, Licenses, Subscriptions	250	175	75	70.00%
Total Administration	171,879	73,386	98,493	42.70%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>Utility Services</u>				
Amenity - Phone, internet, cable	2,300	809	1,491	35.17%
Water/Wastewater	6,500	2,586	3,914	39.78%
Electric Utility Services - All	65,000	27,480	37,520	42.28%
Total Utility Services	73,800	30,875	42,925	41.84%
<u>Other Physical Environment</u>				
Field Manager	12,000	5,000	7,000	41.67%
Janitorial Supplies	7,000	1,911	5,089	27.30%
Contracts-Aquatic Control	9,639	3,825	5,814	39.68%
Contracts-Pools	11,989	10,879	1,110	90.74%
Amenity Center Pest Control	1,000	625	375	62.50%
Security Monitoring Services	4,500	8,600	(4,100)	191.11%
R&M-Other Landscape	2,000	-	2,000	0.00%
Pool Maintenance - Other	6,000	640	5,360	10.67%
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	42,975	67,025	39.07%
Plant Replacement Program	4,000	2,640	1,360	66.00%
Storm Cleanup	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	1,572	1,928	44.91%
Misc Repairs and Maintenance	25,000	2,495	22,505	9.98%
Access Control	2,500	99	2,401	3.96%
Total Other Physical Environment	244,128	94,549	149,579	38.73%
TOTAL EXPENDITURES	489,807	198,810	290,997	40.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	280,752	280,752	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		60,061		
FUND BALANCE, ENDING		\$ 340,813		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 8,987	\$ 8,987	0.00%
Special Assmnts- Tax Collector	538,013	519,479	(18,534)	96.56%
TOTAL REVENUES	538,013	528,466	(9,547)	98.23%
EXPENDITURES				
<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	-	341,960	341,960	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		532,417		
FUND BALANCE, ENDING		\$ 874,377		

Bank Account Statement

Spencer Creek CDD

Bank Account No. 9015
Statement No. 26-02

Statement Date 02/28/2026

G/L Account No. 101001 Balance	333,388.63	Statement Balance	337,201.77
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	337,201.77
Subtotal	333,388.63	Outstanding Checks	-3,813.14
Negative Adjustments	0.00	Ending Balance	333,388.63
Ending G/L Balance	333,388.63		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
02/28/2026		JE000595	Interest - Investments	Interest Earned	419.93	419.93	0.00
02/19/2026		JE000602	Rental Income	Deposits-Clubhouse	500.00	500.00	0.00
Total Deposits					919.93	919.93	0.00
Checks							0.00
01/13/2026	Payment	1768	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
01/30/2026	Payment	1778	ACTION SECURITY, INC.	Check for Vendor V00043	-380.00	-380.00	0.00
01/30/2026	Payment	1779	INFRAMARK LLC	Check for Vendor V00025	-2,898.44	-2,898.44	0.00
01/30/2026	Payment	1780	KINGS POWER WASHING SERVICES DBA MHD	Check for Vendor V00063	-225.00	-225.00	0.00
01/30/2026	Payment	1781	COMMUNICATION S	Check for Vendor V00038	-439.73	-439.73	0.00
01/30/2026	Payment	1782	STRALEY ROBIN VERICKER	Check for Vendor V00014	-955.50	-955.50	0.00
01/30/2026	Payment	1783	TRUIST - CC	Check for Vendor V00062	-37.47	-37.47	0.00
01/30/2026	Payment	300095	BOCC	Inv: 012726-46437-ACH	-167.06	-167.06	0.00
02/09/2026	Payment	1784	ACTION SECURITY, INC.	Check for Vendor V00043	-150.00	-150.00	0.00
02/09/2026	Payment	1785	AQUA SENTRY	Check for Vendor V00053	-1,600.00	-1,600.00	0.00
02/09/2026	Payment	1786	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
02/09/2026	Payment	1787	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
02/09/2026	Payment	1788	INFRAMARK LLC	Check for Vendor V00025	-8,306.67	-8,306.67	0.00
02/09/2026	Payment	1789	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
02/09/2026	Payment	1790	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
02/09/2026	Payment	1791	MCCALL SERVICE	Check for Vendor V00056	-125.00	-125.00	0.00
02/09/2026	Payment	1792	SIGNAL 88 LLC	Check for Vendor V00060	-775.00	-775.00	0.00
02/09/2026	Payment	1793	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00

