

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 6, 2021**

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

APRIL 6, 2021 at 6:30 P.M

The Clubhouse at Lucaya Lake

11301 Lake Lucaya Drive, Riverview, FL 33579

District Board of Supervisors	Chairman Vice- Chairman Supervisor Supervisor Supervisor	Warren C. Keipper Ruth Brown William Kidwell Chrissy Nieves Thomas Bigelow
District Manager	Meritus	Rick Reidt Brian Lamb
District Attorney	HoppingGreen & Sams, P.A.	Michael Eckert Jere Earlywine
District Engineer	Johnson Engineering, INC	Phil Chang

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:30 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time but will consider the comments presented as the agenda progresses. After the public hearing the regular meeting will proceed to the eighth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The ninth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section will be **Staff Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The final section is called **Supervisor Requests and Audience Questions, Comments and Discussion Forum**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's need and where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-700, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, or 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

April 6, 2021

Board of Supervisors
Spring Lake Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District will be held on **Tuesday, April 6, 2021 at 6:30 pm. at the Clubhouse at Lucaya Lake located at 11301 Lake Lucaya Drive Riverview FL, 33579.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181#

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Brightview Landscaping Quotes - Greg Funk Tab 01 Page 04
 - B. District Engineer Tab 02 Page 08
 - i. Memo on CDD Pond Observations
 - C. District Counsel
 - D. District Manager Tab 03 Page 16
 - i. Action Item List
 - ii. Community Inspection Reports
- 4. BUSINESS ITEM**
 - A. Acceptance of Financial Report for FY Ending September 30, 2020 Tab 04 Page 34
 - B. Consideration of Resolution 2021-07; Adopting Interim Rate for Dock Application Review Tab 05 Page 64
 - C. Consideration of Resolution 2021-08; Change of Registered Agent-Michael C. Eckert. Tab 06 Page 70
 - D. Consideration of Acceptance of Conveyance of Tract A, Phase 4D Tab 07 Page 71
 - i. Acceptance of Deed and Bill of Sale
 - E. Discussion on Rate Fees Adjustment Notice from District Counsel Tab 08 Page 89
 - F. Discussion on Lake Lucaya Fish Stocking Tab 09 Page 90
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting March 2, 2021 Tab 10 Page 92
 - B. Consideration of Operations and Maintenance Expenditures February 2021 Tab 11 Page 100
 - C. Review of Financial Statements Month Ending February 28, 2021 Tab 12 Page 139
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,
Rick Reidt
District Manager

Proposal for Extra Work at Spring Lake CDD

Property Name	Spring Lake CDD	Contact	Rick Redit
Property Address	11301 Lake Lucaya Dr Riverview, FL 33579	To	Spring Lake CDD
		Billing Address	11301 Lake Lucaya Dr Riverview, FL 33607

Project Name Install Mulch on CDD Property 3/30/21

Project Description Install 2" of mulch on CDD controlled property

Scope of Work

Brightview will provide all necessary tools and materials to complete this scope of work.
The above mentioned includes the following.

QTY	UoM/Size	Material/Description
600.00	CUBIC YARD	Mulch Installed 2 inches (Bulk) all of CDD property

For internal use only

SO# 7477949
JOB# 341900277
Service Line 160

Total Price \$28,151.64

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
9713 Palm River Road, Tampa, FL 33619 ph. (813) 621-6619 fax (813) 621-6905

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law; and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature: _____ Title: _____

Rick Redit April 05, 2021

Printed Name: _____ Date: _____

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature: _____ Title: _____

Jeffrey Blackburn April 05, 2021

Printed Name: _____ Date: _____

Job #: 341900277 Proposed Price: \$28,151.64

SO # 7477949

Proposal for Extra Work at Spring Lake CDD

Property Name	Spring Lake CDD	Contact	Rick Redit
Property Address	11301 Lake Lucaya Dr Riverview, FL 33579	To	Spring Lake CDD
		Billing Address	11301 Lake Lucaya Dr Riverview, FL 33607
Project Name	Spring Lake CDD 4/5/2021		
Project Description	Palm Brace removal, Palm removals, stump grinding and Zoysia replacement for tree rings		

Scope of Work

Brightview will provide all materials and tools to complete this scope of work.

QTY	UoM/Size	Material/Description
Grinding Stumps		
1.00	HOUR	Stump Grinding
Palm Brace Removals		
4.00	HOUR	(Crew 3) Removal/Disposal of Palm Braces on CDD property
Palm Removal		
7.00	EACH	(Crew 2) Removal/Disposal & Bed Prep by flush cutting palms along Lake Lucaya Dr and Nora Grant
Zoysia Install		
400.00	SQUARE FEET	Sod - Straight Lay/Install - Zoysia

For internal use only

SO# 7482458
JOB# 341900277
Service Line 130

Total Price \$2,275.18

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
9713 Palm River Road, Tampa, FL 33619 ph. (813) 621-6619 fax (813) 621-6905

TERMS & CONDITIONS

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2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law; and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
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Customer

Property Manager

Signature	Title
Rick Redit	April 05, 2021
Printed Name	Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature	Title
Gregory Funk	April 05, 2021
Printed Name	Date

Job #:	341900277	Proposed Price:	\$2,275.18
SO #	7482458		



TO: Rick Reidt, District Manager
Spring Lake CDD

FROM: Phil Chang, P.E., District Engineer
Spring Lake CDD

DATE: March 29, 2021

RE: Pond Observations

As requested, we have undertaken an assessment of the ponds within the Spring Lake Community Development District which contains eight ponds and 4 mitigation areas as shown in the Cardno Lake and Wetland Services Site Map (2020):



It is our understanding that the ponds and mitigation areas are currently being maintained regularly by the aquatics vendor, Cardno.

MEMO TO: Rick Reidt, Spring Lake CDD District Manager
DATE: March 29, 2021
PAGE: 2 of 8

Photos related to our site visit are as follows:



MEMO TO: Rick Reidt, Spring Lake CDD District Manager
DATE: March 29, 2021
PAGE: 3 of 8



MEMO TO: Rick Reidt, Spring Lake CDD District Manager
DATE: March 29, 2021
PAGE: 4 of 8



MEMO TO: Rick Reidt, Spring Lake CDD District Manager
DATE: March 29, 2021
PAGE: 5 of 8



MEMO TO: Rick Reidt, Spring Lake CDD District Manager
DATE: March 29, 2021
PAGE: 6 of 8



MEMO TO: Rick Reidt, Spring Lake CDD District Manager
DATE: March 29, 2021
PAGE: 7 of 8



MEMO TO: Rick Reidt, Spring Lake CDD District Manager
DATE: March 29, 2021
PAGE: 8 of 8

Based on our visual observations, the damaged skimmer on the storm structure in mitigation area 3 (M3) will need to be replaced/repaired to maintain proper operation. Although we did observe some other issues (as noted), they do not appear to be affecting the current operation of the storm system and should continue to be monitored and addressed prior to affecting operation of the overall storm system.

Spring Lake CDD

April 6, 2021

Action Item Description	Responsible	Open Date	Date Due	Status	Comments
District Mapping	Rick	12/1/20		In Progress	Phil making changes as needed strong working copy in hand
Lake Lucaya stocking of Shell Cracker to aid in midge fly control.	Cardno	2/3/21	March 2nd Meeting	In Agenda	2/3/2021 Emailed Cardno to prepare quote for Shell Cracker, Gambusia and Grass Carp for Lake and at minimum Gambusia for the other tables. Requested quote in two weeks. Another request
11146 Abaco Island - Banana Palms placed on CDD Property need removed.	Jere and Rick	1/5/21	4/25/21	Open	Board approved 1/5/2021 legal to send letter draft letter to be sent by DM to homeowner - 90 Day Removal, Letter Mailed 1/25/2021 Follow-up inspection 4/25/2021 2/15/2021 Notified they are being removed.
Obtain Reserve Study Quotes	Rick	12/8/20	Open pending final mapping	Open	Will reach out to Reserve Advisors after mapping of the community is complete in time for budget planning for May.
Well Pump issue south west corner of district.	Celia Nichols	12/8/20	April Meeting	In Progress	RLR, Chair, Steve, Celia Nichols and Greg Funk held a meeting and project is being evaluated by Celia. Greg provided information to Celia 1st part of January waiting on Celia. GPM usage information just provided by Brightview 2/16/2021
Resident Concern 11862 Lake Lucaya Drive water in roadway gutter	Phil	12/11/20	March 2nd Meeting	In Progress	Developer no longer responsible. Any decision on this curb will be at board direction
Flooding issue from HC property onto Lucaya Lake Drive	Phil	12/22/20	March 2nd Meeting	Completed	Phil has indicated problem should be corrected.
11424 Emerald Shore Drive turf issues.	Brightview	1/6/21	March 2nd Meeting	Pending Board Approval	Inspection with Chair and Greg from Brightview scheduled for 1/13/2021. Greg provided quotes for turf replacement or overseed options.
Brightview Plan on 4 change annual plan	Brightview	2/3/21	March 2nd Meeting	Pending	Greg to prepare a four change out rotation plan.
Request from HOA to cover some of the cost of Steven Horan, Evergreen employee	Jere and Rick	1/6/21		In DocuSign	3/2/2021 Board approved.
Board of Supervisor request for OLM Presentation	District Manager	2/3/21		Tabled by Board of Supervisors	3/2/2021 OLM Presentation to Board of Supervisors, Decision tabled until HOA transition and mapping is completed.
Spending Resolution	Mike	2/3/21		Completed	Spending resolution as approved 3/2/2021 with revisions
Weir failure from M1 to M2 on south end.	Site Master	2/23/21		Completed	3/23/2021 Completed and Phil Chang will inspect repair. Cost as approved by Board \$10,000.00
Deed to CDD Phase 11 Tracts I and Bill of Sales	Michael	3/2/21		Signed and Processing	3/12/2021 Chair signed and processed as approved in Board of Supervisor Meet on March 2nd. 3/23/2021 Original signatures required revisiting with chair.
Medjool Palm removal at entry lethal yellowing	Brightview	3/10/2021		Completed	3/11/2021 Completed.
Request for information on what Homeowners should do to minimize pollution to Lucaya Lake and to water tables as part of eblast on permit notification	Rick	3/10/21		Emailed Out to Board	3/10/2021 Requested a notice from Cardno for distribution. Second request on 3/23



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Lucaya

Date: Monday, February 15, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Ok</u>
TURF FERTILITY	10	8	-2	<u>Fair</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	3	-2	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	3	-2	<u>Fair</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Some areas need minor detailing</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	3	-2	<u>Areas need mulch</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	4	-1	<u>Turf weeds/ Bed detailing</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	_____
INSECT/DISEASE CONTROL	7	7	0	_____
DEADHEADING/PRUNING	3	3	0	_____

SCORE

100	89	-11	89%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Lucaya February



Landscape conditions at the Sea Foam entrance have improved.



Zoysia turf at the park should be greening up with the warmer temperatures.



Fresh mulch is needed in some areas.



The drip line at the park should be covered with mulch.



Beds where plant material has died and not replaced should be reduced using sod.



Several areas of broadleaf weeds in the turf need treated.



Broadleaf weeds in the turf along Summerfield.



The Fountain grass needs to be trimmed back.



The Petunias are looking decent.



Some weed detailing in some of the beds is needed and the leggy plants trimmed back.



The Shore juniper plants near the entrance should be replaced with a different plant.



The gap in the landscape at the entrance sign should be filled in. I would continue the Jasmine that's currently there.



There are some dead Sabal palms along Rhodine.



All the ornamental grasses should be trimmed back.