Bank Account Statement

Spencer Creek CDD

Bank Account No. 9015
Statement No. 26-02

Statement Date 02/28/2026

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
02/09/2026	Payment	1794	STEADFAST CONTRACTORS ALIANCE	Check for Vendor V00005	-12,891.28	-12,891.28	0.00
02/13/2026	Payment	300096	TECO	Inv: 020326-59922-ACH	-20.31	-20.31	0.00
02/13/2026	Payment	300097	TECO	Inv: 020326-52437-ACH	-4,476.22	-4,476.22	0.00
02/13/2026	Payment	300098	TECO	Inv: 020326-74837-ACH	-903.26	-903.26	0.00
02/13/2026	Payment	300099	TECO	Inv: 020326-59039-ACH	-20.31	-20.31	0.00
02/13/2026	Payment	300100	TECO	Inv: 020326-59930-ACH	-20.31	-20.31	0.00
02/13/2026	Payment	300101	TECO	Inv: 020326-08083-ACH	-140.74	-140.74	0.00
02/26/2026	Payment	1795	INFRAMARK LLC	Check for Vendor V00025	-44.79	-44.79	0.00
02/13/2026	Payment	DD253	TRUIST - CC	Payment of Invoice 001391	-37.47	-37.47	0.00
02/28/2026		JE000596	Bank Fees	Service Charges	-223.00	-223.00	0.00
Total Checks					-36,602.56	-36,602.56	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/17/2025	Payment	1755	AQUA SENTRY CHARTER	Check for Vendor V00053			-1,600.00
02/20/2026	Payment	300102	COMMUNICATION S	Inv: 2472565020926-ACH			-219.14
02/26/2026	Payment	1796	STRALEY ROBIN VERICKER	Check for Vendor V00014			-1,994.00