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Lucaya

Date: Friday, March 12, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	3	-2	<u>Turf is dry</u>
TURF FERTILITY	10	8	-2	<u>Fair</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Better</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u>Fair</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Some areas need minor detailing</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Areas need mulch</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Dry due to restrictions</u>
CARRYOVERS	5	4	-1	<u>Bed detailing</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Good</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	91	-9	91%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Lucaya Lakes March



The turf is very dry due to the water restrictions.



Mulch is needed in some areas.



Turf at the Sea Foam entrance is in good condition.



Palm tree trimming looks good.



Brightview is in the process of trimming the ornamental grasses.



Tree wells are in need of weed detailing.



Turf at the park is dry. If the water restrictions continue the District may want to consider installing a small fertigation system at the irrigation pump in which wetting agents can be applied during the irrigation cycles.



Landscape beds at the park still need either plants or sod added to fill in the empty areas.



Brightview has completed some rejuvenation pruning to some of the shrubs along Summerfield.



The annuals at the entrance are in good condition.



The Oleander shrubs in the median should be trimmed back.



Landscape at the clubhouse entrance is well manicured and looks good.



The turf along the Summerfield extension is still weed infested and looks rough.

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Spring Lake Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Spring Lake Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

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, 2020, 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.

Other Matters

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, 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 Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 18, 2021, 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.


B. H. & Associates

March 18, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Spring Lake Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. 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 liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$8,420,606).
- The change in the District's total net position in comparison with the prior fiscal year was (\$1,300,071), a decrease. 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, 2020, the District's governmental funds reported combined ending fund balances of \$1,755,224, an increase of \$282,087 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for deposits and prepaid items, and the remainder is unassigned fund balance 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 special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management), physical environment and recreation 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)

Fund 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, debt service, and capital projects funds, 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, liabilities exceeded assets 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,	
	2020	2019
Assets, excluding capital assets	\$ 2,139,950	\$ 2,176,965
Capital assets, net of depreciation	6,053,921	7,780,383
Total assets	8,193,871	9,957,348
Liabilities, excluding long-term liabilities	692,902	905,737
Long-term liabilities	15,921,575	16,172,146
Total liabilities	16,614,477	17,077,883
Net Position		
Net investment in capital assets	(9,833,247)	(8,391,763)
Restricted	1,354,487	1,271,220
Unrestricted	58,154	8
Total net position	\$ (8,420,606)	\$ (7,120,535)

The District 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 decreased during the most recent fiscal year. The majority of the decrease represents the conveyance of capital assets to other entities for maintenance and operation. This was partially offset by the extent to which ongoing program revenues, including Developer funding of capital projects, 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,		
	2020	2019
Revenues:		
Program revenues		
Charges for services	\$ 1,605,445	\$ 1,207,155
Operating grants and contributions	25,042	447,862
Capital grants and contributions	43,109	3,270,091
General revenues	47	21
Total revenues	<u>1,673,643</u>	<u>4,925,129</u>
Expenses:		
General government	101,337	88,768
Physical environment	490,648	490,243
Conveyance of capital assets	1,553,497	14,131,974
Interest	828,232	840,322
Total expenses	<u>2,973,714</u>	<u>15,551,307</u>
Change in net position	(1,300,071)	(10,626,178)
Net position - beginning	<u>(7,120,535)</u>	<u>3,505,643</u>
Net position - ending	<u>\$ (8,420,606)</u>	<u>\$ (7,120,535)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$2,973,714. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments and Developer contributions. The remainder of the current fiscal year revenue includes interest revenue. The majority of the decrease in program revenues was the result of a decrease in Developer contribution related to acquiring infrastructure and other improvements and debt service payments on the Series 2017 Bonds. This was partially offset by an increase in assessments. In total, expenses decreased from the prior fiscal year due to the less conveyances of capital assets to other entities for maintenance and operation.

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. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$6,544,047 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$490,126 has been taken, which resulted in a net book value of \$6,053,921. 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, 2020, the District had \$16,015,000 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

It is anticipated that the general operations and maintenance of the District will increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, 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 Spring Lake Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities
ASSETS	
Cash	\$ 60,820
Due from other government	10,765
Prepaid items	6,842
Deposits	9,433
Restricted assets:	
Temporarily restricted	
Investments	2,052,090
Capital assets:	
Depreciable, net	6,053,921
Total assets	8,193,871
 LIABILITIES	
Accounts payable and accrued expenses	14,234
Due to Developer	34,407
Unearned revenue	336,085
Accrued interest payable	342,583
Non-current liabilities:	
Due within one year	305,000
Due in more than one year	15,582,168
Total liabilities	16,614,477
 NET POSITION	
Net investment in capital assets	(9,833,247)
Restricted for debt service	1,354,486
Restricted for capital projects	1
Unrestricted	58,154
Total net position	\$ (8,420,606)

See notes to the financial statements

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 101,337	\$ 101,337	\$ -	\$ -	\$ -
Physical environment	490,648	330,612	-	42,788	(117,248)
Conveyance of capital assets	1,553,497	-	-	-	(1,553,497)
Interest on long-term debt	828,232	1,173,496	25,042	321	370,627
Total governmental activities	2,973,714	1,605,445	25,042	43,109	(1,300,118)
General revenues:					
Unrestricted investment earnings					47
Total general revenues					47
Change in net position					(1,300,071)
Net position - beginning					(7,120,535)
Net position - ending					\$ (8,420,606)

See notes to the financial statements

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 60,820	\$ -	\$ -	\$ 60,820
Investments	-	2,017,682	34,408	2,052,090
Due from other government	3,007	7,758	-	10,765
Prepaid items	6,842	-	-	6,842
Deposits	9,433	-	-	9,433
Total assets	<u>\$ 80,102</u>	<u>\$ 2,025,440</u>	<u>\$ 34,408</u>	<u>\$ 2,139,950</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 14,234	\$ -	\$ -	\$ 14,234
Due to Developer	-	-	34,407	34,407
Unearned revenues	7,714	328,371	-	336,085
Total liabilities	<u>21,948</u>	<u>328,371</u>	<u>34,407</u>	<u>384,726</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	16,275	-	-	16,275
Restricted for:				
Debt service	-	1,697,069	-	1,697,069
Unassigned	41,879	-	1	41,880
Total fund balances	<u>58,154</u>	<u>1,697,069</u>	<u>1</u>	<u>1,755,224</u>
Total liabilities and fund balances	<u>\$ 80,102</u>	<u>\$ 2,025,440</u>	<u>\$ 34,408</u>	<u>\$ 2,139,950</u>

See notes to the financial statements

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Total fund balances - governmental funds \$ 1,755,224

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	6,544,047	
Accumulated depreciation	<u>(490,126)</u>	6,053,921

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	(342,583)	
Discount on bonds	127,832	
Bonds payable	<u>(16,015,000)</u>	<u>(16,229,751)</u>

Net position of governmental activities		<u>\$ (8,420,606)</u>
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See notes to the financial statements

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 431,949	\$ 1,173,496	\$ -	\$ 1,605,445
Developer contributions	-	9,577	188,515	198,092
Interest income	47	15,465	321	15,833
Total revenues	<u>431,996</u>	<u>1,198,538</u>	<u>188,836</u>	<u>1,819,370</u>
EXPENDITURES				
Current:				
General government	101,337	-	-	101,337
Physical environment	253,872	-	-	253,872
Parks and recreation	18,641	-	-	18,641
Debt Service:				
Principal	-	290,000	-	290,000
Interest	-	828,263	-	828,263
Capital outlay	-	-	45,170	45,170
Total expenditures	<u>373,850</u>	<u>1,118,263</u>	<u>45,170</u>	<u>1,537,283</u>
Excess (deficiency) of revenues over (under) expenditures	58,146	80,275	143,666	282,087
Fund balances - beginning	8	1,616,794	(143,665)	1,473,137
Fund balances - ending	<u>\$ 58,154</u>	<u>\$ 1,697,069</u>	<u>\$ 1</u>	<u>\$ 1,755,224</u>

See notes to the financial statements

**SPRING LAKE 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, 2020**

Net change in fund balances - total governmental funds	\$	282,087
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		
		45,170
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.		
		290,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		
		(218,135)
Certain revenues were unavailable for the fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.		
		(145,727)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Conveyance of capital assets		(1,553,497)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		
		(5,022)
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.		
		5,053
Change in net position of governmental activities	\$	<u>(1,300,071)</u>

See notes to the financial statements

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Spring Lake Community Development District ("District") was established on January 23, 2007 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 07-01. 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 boundaries of the District include approximately 339 acres, of which approximately 268 acres are developed.

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 qualified electors residing 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, 2020, one of the Board members are affiliated with OK Rhodine Road, LLC (the "Developer").

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 adopted a written investment policy, which complies with the requirements of Section 218.415 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;
- e) Short-term Bond Funds.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured or fully collateralized, commercial paper, corporate notes and certain securities.

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.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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>
Infrastructure other than buildings	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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

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 public 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, 2020:

	Amortized cost	Credit Risk	Maturities
Wells Fargo Government Money Market Fund Instl Cl - #1751	\$ 2,052,090	S&P AAAM	Weighted average of the fund portfolio: 37 days
Total Investments	<u>\$ 2,052,090</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.

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress - area two project	\$ 2,750,209	\$ 45,170	\$ 2,795,379	\$ -
Total capital assets, not being depreciated	2,750,209	45,170	2,795,379	-
Capital assets, being depreciated				
Infrastructure other than buildings - area one	2,857,569	-	-	2,857,569
Infrastructure other than buildings - area two	2,444,596	1,241,882	-	3,686,478
Total capital assets, being depreciated	5,302,165	1,241,882	-	6,544,047
Less accumulated depreciation for:				
Infrastructure other than buildings - area one	190,504	95,252	-	285,756
Infrastructure other than buildings - area two	81,487	122,883	-	204,370
Total accumulated depreciation	271,991	218,135	-	490,126
Total capital assets, being depreciated, net	5,030,174	1,023,747	-	6,053,921
Governmental activities capital assets, net	\$ 7,780,383	\$ 1,068,917	\$ 2,795,379	\$ 6,053,921

The total project cost of the infrastructure improvements has been estimated at \$21.2 million and is split between Assessment Area One project and Assessment Area Two project.

The District previously authorized construction and/or acquisition of the Assessment Area One Project. The District used proceeds of the 2014 Bonds together with Developer funds to finance the Assessment Area One project. The Assessment Area One project is complete and was placed in service in 2017.

During the 2017 fiscal year, the District commenced construction and/or acquisition of the Assessment Area Two project. The Assessment Area Two project will include master and neighborhoods infrastructure for the areas planned as Phase 2A, a Townhome Phase, Phase 3, and Phase 4. Estimated cost of Assessment Area Two project is \$12.13 million with estimated date of completion being 2018 for Townhomes and Phase 3, and 2020 for Phase 4. As with Assessment Area One project, proceeds of the Series 2017 Bonds together with Developer funding will be used to complete Assessment Area Two project.

NOTE 5 – CAPITAL ASSETS (Continued)

Upon completion, certain infrastructure are to be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year, a portion of the Area Two project was placed in service.

During the 2019 fiscal year, \$14,131,974 in infrastructure was conveyed to other entities for ownership and maintenance responsibilities. During the current fiscal year, \$1,553,497 in infrastructure was conveyed to other entities for ownership and maintenance responsibilities.

Developer contributions to the capital projects fund for the current fiscal year were \$188,515. At September 30, 2020, \$34,407 is reported as due back to the Developer.

Depreciation expense was charged to the physical environment function.

NOTE 6 – LONG TERM LIABILITIES

Series 2014

In July 2014, the District issued \$7,000,000 of Special Assessment Bonds due November 2044 with interest rates ranging from 4.75% - 5.50%. 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. Principal on the Bonds is to be paid serially commencing November 1, 2015 through November 1, 2044.

The Series 2014 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 occur 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 agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements at September 30, 2020.

Series 2017

In May 2017, the District issued \$9,915,000 of Special Assessment Bonds due November 2047 with interest rates ranging from 3.75% - 5.25%. 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. Principal on the Bonds is to be paid serially commencing November 1, 2018 through November 1, 2047.

The Series 2017 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 occur 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 agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements at September 30, 2020.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2014	\$ 6,550,000	\$ -	\$ (125,000)	\$ 6,425,000	\$ 135,000
Less Bond discount	(60,027)	-	2,421	(57,606)	-
Series 2017	9,755,000	-	(165,000)	\$ 9,590,000	170,000
Less Bond discount	(72,827)	-	2,601	(70,226)	-
Total	\$ 16,172,146	\$ -	\$ (284,978)	\$ 15,887,168	\$ 305,000

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 305,000	\$ 815,806	\$ 1,120,806
2022	320,000	802,713	1,122,713
2023	330,000	789,100	1,119,100
2024	345,000	774,231	1,119,231
2025	360,000	757,975	1,117,975
2026-2030	2,080,000	3,508,175	5,588,175
2031-2035	2,650,000	2,917,550	5,567,550
2036-2040	3,420,000	2,129,881	5,549,881
2041-2045	4,435,000	1,084,581	5,519,581
2045-2048	1,770,000	142,538	1,912,538
Total	\$ 16,015,000	\$ 13,722,550	\$ 29,737,550

NOTE 7 – DEVELOPER CONTRIBUTIONS AND CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

During the current fiscal year, the Developer contributed \$9,577 for debt service payments. In addition, unearned revenues of \$7,714 and \$328,371 are recorded at September 30, 2020 for amounts received for operations and maintenance and debt service respectively, for the subsequent fiscal year.

As discussed in Note 5, Developer contributions to the capital projects fund for the current fiscal year were \$188,515. At September 30, 2020, \$34,007 is reported as due back to the Developer.

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

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform 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 9 – 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.

NOTE 10 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$45,000 of the Series 2017 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**SPRING LAKE 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, 2020**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 433,975	\$ 431,949	\$ (2,026)
Interest	-	47	47
Total revenues	433,975	431,996	(1,979)
EXPENDITURES			
Current:			
General government	87,325	101,337	(14,012)
Physical environment	338,200	253,872	84,328
Parks and recreation	8,450	18,641	(10,191)
Total expenditures	433,975	373,850	60,125
Excess (deficiency) of revenues over (under) expenditures	\$ -	58,146	\$ 58,146
Fund balance - beginning		8	
Fund balance - ending		\$ 58,154	

See notes to required supplementary information

**SPRING LAKE 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. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



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**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
Spring Lake 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 Spring Lake Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, 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 18, 2021.

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 may exist that have not been identified.

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*.

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.

Gray & Associates

March 18, 2021



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**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
Spring Lake Community Development District
Hillsborough County, Florida

We have examined Spring Lake 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 during the fiscal year ended September 30, 2020. 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.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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 Spring Lake Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 18, 2021



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

To the Board of Supervisors
Spring Lake Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Spring Lake Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated March 18, 2021.

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 18, 2021, 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 Spring Lake 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.

Grau & Associates

March 18, 2021

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2019-01, 2018-01, 2017-01 Budget:

Current Status: Recommendation has been implemented

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, 2019, except as noted above.

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, 2020.

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, 2020.

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 as of September 30, 2020. 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.

RESOLUTION 2021-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
ADOPTING INTERIM RATES; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, the Spring Lake Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District intends to adopt certain rates for review of dock applications through the rulemaking procedures set forth in Chapters 120 and 190, *Florida Statutes* in the near future but due to the recent turnover of the homeowner’s association it is necessary to adopt interim rates now to a) prevent delay of consideration of dock applications, b) ensure that the applicant for a dock bears the cost of dock review rather than other residents of the District; and

WHEREAS, the District’s Board of Supervisors desire to temporarily adopt the user rates for dock review for a period not to exceed one year from the effective date of this Resolution, which proposed rates are attached hereto as **Exhibit A** (“Interim Rates”); and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to temporarily adopt the Interim Rates in order to offset the budgetary impact that dock review will have to the general fund budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Upon passage of this Resolution, the Interim Rates shall be adopted for not to exceed one year from the effective date of this Resolution.

SECTION 3. District staff shall publish the required notices of rule development and rule-making related to the proposed rates set forth on Exhibit A for a public hearing to be held on June 1, 2021.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of April, 2021.

ATTEST:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chair, Board of Supervisors

Exhibit A
Interim Rates

Category	Rate
Initial Engineering Review of Dock Application	\$170
Each Subsequent Review of Dock Application	\$170
Rates shall be subject to automatic, inflationary increase of up to 5% per year without further action by the Board of Supervisors.	

**NOTICE OF RULE DEVELOPMENT FOR RATE SETTING BY
THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 190 and 120, *Florida Statutes*, the Spring Lake Community Development District (“District”) hereby gives notice of its intention to develop rules regarding rates related to: 1) initial review of dock applications, 2) subsequent review of dock applications, and 3) automatic, inflationary increase of up to 5% per year. The purpose and effect of these rules is to provide for efficient and effective District operations by setting certain rates to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Section 190.035(2), 190.011(5), 120.54, 120.69 and 120.81, *Florida Statutes*.

A copy of the proposed rule and additional information on the public hearing may be obtained by contacting the District Manager at Meritus Corp., 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Phone: (813) 873-7300 (“District Manager’s Office”).

Rick Reidt
District Manager

Run Date: April 28, 2021

**NOTICE OF RULEMAKING FOR RATE SETTING BY
THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Spring Lake Community Development District (“District”) on June 1, 2021, at 6:30 p.m., at The Clubhouse at Lucaya Lake, 11301 Lake Lucaya Drive, Riverview, FL 33579.

In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt a rule establishing proposed rates related to: 1) initial review of dock applications, 2) subsequent review of dock applications, and 3) automatic, inflationary increase of up to 5% per year for dock review rates. The public hearing will provide an opportunity for the public to address proposed rule establishing rates for review of dock applications. The proposed rates are as follows:

Category	Rate
Initial Engineering Review of Dock Application	\$170
Each Subsequent Review of Dock Application	\$170
*Rates shall be subject to automatic, inflationary increase of up to 5% per year without further action by the Board of Supervisors. *	

The proposed rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of this rule is to provide for efficient and effective District operations and to implement the provisions of Section 190.035, *Florida Statutes*, regarding the schedule of rates, fees and charges related to the use of the District’s facilities and services. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5), 120.54, 120.69 and 120.81, *Florida Statutes*. Prior notice of rule development was published in Tampa Bay Times, on April 28, 2021.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting the District Manager at (813) 873-7300. If you

are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed rule may be obtained by contacting the District Manager, c/o Meritus Corp., 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Phone: (813) 873-7300.

District Manager
Rick Reidt

Run Date: May 2, 2021

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Spring Lake Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Michael C. Eckert of Hopping Green & Sams, PA, is hereby designated as the Registered Agent for the District.

SECTION 2. The District’s Registered Office shall be located at 119 South Monroe Street, Suite 300, Tallahassee, FL 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Hillsborough County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and shall replace and supersede any prior resolution designating a registered agent.

PASSED AND ADOPTED this 6th day of April, 2021.

ATTEST:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Consideration: \$10.00
Documentary Stamps: \$.70

Prepared by and after recording
return to:

Jessica Paz Mahoney, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Folio No: Portion of 077436-3464

SPECIAL WARRANTY DEED

(Lucaya Lake Club Phase 4D, Portion Tract A (Pond))

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this ____ day of _____, 2021 by **OK RHODINE ROAD LLC**, a Florida limited liability company (“**Grantor**”), whose address is 105 NE 1st Street, Delray Beach, Florida 33444, in favor of **SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida (“**Property**”):

See **Exhibit “A”** attached hereto and incorporate herein by this reference.

Together with the tenements, hereditaments, and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

SUBJECT TO the matters set forth on **Exhibit “B”** (the “**Permitted Exceptions**”).

And, subject to the Permitted Exceptions, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THIS IS A CONVEYANCE OF PROPERTY TO A COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

RESERVATION OF EASEMENT

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered
in the presence of:

OK RHODINE ROAD LLC,
a Florida limited liability company

Print Name: _____

By: _____
James P. Harvey, Vice President

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of /___/ physical presence or /___/ online notarization this ____ day of _____, 2021, by James P. Harvey, as Vice President of OK RHODINE ROAD LLC, a Florida limited liability company, on behalf of the company, [*CHECK ONE*] /___/who is personally known to me or /___/who has produced a _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name _____

My Commission Expires: _____

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

Signed, sealed and delivered
in the presence of:

Print Name: _____

Print Name: _____

ACCEPTED BY GRANTEE:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special purpose government, organized and
existing under Chapter 190, Florida Statutes,

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of /___/ physical
presence or /___/ online notarization this ____ day of _____, 2021, by
_____, as _____ of **SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of special purpose government, organized and existing
under Chapter 190, Florida Statutes, [*CHECK ONE*] /___/ who is personally known to me or
/___/who has produced a _____
as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name _____

My Commission Expires: _____

NOTARY SEAL:

Exhibit “B” - Permitted Exceptions

[To be inserted upon receipt of updated O&E report, and subject to District counsel's approval.]

BILL OF SALE
(Lucaya Lake Club Phase 4D, Portion Tract A (Pond))

KNOW ALL MEN BY THESE PRESENTS, that **OK RHODINE ROAD LLC**, a Florida limited liability company, whose address for purposes hereof is 105 NE 1st Street, Delray Beach, Florida 33444 (“**Developer**”), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”) whose address is 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights (collectively, the “**Personal Property**”), to-wit:

See Exhibit “A” attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District’s own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Developer does hereby represent and warrant to the District, its successors and assigns, that (a) that Developer has not previously conveyed the Personal Property to any other party; (b) that all contractors and subcontractors furnishing services or materials relative to the Personal Property have been paid in full, and that the Personal Property is free from any liens or encumbrances, and (c) Developer has no knowledge of any defects in the Personal Property. Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Developer to the District, and the District hereby accepts the Personal Property, in its “as-is” condition; provided, however, that Grantor hereby assigns, transfers and conveys to the Grantee any and all rights (if any) against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification.

AND Developer does hereby covenant with the District that Developer will warrant and defend the title of the Personal Property unto the District, its successors and assigns, against the lawful claims and demands of all persons claiming by, through and under Developer, but against none other.

[Signature pages follow.]

[Developer's Signature Page to Bill of Sale – Lucaya Lake Club Phase 4D, Portion Tract A (Pond)]

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed in its name
this ____ day of _____, 2021.