Total Outstanding Checks

-3,813.14

Outstanding Deposits

Total Outstanding Deposits

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001									
001	1784	02/09/26	V00043	ACTION SECURITY, INC.	31783	FEB 26-SECURITY SVS PLAN	SECURITY SERVICES	534368-53908	\$150.00
001	1785	02/09/26	V00053	AQUA SENTRY	SU673ZP-59	FEB 26-CLEANING SERVICES	POOL CLEANING	534078-53908	\$1,600.00
001	1786	02/09/26	V00042	BENJAMIN D. GAINER	BG-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1787	02/09/26	V00039	CARLOS DE LA OSSA	CO-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1788	02/09/26	V00025	INFRAMARK LLC	170649	FEB 26-INFRAMARK MANAGEMENT INVOICE	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1788	02/09/26	V00025	INFRAMARK LLC	170649	FEB 26-INFRAMARK MANAGEMENT INVOICE	DISSEMINATION SERVICES	531142-51301	\$350.00
001	1788	02/09/26	V00025	INFRAMARK LLC	170649	FEB 26-INFRAMARK MANAGEMENT INVOICE	DISTRICT MANAGEMENT	531150-51301	\$2,575.00
001	1788	02/09/26	V00025	INFRAMARK LLC	170649	FEB 26-INFRAMARK MANAGEMENT INVOICE	FIELD MANAGEMENT	531152-53908	\$1,000.00
001	1788	02/09/26	V00025	INFRAMARK LLC	170649	FEB 26-INFRAMARK MANAGEMENT INVOICE	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1788	02/09/26	V00025	INFRAMARK LLC	170649	FEB 26-INFRAMARK MANAGEMENT INVOICE	ONSITE SERVICES	534215-51301	\$2,916.67
001	1788	02/09/26	V00025	INFRAMARK LLC	170649	FEB 26-INFRAMARK MANAGEMENT INVOICE	TECHNOLOGY SERVICES	531020-51301	\$50.00
001	1788	02/09/26	V00025	INFRAMARK LLC	1164968	JAN 26-MAINTENANCE SVS-DEADBOLT	MAINTENANCE SVS-WOMENS BATHROOM DEADBOLT REPAIRS	549900-53908	\$125.00
001	1788	02/09/26	V00025	INFRAMARK LLC	1164978	JAN 26-MAINTENANCE-DISPOSAL OF POOL FURNITURE	MAINTENANCE-DISPOSAL OF POOL FURNITURE	546074-53908	\$165.00
001	1789	02/09/26	V00021	KELLY ANN EVANS	KE-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1790	02/09/26	V00022	LORI A CAMPAGNA	LC-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1791	02/09/26	V00056	MCCALL SERVICE	59564843	JAN 26-PEST CONTROL	PEST CONTROL	534181-53908	\$125.00
001	1792	02/09/26	V00060	SIGNAL 88 LLC	US_128948	ROVING PATROL 02/01/26-02/28/26	SECURITY MONITORING	534368-53908	\$775.00
001	1793	02/09/26	V00023	SITEX AQUATICS	10689-B	FEB 26-AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$765.00
001	1794	02/09/26	V00005	STEADFAST CONTRACTORS ALIANCE	SA-19479	FEB 26-TREE REMOVAL-DEBRIS & CLEAN UP	LANDSCAPE SERVICES	546300-53908	\$1,500.00
001	1794	02/09/26	V00005	STEADFAST CONTRACTORS ALIANCE	SA-19480	FEB 26-TREE REMOVAL & DISPOSAL	LANDSCAPE SERVICES	546300-53908	\$3,800.00
001	1794	02/09/26	V00005	STEADFAST CONTRACTORS ALIANCE	SA-19487	IRRIGATION REPAIRS 01/30/26	IRRIGATION REPAIRS	546930-53908	\$56.38
001	1794	02/09/26	V00005	STEADFAST CONTRACTORS ALIANCE	SA-19900	FEB 26-LANDSCAPE MAINTENANCE	LANDSCAPE SERVICES	546300-53908	\$7,534.90
001	1795	02/26/26	V00025	INFRAMARK LLC	171501	JAN 26-GATE MONITORING & POSTAGE	GATE MONITORING	549912-53908	\$32.95
001	1795	02/26/26	V00025	INFRAMARK LLC	171501	JAN 26-GATE MONITORING & POSTAGE	POSTAGE	541024-51301	\$11.84
001	1796	02/26/26	V00014	STRALEY ROBIN VERICKER	27909	JAN 26-DISTRICT COUNSEL THRU 01/31/26	PROFESSIONAL SERVICES	531146-51401	\$1,994.00
001	300096	02/13/26	V00024	TECO	020326-59922-ACH	ELECTRIC 12/30/25-01/28/26	ELECTRIC	543041-53150	\$20.31
001	300097	02/13/26	V00024	TECO	020326-52437-ACH	ELECTRIC 12/30/25-01/28/26	ELECTRIC	543041-53150	\$4,476.22
001	300098	02/13/26	V00024	TECO	020326-74837-ACH	ELECTRIC 12/30/25-01/28/26	ELECTRIC	543041-53150	\$903.26
001	300099	02/13/26	V00024	TECO	020326-59039-ACH	ELECTRIC 12/30/25-01/28/26	ELECTRIC	543041-53150	\$20.31
001	300100	02/13/26	V00024	TECO	020326-59930-ACH	ELECTRIC 12/30/25-01/28/26	ELECTRIC	543041-53150	\$20.31
001	300101	02/13/26	V00024	TECO	020326-08083-ACH	ELECTRIC 12/30/25-01/28/26	ELECTRIC	543041-53150	\$140.74
001	300102	02/20/26	V00036	CHARTER COMMUNICATIONS	2472565020926-ACH	INTERNET/PHONE 02/09/26-03/08/26	INTERNET/PHONE SERVICES	541016-53150	\$219.14
001	DD253	02/13/26	V00062	TRUIST - CC	011626-7543-A-ACH	TRUIST PURCHASES 12/20/25-01/19/26	TRUIST CC PURCHASES	549900-53908	\$37.47
Fund Total									\$33,289.50

Total Checks Paid	\$33,289.50
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2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Jayna Cooper
 Spencer Creek CDD
 Florida

Estimate #221	
Sent on	Mar 16, 2026
Total	\$2,700.00

Subject: Monument Maintenance Proposal

We are pleased to present a proposal for the maintenance of the Spencer Creek Monuments. Our plan includes the following services:

1. Thorough cleaning of the three monuments to remove algae and insects.
2. Sanding and repainting the wooden components to restore their original color.
3. Applying fresh white paint to the monument caps for an updated appearance.
4. Repairing all brackets on the monuments to ensure stability and aesthetics.
5. Brick repair on monuments

We look forward to the opportunity to enhance the beauty and longevity of the Spencer Creek Monuments. Please let us know if you have any questions or would like to proceed.