Signed, sealed and delivered
in the presence of:

OK RHODINE ROAD LLC,
a Florida limited liability company

Print Name: _____

By: _____
James P. Harvey, Vice President

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of /___/ physical presence
or /___/ online notarization this ____ day of _____, 2021, by James P. Harvey, as Vice President
of OK RHODINE ROAD LLC, a Florida limited liability company, on behalf of the company,
[CHECK ONE] /___/who is personally known to me or /___/who has produced a
_____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name _____

My Commission Expires: _____

NOTARY SEAL:

[Signatures Continued on Following Page]

[District's Signature Page to Bill of Sale – Lucaya Lake Club Phase 4D, Portion Tract A (Pond)]

Signed, sealed and delivered
in the presence of:

Print Name: _____

Print Name: _____

ACCEPTED BY DISTRICT:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special purpose government, organized and existing
under Chapter 190, Florida Statutes,

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of /___/ physical presence
or /___/ online notarization this ____ day of _____, 2021, by _____, as
_____ of SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit
of special purpose government, organized and existing under Chapter 190, Florida Statutes, [CHECK
ONE] /___/ who is personally known to me or /___/who has produced a
_____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name _____

My Commission Expires: _____

NOTARY SEAL:

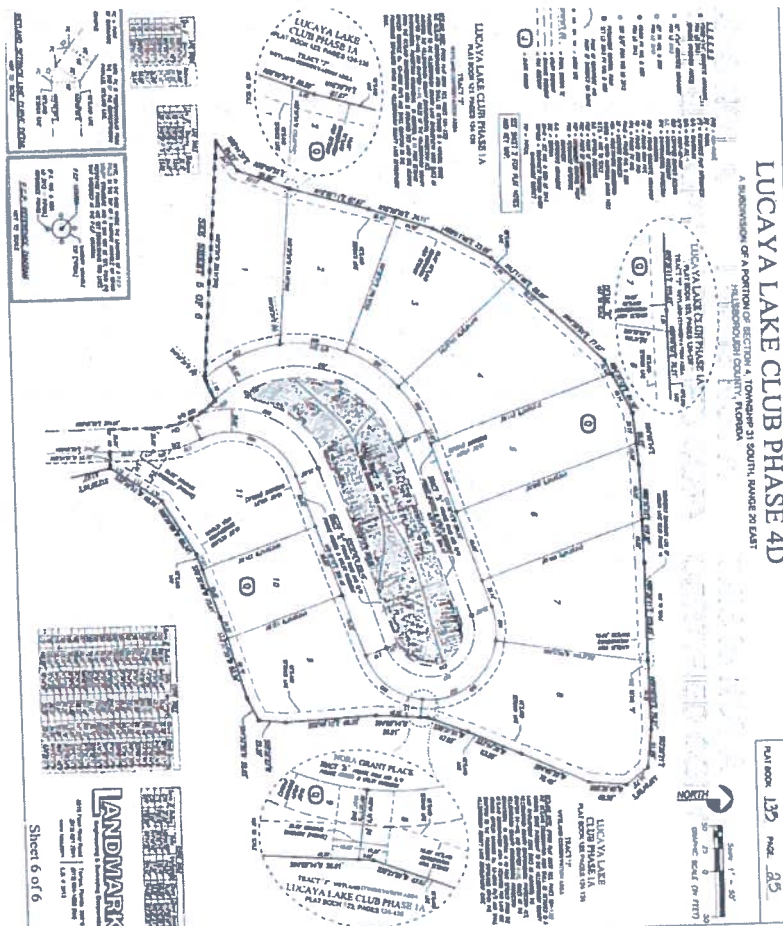
Exhibit "A"
Personal Property

1. All components of the stormwater management system, including, but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components; and
2. All plants, trees, timber, shrubbery, and other landscaping, and associated lighting, now a part of the Property (as defined below); and
3. All irrigation systems, including but not limited to wells, pumps, lines, spray heads, which are located within the following described real property (the "Property"), being conveyed to the District concurrent herewith:

(Fee Simple)

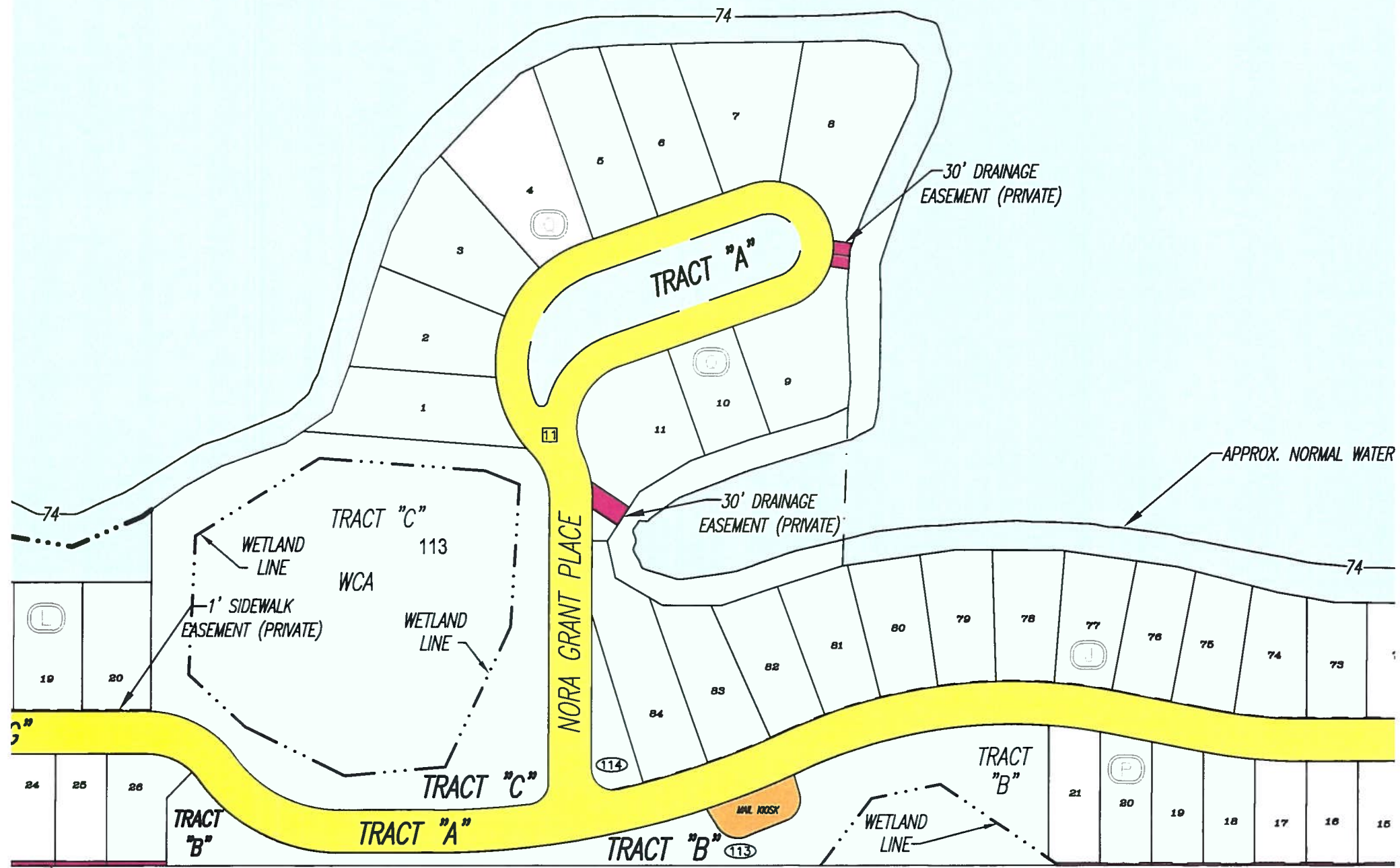
That portion of Tract "A" designated as "Private Drainage Area," according to the plat of Lucaya Lake Club Phase 4D, as recorded in Plat Book 135, Pages 20 through 25, inclusive, of the Public Records of Hillsborough County, Florida.

[Depiction below for illustrative purposes only.]



4. All right, title, interest and benefit of Grantor, if any, in, to and under, the following plans, reports and other development-related documents, only to the extent relating to the Personal Property or operation thereof:

- a. any and all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals; and
- b. any and all third-party guaranties, affidavits, warranties, bonds, claims, lien waivers, indemnification, and agreements given heretofore and with respect to the construction, installation, or composition of the Personal Property.



3' DRA
EASE

LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 20

DEDICATION:

The undersigned, as owner of the lands pictured herein does hereby dedicate this plat of Lucaya Lake Club Phase 4D for record. Further, the owner does hereby dedicate to public use all those easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

For interest in Tracts "A", "B" and "C" is hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision.

The private road and right of way shown hereon as Tract "A" is not dedicated to the public, but is hereby reserved by the owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development lying East of Summerfield Boulevard.

Owner hereby grants to Hillsborough County government and all providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private road and right of way within Tract "A" as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grants to all providers of telephone, electric, cable television, cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private road and right of way within Tract "A" and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and the access designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes.

The Private Access & Utility Easement, Private Drainage Easements, Private Sidewalk Easements and Private Fence Easements are hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, its successors and assigns in title.

Said Tracts "B" and "C", Private Sidewalk Easements, Private Drainage Easements and Private Fence Easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements reserved by owner will be the responsibility of the owner, its assigns and its successors in title.

The maintenance of Owner-reserved tracts and areas and private easements reserved by Owner will be the responsibility of the Owner, its assigns and its successors in title.

DESCRIPTION:

A portion of Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 4; thence S.00°34'03"W., 2721.58 feet along the Easterly boundary line of the Northeast 1/4 of said Section 4 to the Southeast corner thereof; thence N.89°53'58"W., 2259.03 feet along the Southerly boundary line of the Northeast 1/4 of said Section 4 and the Southerly boundary line of LUCAYA LAKE CLUB PHASE 3, as recorded in Plat Book 131, Pages 262-270, of the Public Records of Hillsborough County, Florida, to the Southwest corner of Tract "LS" in said LUCAYA LAKE CLUB PHASE 3 and to the POINT OF BEGINNING; thence continue N.89°53'58"W., 380.63 feet along said Southerly boundary line of the Northeast 1/4 of said Section 4, said boundary line also being the Northerly boundary line of PANTHER TRACE PHASE 2A-2 UNIT 2, as recorded in Plat Book 105, Pages 240-269, of the Public Records of Hillsborough County, Florida, to the Southwest corner of the Northeast 1/4 of said Section 4; thence N.89°54'01"W., 1904.44 feet along the Southerly boundary line of the Northwest 1/4 of said Section 4, the Southerly boundary line of said PANTHER TRACE PHASE 2A-2 UNIT 2, and the Northerly boundary line of WORTHINGTON, as recorded in Plat Book 119, Pages 11-20, of the Public Records of Hillsborough County, Florida, to the Southeast corner of LUCAYA LAKE CLUB PHASE 2F, as recorded in Plat Book 127, Pages 256-260, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary line of said LUCAYA LAKE CLUB PHASE 2F the following three courses and one curve: N.00°05'59"E., 78.88 feet; thence N.44°03'18"E., 91.83 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 125.00 feet; thence Northwesterly, 91.71 feet along said curve through a central angle of 42°02'14" (chord bears N.66°57'49"W., 89.67 feet); thence N.00°05'59"E., 234.67 feet to the Southerly boundary line of LUCAYA LAKE CLUB PHASE 1A, as recorded in Plat Book 123, Pages 124-135, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary line the following forty-six (46) courses: N.54°44'08"E., 46.92 feet; thence N.61°21'14"E., 48.97 feet; thence N.70°28'09"E., 79.13 feet; thence N.55°41'37"E., 64.23 feet; thence N.20°49'51"E., 59.89 feet; thence N.16°19'11"E., 87.87 feet; thence N.18°10'16"E., 74.11 feet; thence N.28°01'40"E., 73.05 feet; thence N.43°11'46"E., 88.07 feet; thence N.44°58'01"E., 77.67 feet; thence N.64°35'12"E., 64.59 feet; thence N.84°49'14"E., 56.22 feet; thence N.88°32'23"E., 107.37 feet; thence N.89°38'41"E., 105.65 feet; thence N.89°00'03"E., 76.21 feet; thence S.83°26'21"E., 41.66 feet; thence S.37°04'03"E., 29.73 feet; thence S.05°30'45"W., 40.50 feet; thence S.24°45'58"W., 78.48 feet; thence S.23°41'39"W., 63.58 feet; thence S.20°27'01"W., 47.63 feet; thence S.04°02'14"W., 56.81 feet; thence S.02°48'15"E., 98.20 feet; thence S.05°22'23"W., 29.39 feet; thence S.64°53'55"W., 26.95 feet; thence S.73°37'50"W., 93.34 feet; thence S.70°30'44"W., 73.41 feet; thence S.58°28'08"W., 69.24 feet; thence S.33°19'51"W., 68.01 feet; thence S.12°20'46"E., 43.97 feet; thence S.59°50'18"E., 63.86 feet; thence S.89°42'02"E., 69.76 feet; thence N.71°16'56"E., 58.00 feet; thence N.72°17'03"E., 89.68 feet; thence N.82°04'26"E., 131.77 feet; thence S.89°37'23"E., 124.03 feet; thence S.82°00'52"E., 135.98 feet; thence S.75°38'50"E., 120.45 feet; thence S.79°50'55"E., 87.14 feet; thence S.89°18'57"E., 145.60 feet; thence S.89°17'20"E., 149.56 feet; thence S.89°36'09"E., 141.43 feet; thence S.89°44'07"E., 150.18 feet; thence S.89°43'00"E., 117.85 feet; thence N.79°58'47"E., 79.86 feet; thence N.48°45'35"E., 48.11 feet to the Westernmost corner of Lot 60, Block "J" of said LUCAYA LAKE CLUB PHASE 3; thence along the Westerly boundary line of said LUCAYA LAKE CLUB PHASE 3 the following four courses and one curve: S.41°14'25"E., 88.98 feet along the Westerly boundary line of said Lot 60, Block "J" to the Northernmost corner of Tract "H" of said LUCAYA LAKE CLUB PHASE 3; thence S.00°05'59"W., 109.75 feet along the Westerly boundary line of said Tract "H" to the Southwest corner thereof and to the beginning of a non-tangent curve concave to the Northwest having a radius of 150.00 feet; thence along the Southerly boundary line of said Tract "H", Northwesterly, 36.02 feet along said curve through a central angle of 13°45'32" (chord bears N.81°35'02"E., 35.93 feet); thence S.16°54'40"E., 50.01 feet to the Northwest corner of said Tract "LS"; thence S.00°06'02"W., 129.56 feet along the Westerly boundary line of said Tract "LS" to the POINT OF BEGINNING.