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Cover all labor and materials for 3 monuments	3	\$900.00	\$2,700.00
			Total	\$2,700.00

Images

View online <https://l.ibbr.io/KS7wG5u>



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



Spencer Creek CDD

Field Inspection Report - March 2026

Thursday, March 12, 2026

Prepared For Board Of Supervisors

16 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

Green – Indicates Item is in progress or completed.

Orange - Indicates Item is scheduled.

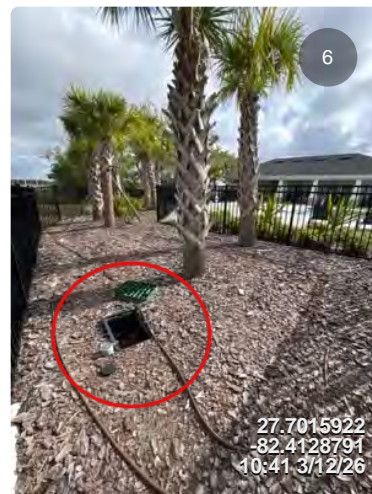
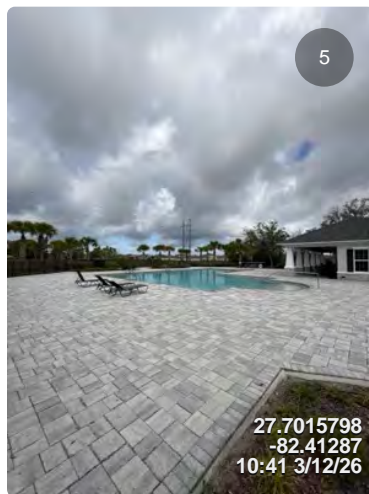
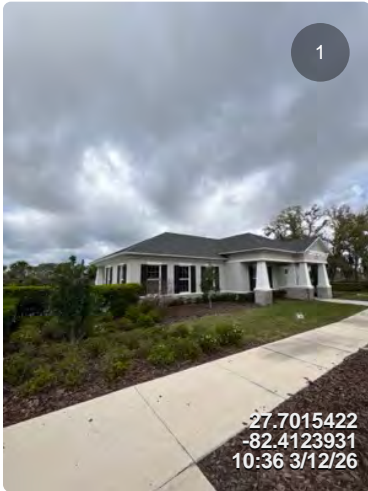
Red - Indicates Item has not been addressed by vendor

Items 1 - Amenity Center

Assigned To: Steadfast

Building and pool area appear clean and properly maintained. Landscape is green and growing nicely.

- Please propose for mulch refresh at the amenity center. [03-27-2026](#)
- Observed open irrigation box. Please ensure system is working properly. [Complete_03-16-2026](#)



Items 2 - Basketball Court

Assigned To: Inframark Maintenance Solutions

Observed evidence of lifting the fence from the bottom. Suspected cause is from people going under due to their ball going over. To avoid future damage, a net may be installed above the fence, or the bottom must be impossible to breach.

- Please propose to repair fence with stronger holds to the bottom rail.

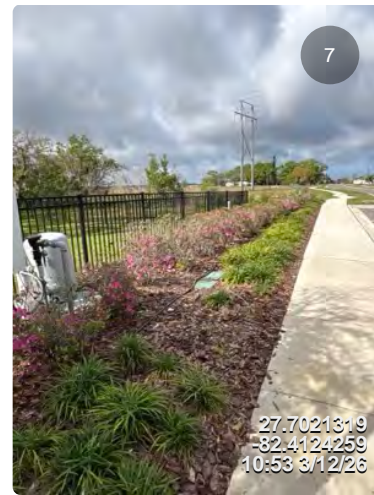


Items 3 - Dog Park & Playground

Assigned To: Steadfast

Surrounding landscape is properly maintained. Mailbox station is clean and clear. Playground is free of trash and equipment is functioning as designed.