Containing 24.56 Acres, more or less.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION

[Signature]
CHAMAN

[Signature]
DATE



PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR DWPPER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN

VERIFIED.
REVIEWED BY: *[Signature]*
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # 5690
GEOMETRICS SECTION, PUBLIC WORKS DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177 PART 1 OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK 135 PAGES 20 - 25 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: *[Signature]* DEPUTY CLERK
CLERK OF CIRCUIT COURT

THIS 4 DAY OF April, 2019 THE 2:53

CLERK FILE NUMBER 2019141498

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 13TH DAY OF DECEMBER, 2018, AS SHOWN HEREON, AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BIDDING.

[Signature]
SCOTT R. FOWLER, L.S. 5185
FLORIDA REGISTERED SURVEYOR

LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD, TAMPA, FLORIDA 33618
CERTIFICATE OF AUTHORIZATION NO. LB 3313



LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, Florida 33618
(813) 621-7841 (813) 664-1832 (fax)
www.landmac.com L.B. # 2013

OWNER:

OK RHODINE ROAD LLC

[Signature]
JAMES P. HARVEY, VICE PRESIDENT

[Signature]
WITNESS

[Signature]
WITNESS



ACKNOWLEDGEMENT:

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY THAT ON March 7, 2019 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JAMES P. HARVEY, VICE PRESIDENT, OF OK RHODINE ROAD LLC, WHO IS NOT / IS NOT / IS NOT PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND SAID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT Tampa, FL 33607, HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

[Signature]
PRINTED NAME
MY COMMISSION EXPIRES 01-27-20

[Signature]
FF 907050
COMMISSION #

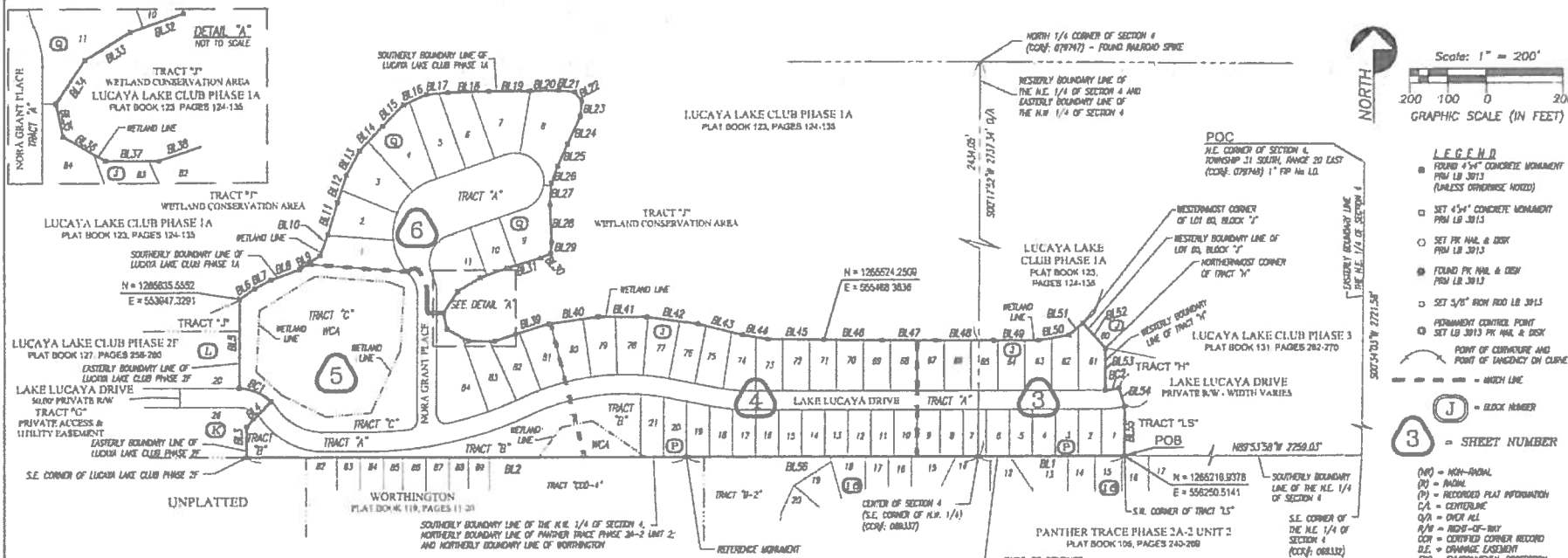


NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 21



PLAT NOTES:

1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREIN REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 1980 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY. ORIGINATING COORDINATES: HILLSBOROUGH COUNTY SURVEY DEPARTMENT CONTROL POINTS "2000" AND "2000 B"
2. BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF THE N.E. 1/4 OF SECTION 4, BEARS N.82°53'58"W, (GRID).
3. ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. SUBDIVISION PLATS BY NO MEANS PRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
5. THIS PRIVATE SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
6. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE MITIGATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6044, PAGE 873.
7. THIS SUBDIVISION IS A PORTION OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 17487, PAGE 997.
8. THIS SUBDIVISION IS SUBJECT TO THE NOTICE OF ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 18008, PAGE 407.
9. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR DESIGN, PERMITTING AND CONSTRUCTION OF A SEGMENT OF U.S. HIGHWAY 301 RECORDED IN OFFICIAL RECORDS BOOK 18620, PAGE 823, AND/OR IN OFFICIAL RECORDS BOOK 22508, PAGE 873.
10. THIS SUBDIVISION IS SUBJECT TO THE CONSENT TO SPECIAL ASSESSMENT RECORDED IN OFFICIAL RECORDS BOOK 18084, PAGE 362.
11. THIS SUBDIVISION IS SUBJECT TO THE AMENDED CONSENT TO ORDER RECORDED IN OFFICIAL RECORDS BOOK 22157, PAGE 1086, AS SUPPLEMENTED AND AMENDED BY OFFICIAL RECORDS BOOK 22731, PAGE 344.
12. THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN ARE SUBJECT TO THE TERMS OF THE EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22702, PAGE 1506.
13. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE TRUE-UP AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 24260, PAGE 842.
14. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUCAYA LAKE CLUB RECORDED IN OFFICIAL RECORDS BOOK 22724, PAGE 491.
15. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COLLATERAL ASSIGNMENT AND ASSUMPTION AGREEMENT (ASSESSMENT AREA TWO) RECORDED IN OFFICIAL RECORDS BOOK 24988, PAGE 816.
16. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENT LIEN OF RECORD (ASSESSMENT AREA TWO) RECORDED IN OFFICIAL RECORDS BOOK 24988, PAGE 829.
17. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT DISCLOSURE OF PUBLIC FINANCE (ASSESSMENT AREA TWO) RECORDED IN OFFICIAL RECORDS BOOK 24988, PAGE 833.
18. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE DECLARATION OF CONSENT (ASSESSMENT AREA TWO) RECORDED IN OFFICIAL RECORDS BOOK 24988, PAGE 854.
19. THIS SUBDIVISION IS SUBJECT TO THE NOTICE OF ASSESSMENT RECORDED IN OFFICIAL RECORDS BOOK 25647, PAGE 1837.
20. THIS SUBDIVISION IS SUBJECT TO THE NOTICE OF ASSESSMENT RECORDED IN OFFICIAL RECORDS BOOK 26247, PAGE 1824.

KEY MAP

TRACT DESIGNATION TABLE	
TRACT	DESIGNATION
"A"	PRIVATE ROAD AND RIGHT-OF-WAY; PRIVATE ACCESS & UTILITY EASEMENT; PRIVATE DRAINAGE AREA
"B"	OPEN AREA (PRIVATE); WETLAND CONSERVATION AREA (PRIVATE); UTILITY EASEMENT (PUBLIC)
"C"	OPEN AREA (PRIVATE); WETLAND CONSERVATION AREA (PRIVATE); UTILITY EASEMENT (PUBLIC); SIDEWALK EASEMENT (PRIVATE)

Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
BC1	124.00'	42°02'14"	81.71'	89.63'	N65°27'09"W
BC2	150.00'	12°43'32"	38.62'	35.81'	N87°19'02"E