- Leaning Oak tree observed by the mailboxes. This is the only one in the area that does not have stabilizers. Please propose to stand the tree upright. [Complete_03-16-2026](#)
- Observed broken latch to the dog park. Will return with proper tools to attempt repair before next inspection.
- Please blow leaves away more thoroughly to avoid large pilings. [Complete_03-16-2026](#)

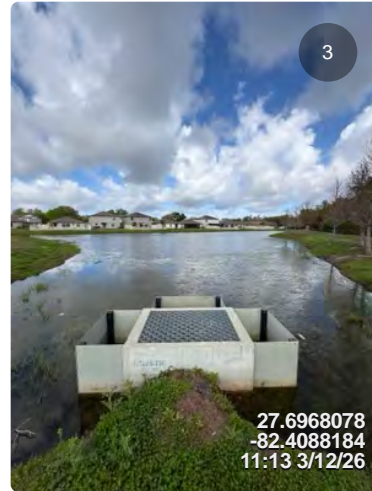


Items 4 - Pond 8

Assigned To: Sitex

Evidence of declining algae observed at the pond banks. This is a result from the last treatment. Will continue monitoring.

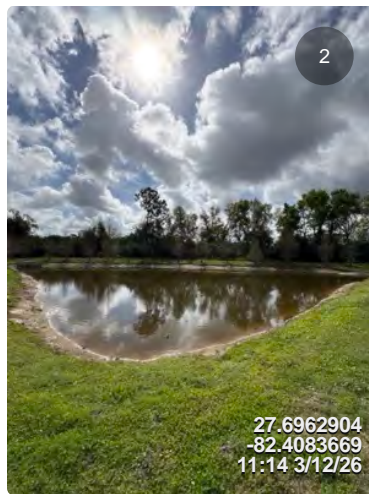
- Please police for trash at next service.



Items 5 - Pond 9

Assigned To: Sitex

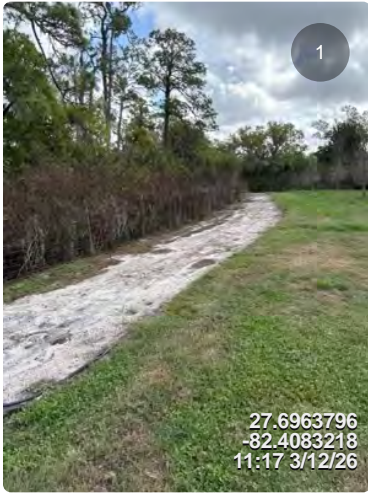
Pond looks good. No issues to report.



Items 6 - Walking Path

Assigned To: Board

Current stage of the walking trail. No change since last report.



Items 7 - Pond 6

Assigned To: Sitex

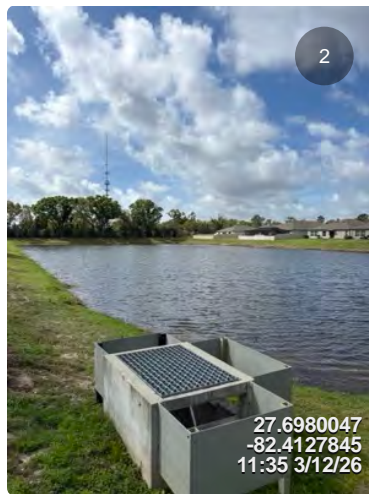
Evidence of declining algae observed at the pond banks. This is a result from the last treatment. Will continue monitoring.



Items 8 - Pond 7

Assigned To: Sitex

Evidence of declining algae observed at the pond banks. This is a result from the last treatment. Will continue monitoring.



Items 9 - 15th St. & Colding Dr. Entrance

Assigned To: Steadfast

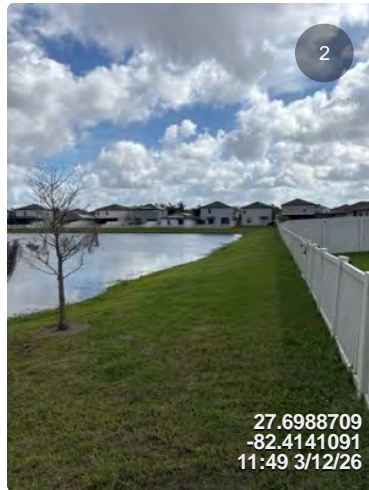
Frontage landscape is properly maintained.



Items 10 - Pond 5

Assigned To: Sitex

Pond looks good. No issues to report. Surrounding landscape is properly maintained.



Items 11 - Pond 1

Assigned To: Steadfast

The pond banks appear to have been missed during last service.

- Please be sure to maintain all pond banks per contract. [Complete_03-16-2026](#)



Items 12 - 15th St. & Golden Glow Dr. Entrance

Assigned To: Steadfast

Frontage landscape is properly maintained.



Items 13 - Pond 2

Assigned To: Sitex

The algae at the back side of pond 2 appears healthier than other ponds after recent treatment. Either this pond was missed or the algae is resisting treatment at this pond.

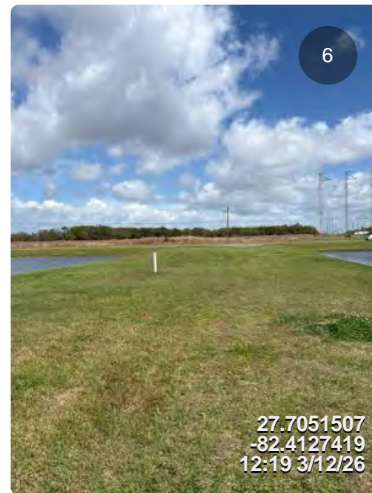
- Please investigate and administer proper treatment.



Items 14 - FPC Area Ponds

Assigned To: Steadfast

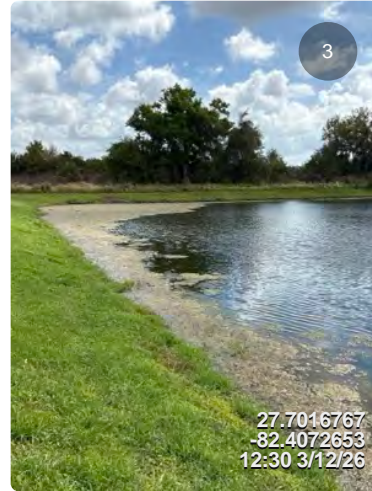
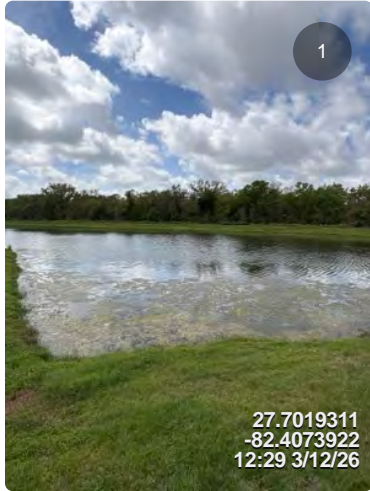
Surrounding landscape is properly maintained.



Items 15 - Pond 4

Assigned To: Sitex

Evidence of declining algae observed at the pond banks. This is a result from the last treatment. Will continue monitoring.

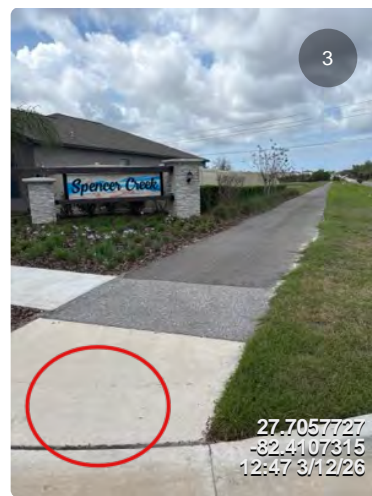
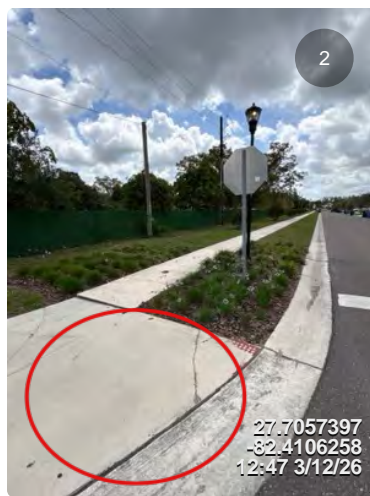
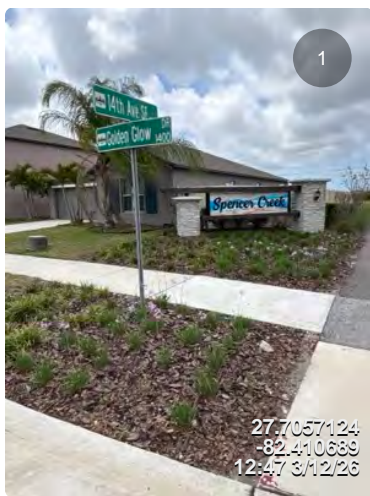