LINE DATA			LINE DATA		
Line #	Bearing	Distance	Line #	Bearing	Distance
BL1	N82°13'50"W	300.63'	BL57	S25°22'23"E	79.39'
BL2	N82°34'01"W	1804.64'	BL58	S64°43'50"W	26.90'
BL3	N82°00'50"E	78.86'	BL59	S73°37'50"W	81.34'
BL4	N44°07'03"E	31.83'	BL60	S49°30'47"W	75.41'
BL5	N82°53'58"E	23.87'	BL61	S58°38'58"W	69.84'
BL6	N54°44'12"E	48.89'	BL62	S33°19'51"E	69.01'
BL7	N67°17'14"E	48.89'	BL63	S12°20'48"E	63.97'
BL8	N82°48'00"E	78.13'	BL64	S53°20'18"E	63.68'
BL9	N59°41'37"E	68.93'	BL65	S89°47'02"E	62.76'
BL10	N20°48'51"E	58.99'	BL66	N77°18'56"E	53.00'
BL11	N18°19'11"E	87.87'	BL67	N77°17'03"E	89.68'
BL12	N18°10'18"E	76.11'	BL68	N82°04'28"E	131.27'
BL13	N82°01'40"E	73.00'	BL69	S89°32'23"E	124.00'
BL14	N47°11'48"E	88.93'	BL70	S87°00'00"E	125.54'
BL15	N44°50'01"E	77.87'	BL71	S75°38'00"E	126.43'
BL16	N64°33'17"E	64.50'	BL72	S79°50'58"E	67.14'
BL17	N84°09'14"E	86.22'	BL73	S89°18'37"E	145.60'
BL18	N88°32'23"E	182.34'	BL74	S89°17'23"E	145.58'
BL19	N88°26'41"E	188.65'	BL75	S89°38'00"E	141.43'
BL20	N82°00'00"E	78.21'	BL76	S89°44'00"E	150.18'
BL21	S47°39'21"E	41.84'	BL77	S89°43'00"E	117.85'
BL22	S73°04'03"E	28.73'	BL78	N79°58'07"E	78.88'
BL23	S82°37'45"W	43.84'	BL79	S87°00'00"E	43.11'
BL24	S47°45'50"W	28.49'	BL80	S41°16'25"E	88.98'
BL25	S33°41'50"W	63.39'	BL81	S00°00'00"W	109.25'
BL26	S70°27'01"W	47.83'	BL82	S19°51'42"E	50.81'
BL27	S00°00'00"W	56.81'	BL83	S00°00'00"W	128.54'
BL28	S01°48'15"E	28.20'	BL84	S00°00'00"W	788.30'

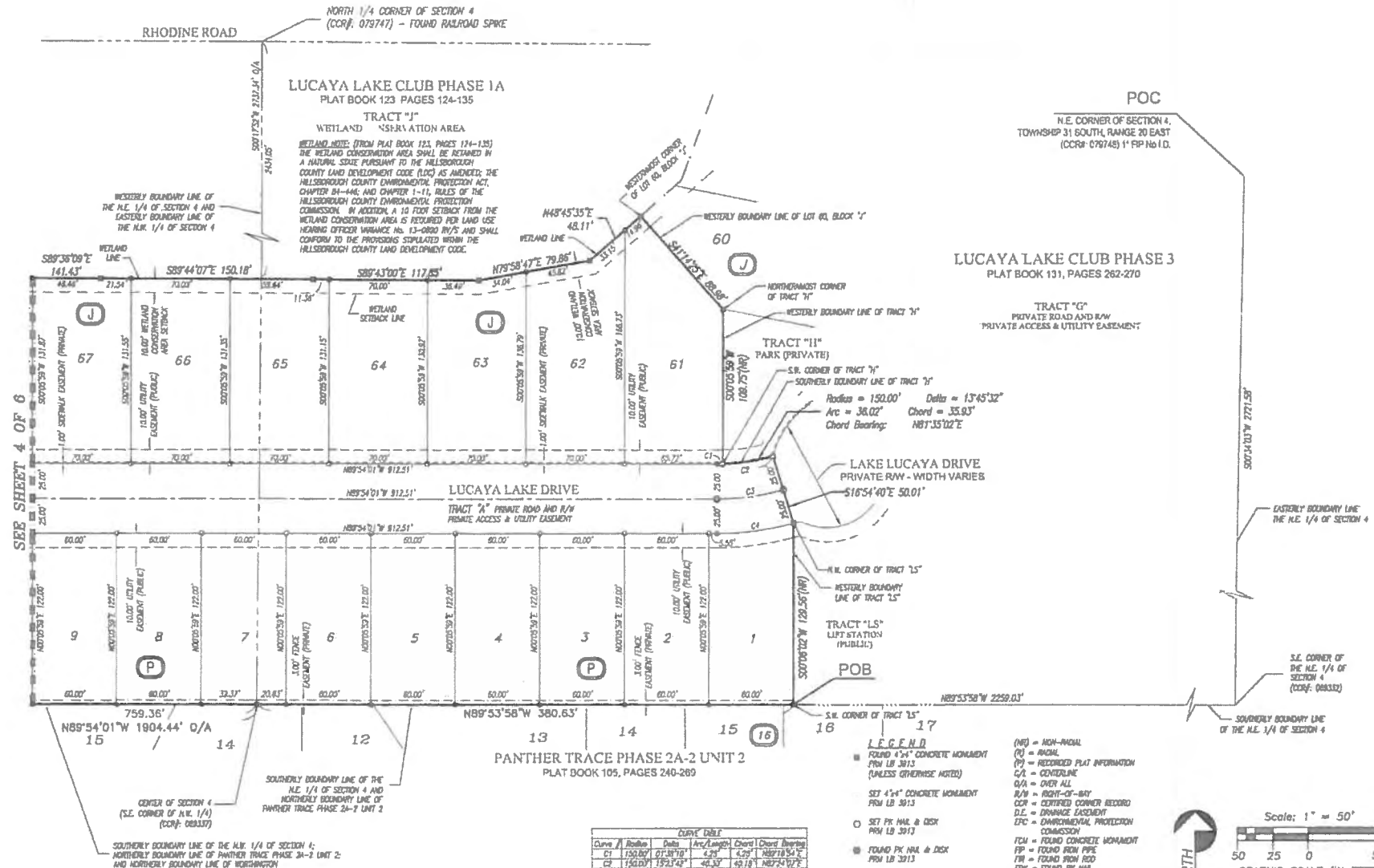
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LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 22



SEE SHEET 4 OF 6

LUCAYA LAKE CLUB PHASE 1A
PLAT BOOK 123 PAGES 124-135

TRACT "J"
WETLAND CONSERVATION AREA

WETLAND NOTE: (FROM PLAT BOOK 123, PAGES 124-135) THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PLEASANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 61-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 10 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED FOR LAND USE HEARING OFFICER VARIANCE NO. 13-0800 RV/S AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

LUCAYA LAKE CLUB PHASE 3
PLAT BOOK 131, PAGES 262-270

TRACT "G"
PRIVATE ROAD AND R/W
PRIVATE ACCESS & UTILITY EASEMENT

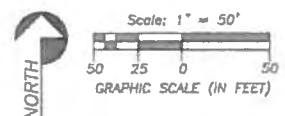
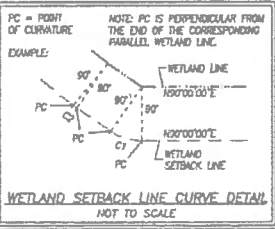
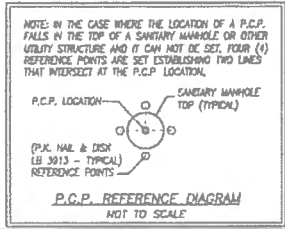
LUCAYA LAKE DRIVE
TRACT "A" PRIVATE ROAD AND R/W
PRIVATE ACCESS & UTILITY EASEMENT

PANTHER TRACE PHASE 2A-2 UNIT 2
PLAT BOOK 105, PAGES 240-269

LEGEND

- (NE) = NON-ANGULAR
- (R) = RADIUS
- (PI) = RECORDED PLAT INFORMATION
- C/L = CENTERLINE
- O/A = OVER ALL
- R/W = RIGHT-OF-WAY
- CER = CENTERED CORNER RECORD
- D.E. = DRAINAGE EASEMENT
- E.P.C. = ENVIRONMENTAL PROTECTION COMMISSION
- FCU = FOUND CONCRETE MONUMENT
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- PK = FOUND PK NAIL
- FNAB = FOUND NAIL & DISK
- LB = LICENSED BUSINESS
- H.A. = HOMEOWNERS ASSOCIATION
- NABCS = NORTH AMERICAN CURB 1200
- N.T.S. = NOT TO SCALE
- O.R. = OFFICIAL RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PCP = PERMANENT CONTROL POINT
- PRU = PERMANENT RETRIEVAL MONUMENT
- R.M. = REFERENCE MONUMENT
- SEC = SECTION
- SHND = SET NAIL & DISK LB 3013
- SHFND = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TYP = TYPICAL

Curve	Radius	Delta	Arc Length	Chord	Chord Bearing
C1	150.00'	07°49'17"	4.28'	1.25'	N89°24'54"E
C2	150.00'	15°37'54"	8.56'	2.50'	N87°24'12"E
C3	175.00'	15°37'54"	8.75'	2.50'	N87°17'11"E
C4	200.00'	15°47'57"	5.15'	1.49'	N87°12'50"E



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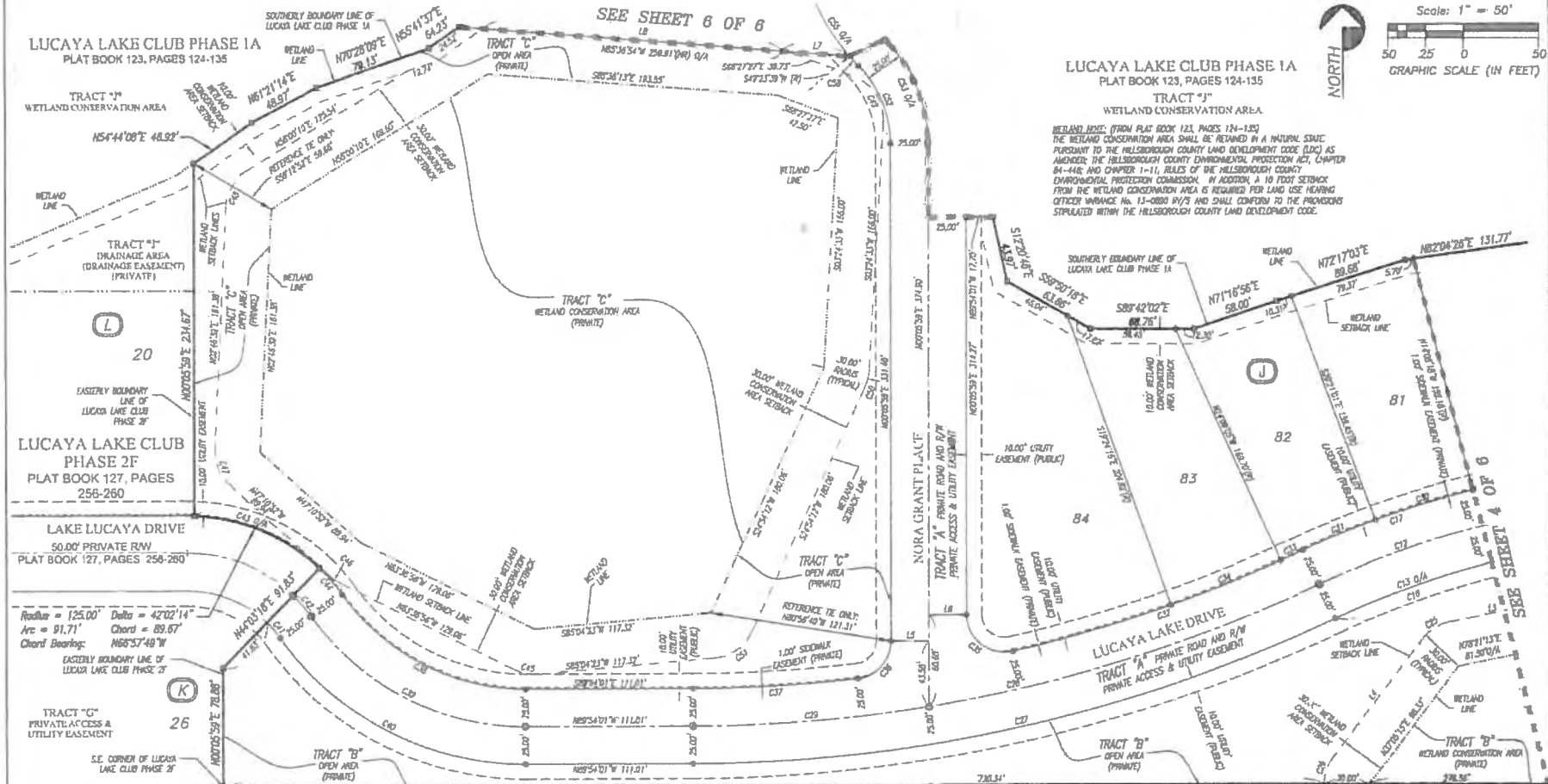
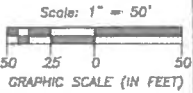
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SEE SHEET 2 FOR PLAT NOTES AND KEY MAP

LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 24

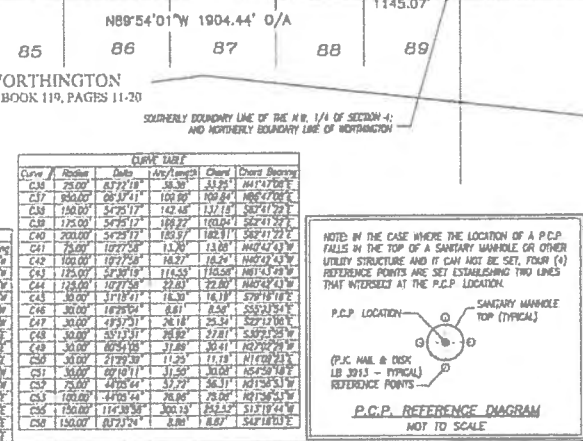


- LEGEND**
- FOUND 4" CONCRETE MONUMENT FROM LB 3013 (UNLESS OTHERWISE NOTED)
 - SET 4" CONCRETE MONUMENT FROM LB 3013
 - SET PK NAIL & DISK FROM LB 3013
 - FOUND PK NAIL & DISK FROM LB 3013
 - SET 5/8" IRON ROD LB 3013
 - PERMANENT CONTROL POINT SET LB 3013 PK NAIL & DISK
 - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
 - WETLAND LINE
 - 100' WETLAND SETBACK LINE
 - 100' WETLAND SETBACK LINE (TYPICAL)
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - BOLL EASEMENT
 - BLOCK NUMBER
- (NS) = NON-FORMAL
(R) = RADIAL
(P) = RECORDED PLAT INFORMATION (UNLESS OTHERWISE NOTED)
C/A = CENTERLINE
O/A = OVER ALL
R/W = RIGHT-OF-WAY
CCR = CERTIFIED CORNER RECORD
D/E = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION COMMISSION
FCL = FOUND CONCRETE MONUMENT
FP = FOUND IRON PIPE
FRD = FOUND IRON ROD
FVN = FOUND PK NAIL
FVND = FOUND PK NAIL & DISK
L/D = LINDSEY DITCH
M/A = HOMEOWNERS ASSOCIATION
MADSL = NORTH AMERICAN DUTCH 1883
N.T.S. = NOT TO SCALE
O.R. = OFFICIAL RECORDS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
R.M. = REFERENCE MONUMENT
SEC = SECTION
SHAD = SET NAIL & DISK LB 3013
SFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
TIP = TYPICAL

WORTHINGTON
PLAT BOOK 119, PAGES 11-20

WETLAND CONSERVATION AREA NOTE:
THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. A 30 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PREVIOUSLY STIPULATED WITHIN THE LAND DEVELOPMENT CODE.

Curve #	Radius	Delta	1/2 Arc Length	Chord	Chord Bearing
C1	600.00	36°22'14"	363.67	371.55	S89°29'50"W
C2	325.00	36°22'14"	195.00	202.90	S89°29'50"W
C3	125.00	91°71'	74.40	78.18	S79°33'55"W
C4	175.00	36°22'14"	102.79	108.76	S89°29'50"W
C5	200.00	36°22'14"	117.55	123.76	S89°29'50"W
C6	300.00	36°22'14"	175.50	183.76	S89°29'50"W
C7	1000.00	29°12'24"	440.00	436.97	N77°28'47"E
C8	875.00	29°12'24"	429.51	426.04	N77°28'47"E
C9	875.00	29°12'24"	429.51	426.04	N77°28'47"E
C10	875.00	29°12'24"	429.51	426.04	N77°28'47"E
C11	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C12	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C13	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C14	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C15	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C16	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C17	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C18	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C19	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C20	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C21	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C22	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C23	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C24	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C25	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C26	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C27	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C28	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C29	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C30	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C31	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C32	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C33	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C34	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C35	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C36	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C37	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C38	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C39	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C40	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C41	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C42	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C43	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C44	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C45	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C46	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C47	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C48	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C49	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C50	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C51	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C52	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C53	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C54	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C55	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C56	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C57	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C58	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C59	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C60	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C61	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C62	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C63	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C64	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C65	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C66	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C67	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C68	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C69	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C70	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C71	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C72	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C73	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C74	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C75	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C76	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C77	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C78	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C79	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C80	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C81	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C82	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C83	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C84	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C85	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C86	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C87	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C88	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C89	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C90	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C91	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C92	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C93	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C94	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C95	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C96	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C97	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C98	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C99	625.00	36°22'14"	322.75	337.25	S89°29'50"W
C100	625.00	36°22'14"	322.75	337.25	S89°29'50"W



LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1832 (fax)

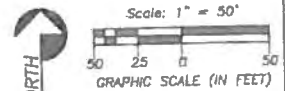
www.land.com L.B.# 3918

Sheet 5 of 6

LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 25



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3013 (UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT FROM LB 3013
 - SET PK NAIL & DISK FROM LB 3013
 - FOUND PK NAIL & DISK FROM LB 3013
 - SET 5/8" IRON ROD LB 3013
 - PERMANENT CONTROL POINT FROM LB 3013 PK NAIL & DISK
 - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
 - WADCH LINE
 - MONUMENT (M) = IRON BEARING (B) = UTILITY EASEMENT = DRAINAGE EASEMENT = WELL EASEMENT
 - (J) = BLOCK NUMBER
- (N) = NON-RIGHT
(R) = RIGHT
(P) = RECORDED PLAT INFORMATION
(C/L) = CENTERLINE
(O/A) = OVER ALL
(R/W) = RIGHT-OF-WAY
(C/R) = CERTIFIED CORNER RECORD
(D/C) = DRAINAGE EASEMENT
(E/P) = ENVIRONMENTAL PROTECTION COMMISSION
(F/M) = FOUND CONCRETE MONUMENT
(F/P) = FOUND IRON PIPE
(F/R) = FOUND IRON ROD
(F/PK) = FOUND PK NAIL
(F/N&D) = FOUND NAIL & DISK
(L/B) = LOGGED BUSINESS
(H/A) = HOMEOWNERS ASSOCIATION
(N/A) = NORTH AMERICAN DATUM 1983
(K/S) = NOT TO SCALE
(O/R) = OFFICIAL RECORDS
(P/OB) = POINT OF BEGINNING
(P/OC) = POINT OF COMMENCEMENT
(P/PC) = PERMANENT CONTROL POINT
(P/RM) = PERMANENT REFERENCE MONUMENT
(R/L) = REFERENCE MONUMENT
(S/C) = SECTION
(S/N&D) = SET NAIL & DISK LB 3013
(S/W) = SOUTHWEST FLOOD WATER MANAGEMENT DISTRICT
(T/P) = TYPICAL

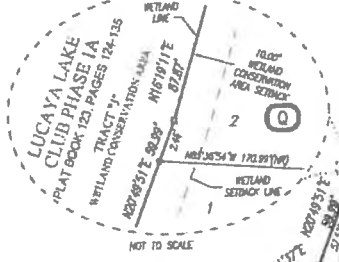
SEE SHEET 2 FOR PLAT NOTES AND KEY MAP

LUCAYA LAKE CLUB PHASE IA

PLAT BOOK 123, PAGES 124-135

TRACT "J" WETLAND CONSERVATION AREA

WETLAND NOTE: (FROM PLAT BOOK 123, PAGES 124-135) THE WETLAND CONSERVATION AREA SHALL BE REMAINED IN A NATURAL STATE PERMANENT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED, THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-448, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 10 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED FOR LAND USE HEARING OFFICER VARIANCE NO. 13-0880 RW/S AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

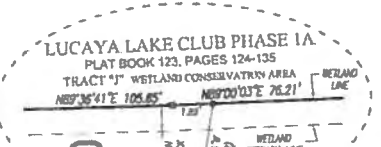
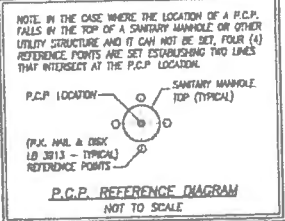
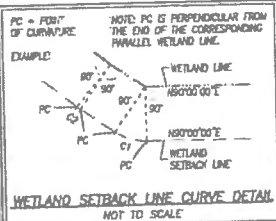


LINE TABLE

Line #	Bearing	Distance
1	S65°17'44" E	25.00'
11	S58°17'44" E	36.80'
17	N00°00'00" E	11.38'
17	S33°19'51" W	21.38'
17	S33°19'51" W	25.00'
17	S33°19'51" W	21.38'
17	S33°19'51" W	21.38'
17	S33°19'51" W	21.38'
17	S33°19'51" W	21.38'
17	S33°19'51" W	21.38'
17	S33°19'51" W	21.38'

LINE TABLE

Line #	Bearing	Distance
117	S12°20'00" E	25.00'
118	S12°20'00" E	13.00'
118	N18°20'47" W	25.00'
130	N18°20'47" W	13.00'



SEE SHEET 5 OF 8

CURVE TABLE

Curve #	Radius	Delta	Chord Length	Chord Bearing
C50	100.00'	42°02'42"	74.00'	N71°54'51" W
C51	100.00'	24°19'00"	43.37'	S82°11'34" W
C52	110.00'	71°48'34"	200.15'	S52°32'31" W
C53	120.00'	52°28'25"	200.15'	S17°19'04" W
C54	150.00'	27°44'26"	72.00'	S08°18'18" W
C55	150.00'	46°34'28"	88.45'	S35°27'34" W
C56	150.00'	47°20'28"	92.74'	N08°58'08" W
C57	150.00'	112°20'28"	215.62'	N17°22'41" W
C58	200.00'	28°34'31"	37.81'	S80°00'00" W
C59	250.00'	8°45'12"	111.89'	N101°07'18" W
C60	250.00'	47°20'28"	88.45'	S35°27'34" W
C61	250.00'	47°20'28"	88.45'	N08°58'08" W
C62	100.00'	28°34'31"	37.81'	S80°00'00" W
C63	100.00'	28°34'31"	37.81'	S80°00'00" W
C64	100.00'	28°34'31"	37.81'	S80°00'00" W
C65	100.00'	28°34'31"	37.81'	S80°00'00" W
C66	100.00'	28°34'31"	37.81'	S80°00'00" W
C67	100.00'	28°34'31"	37.81'	S80°00'00" W
C68	100.00'	28°34'31"	37.81'	S80°00'00" W
C69	100.00'	28°34'31"	37.81'	S80°00'00" W
C70	100.00'	28°34'31"	37.81'	S80°00'00" W

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Hopping Green & Sams

Attorneys and Counselors

March 1, 2021

Spring Lake Community Development District
c/o Rick Reidt, District Manager
Meritus Corporation
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Re: Spring Lake Community Development District

Dear Mr. Reidt:

The fee agreement in place between our firm and the District contemplates adjustments to the hourly rates from time to time after an annual evaluation by our firm. While the fee agreement contemplates fee increases up to \$15 per hour per year, our firm has represented the District since 2013 and has never increased the hourly rates. Our firm is respectfully submitting this notification to increase our standard hourly rates. My hourly rate is proposed to adjust from \$265 to \$350. The hourly rate for associates most likely to provide services to the District is proposed to range from \$265-\$285. The rate for paralegal services will adjust from \$125 to \$150. Please note that these rate increases are much less than if we had increased rates \$15 a year since 2014. These new rates are proposed to take effect on October 1, 2021. I would ask that this letter be added to the next agenda for Board consideration.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to give me a call. We thank you for the opportunity to be of service.