Items 16 - 14th Ave. & Golden Glow Dr. Entrance

Assigned To: Inframark Maintenance Solutions

Frontage landscape is properly maintained.

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



Terrapin Lawn Care, LLC.

30929 Mirada Blvd # 529
San Antonio, FL 33576

+1 (352) 530-2000

WORK ORDER



FERTILIZATION + PEST CONTROL

office@terrapiinlawncare.com

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

SERVICE ADDRESS
402 Spencer
Creek(SM1052-402)
Steadfast Contractors
Alliance, LLC
1502 Tiger Tooth Place
Ruskin, FL 33570

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

ACCOUNT# 5061

WORK ORDER 17930

03/02/2026

ITEM	QTY
Bi-Monthly Service	
Bi-Monthly Service	1
Lawn and shrub care services.	
Notes	
Wind speed: 10mph	
Wind direction: E	
Temperature: 80 °F	
Sky Condition: Clear	
Humidity: 65%	
Service Date: 03/02/2026	
Next Service Date: 05/04/2026	

MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
20-0-10 with pendimethalin	4.5 oz	1000Sqft	Granules	All Common Areas, Clubhouse, Side Yards	Turf - Broad Leaf Weeds	3600 Linear ft	









Daily Logs List

Mar 2, 2026

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

Title: Weekly Maintenance Report

Added By: Victor Figueroa Bueso

Log Notes:

Regular landscape maintenance services were completed to maintain the overall appearance. This service included mowing of all designated common turf areas. Pond banks and surrounding areas were also mowed as needed.

The hedge line along 15th St SE was carefully trimmed to maintain a consistent shape, appropriate height, and a well-kept appearance along the roadway frontage.

Additionally, the dirt pathway was resprayed with a herbicide application to control existing weeds and discourage new growth. This treatment helps keep the pathway clear and accessible while reducing ongoing weed pressure in the area.

After service completion the property looks well maintained and clean.

Weather Conditions:

Partly cloudy

Mon, Mar 2, 2026, 12:00 AM



88°F

63°F

Wind: 13 mph

Humidity: 92%

Total Precip: 0"

Attachments: 7





Daily Logs List

Mar 11, 2026

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

Title: Wet check incomplete

Added By: Michael Clausen

Log Notes:

Irrigation technicians were sent out to perform our monthly wet check. Upon our arrival, They noticed the clock had no power. The GFI plug reset button would not reset when suppressed. I opened the breaker box up and inside the breaker box it looks like it either caught fire or an over-current occurred. The breaker box is blackened with smoke. This breaker box also controls our well. So as of right now, there is no water to none of the irrigation on this property. That includes our battery timers as well as the clock.

Wet check is incomplete

Travel time 2:15-2:30

On site time 2:30-3:00

Weather Conditions:

Mostly sunny

Wed, Mar 11, 2026, 2:53 PM



85°F

70°F

Wind: 10 mph
Humidity: 93%
Total Precip: 0"

Attachments: 6



Terrapin Lawn Care, LLC.

30929 Mirada Blvd # 529
San Antonio, FL 33576

+1 (352) 530-2000

WORK ORDER



FERTILIZATION + PEST CONTROL

office@terrapiinlawncare.com

Steadfast Contractors Alliance, LLC
30435 Commerce Drive
San Antonio, FL 33576
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402 Spencer
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Ruskin, FL 33570

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

ACCOUNT# 5061

WORK ORDER 17930

03/02/2026

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