Sincerely,

/s/ Michael C. Eckert

Michael C. Eckert

MCE:lk

cc: Warren C. Keipper, Chairman

Rick Reidt

From: Patrick Boser <Patrick.Boser@cardno.com>
Sent: Wednesday, March 24, 2021 11:21 AM
To: Rick Reidt
Subject: Lucaya Lake Fish Stocking

Rick,
After much deliberation on how to present this to You and the Board Members, I thought our recommendations and a price per acre would be best.

Given the size of the lake, lets call it 80 acres, I didn't want to present such a large number for the fish stocking. As part of an Integrated Pest Management Plan for using insectivorous fish for midge fly control, for new ponds, it is recommended to stock these species at a rate per acre as follows: Blue Gill (1500), Mosquitofish (1,000), and Channel Cat (800). Since your lake is established, we can lower the rate per acre on the Blue Gill. We recommend keeping the 1000 Mosquitofish and the 800 Channel Cat at the listed per acre rate. Our recommendation is a s follows:

Quantity Per Acre Stocking Rate

Blue Gill- 800
Mosquitofish- 1000
Channel Cat- 800

Using the above quantity per acre, the price per acre for the 3 species is: **\$1,444.00**. As you can see , if you do the math, this gets expensive quick. Hopefully, presenting it this way will allow the CDD to pick a quantity the works within the budget. This is an investment in the lake's overall health. A suggestion would be to develop an annual budget for replenishment and introducing other species like largemouth bass to provide a better balance. This year, lets focus on reducing the midge fly larvae at the bottom of the lake. Please let me know how you would like to proceed.

Thanks,

Patrick Boser
PROJECT ECOLOGIST
CARDNO



Mobile +1 813 927 1201
Address 3905 Crescent Park Drive , Riverview, FL 33578
Email patrick.boser@cardno.com Web www.cardno.com

CONNECT WITH CARDNO    

The health, wellbeing and livelihoods of our people, families, clients and communities is Cardno's key priority. Our teams are responding to COVID-19 with robust business continuity plans and we will continue to work closely with our people and clients to support them every day. [> LEARN MORE](#)

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SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

March 2, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, March 2, 2021 at 6:30 p.m.** at The Clubhouse at Lucaya Lake located at 11301 Lake Lucaya Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, March 2, 2021 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Warren Keipper	Chair	
Ruth Brown	Vice-Chair	
William Kidwell	Supervisor	
Chrissy Nieves	Supervisor	<i>arrived at approximately 6:33 p.m.</i>
Tom Bigelow	Supervisor	

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>
Michael Eckert	District Counsel, Hopping Green & Sams	
Paul Woods	OLM Representative	

There were 12 residents in attendance in person and 2 via conference call.

Mr. Reidt went over the meeting process with the audience.

Supervisor Nieves arrived at the meeting.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were resident comments about the weir remediation, OLM RFP, landscaping needs, and reserve concerns.

41 **3. STAFF REPORTS**

42 **A. District Engineer**

- 43 **i. Discussion on Mapping**
- 44 **ii. Street Drainage Lake Lucaya**
- 45 **iii. 11862 Lake Lucaya Curb Issue**
- 46 **iv. Lucaya Lake Outflow M1 to M2**

47
48 Mr. Chang updated the Board on the mapping and noted that the School Board is still in a
49 feasibility study phase regarding expansion. He then went over the street drainage issue on
50 Lucaya Lake and stated that having the debris cleared seems to have corrected the issue. Mr.
51 Chang also stated that Greg Meath is working with Everett Morrow on the gutter issue.

52
53 Supervisor Kidwell noted that fencing was not shown on the map in Summerfield on the west
54 and east sides.

55
56 Mr. Chang described the washout at the weir between M1 and M2 and went over what caused
57 the issue. The Board discussed various options for how to repair it.

58
59 MOTION TO: Approve the \$10,000 repair only and table the second
60 portion of the quote until a later time.
61 MADE BY: Supervisor Kidwell
62 SECONDED BY: Supervisor Keipper
63 DISCUSSION: None further
64 RESULT: Called to Vote: Motion PASSED
65 5/0 - Motion Passed Unanimously

66
67 Supervisor Brown asked what a stormwater inspection would cost the District prior to final deed
68 releases. Mr. Chang said it could be completed at a cost of \$800 to \$1,000.

69
70 MOTION TO: Approve a storm water inspection for \$800-\$1,000.
71 MADE BY: Supervisor Kidwell
72 SECONDED BY: Supervisor Brown
73 DISCUSSION: None further
74 RESULT: Called to Vote: Motion PASSED
75 5/0 - Motion Passed Unanimously

76
77 Supervisor Brown asked about the HOA documents. The Board agreed to continue to the
78 discussion with OLM and ask about the documents during the discussion with Counsel.

79
80
81

82 **B. OLM Presentation**

83
84 Paul Woods from OLM made a presentation to the Board on services offered by his organization.
85 He shared references with the Board and reviewed the cost, which would be \$7,000 for RFP
86 oversight and a \$700 monthly fee for inspection services. The HOA and CDD would need to be
87 completed separately. Mr. Woods recommended that any decision wait until the HOA board is
88 placed in the event they would want to keep consistent with landscape decisions by the CDD. A
89 detailed responsibility map of the community would also need to be completed.

90
91 The Board thanked Mr. Woods for his time and tabled any action for the short term.

92
93 **C. District Counsel**

- 94 **i. Consideration of Brightview Contract Extension**
95 **ii. Discussion on Deeds**

96
97 Mr. Eckert asked if the CDD was good with transferring the park back from the HOA to the
98 CDD. The Board verbally agreed.

99
100 Mr. Eckert reviewed the trustee replacement with the Board. The Board had already approved
101 that action.

102
103 Mr. Eckert went over the extension of the landscaping contract with Brightview. The extension is
104 through Fiscal Year 2021.

105
106 MOTION TO: Approve the Brightview contract extension.
107 MADE BY: Supervisor Nieves
108 SECONDED BY: Supervisor Keipper
109 DISCUSSION: None further
110 RESULT: Called to Vote: Motion PASSED
111 5/0 - Motion Passed Unanimously

112
113 Mr. Eckert reviewed the deed for Tract I with the Board.

114
115 MOTION TO: Approve the deed for Tract I.
116 MADE BY: Supervisor Nieves
117 SECONDED BY: Supervisor Keipper
118 DISCUSSION: None further
119 RESULT: Called to Vote: Motion PASSED
120 5/0 - Motion Passed Unanimously

121
122

123 The Board and Mr. Eckert discussed the need for Ryan Homes to restore the roundabout at the
124 end of the sales period and that they would like to obtain a time frame for completion.

125

126 Mr. Eckert went over the deed for Tract A with the Board.

127

128

MOTION TO:	Approve the deed for Tract A.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	The Board discussed some concerns and wanted to wait until Mr. Chang completes the stormwater inspection.
RESULT:	Called to Vote: Motion FAILED 0/5 – Motion failed unanimously

129

130

131

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136

137 Mr. Eckert updated the Board that the CDD is waiting on the HOA to communicate the status of
138 the CCRs near transition. Open communications are taking place, and Mr. Eckert will report
139 back to the Board. Mr. Eckert restated that the HOA was in charge of developing changes to the
140 CCRs and he was communicating regarding the dock approval issue.

141

142 C. District Manager

143 i. Action Item List

144

145 Mr. Reidt reviewed the action item list with the Board. Supervisor Nieves expressed the need for
146 an item on emergency and regular communications. Mr. Reidt and Mr. Eckert went over that
147 three entities are involved in the communications. The CDD has its website and e-blast system,
148 which has been repaired. The CDD is not able to correct incorrect email address entries;
149 however, they have worked around the issue blocking distribution of emails. Residents will need
150 to check their spam folders. The website and e-blasts are available during normal business hours.
151 Evergreen has their own system, and the CDD communicates with them and asks for their
152 support when possible. The HOA, when formed, may also develop systems which can be used.
153 Mr. Reidt said he will add this item and landscape mapping to the action item list. Once the final
154 mapping has been signed off, they can work on the landscape mapping with Mr. Chang.

155

156

157 4. BUSINESS ITEMS

158 A. Consideration of Resolution 2021-06; Authorizing the Expenditures of Funds

159

160 The Board reviewed the resolution and requested a reduction of spending from \$10,000 to \$5,000.

161 Mr. Eckert will make the change.

162

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MOTION TO:	Approve Resolution 2021-06 with the revision.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Discussion on Cost Share Agreement with HOA for Maintenance Services

Mr. Eckert went over the Cost Share Agreement with the HOA with the Board.

MOTION TO:	Approve the Cost Share Agreement with the HOA for Maintenance Services.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

C. Discussion on Playground Mulch Proposals

The Board discussed the playground mulch proposals and decided to go with sixty yards and seek at least two other quotes.

MOTION TO:	Approve playground mulch installation not-to-exceed \$4,565.14 with Mr. Reidt obtaining other quotes and approving the lowest price.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Mr. Reidt stated that he would add researching the cost and future costs of rubber mulch onto the action item list.

201 **D. Consideration on Emerald Shore Turf Replacement**

202
203 The Board discussed the replacing the turf on Emerald Shore and noted that a homeowner often
204 drives over the turf. The Board asked for Mr. Reidt to issue a warning to the homeowner with the
205 photographic evidence provided by an audience member.
206

207	MOTION TO:	Install the turf as submitted with delayed planting
208		until the rainy season.
209	MADE BY:	Supervisor Kidwell
210	SECONDED BY:	Supervisor Bigelow
211	DISCUSSION:	None further
212	RESULT:	Called to Vote: Motion PASSED
213		5/0 - Motion Passed Unanimously

214
215
216 **5. CONSENT AGENDA**

217 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**
218 **February 2, 2021**

219
220 The Board reviewed the minutes. Mr. Eckert noted changes to lines 49, 59, 60, 68, 169, and 227.
221 Mr. Eckert will provide details to staff for the revisions.
222

223	MOTION TO:	Approve the February 2, 2021 minutes.
224	MADE BY:	Supervisor Keipper
225	SECONDED BY:	Supervisor Brown
226	DISCUSSION:	None further
227	RESULT:	Called to Vote: Motion PASSED
228		5/0 - Motion Passed Unanimously

229
230 **B. Consideration of Operations and Maintenance Expenditures January 2021**

231
232 The Board reviewed the O&Ms.
233

234

235

MOTION TO: Approve the January 2021 O&Ms.

236

MADE BY: Supervisor Keipper

237

SECONDED BY: Supervisor Bigelow

238

DISCUSSION: None further

239

RESULT: Called to Vote: Motion PASSED

240

5/0 - Motion Passed Unanimously

241

C. Review of Financial Statements Month Ending January 31, 2021

242

243

The Board reviewed and accepted the financials.

244

245

246

247

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

248

249

Supervisor Bigelow asked about the cost of each treatment for Lucaya Lake from Cardno. Mr. Reidt said it was about \$2,000, but he will confirm with Cardno and email the Board.

250

251

252

Supervisor Kidwell went over his concerns about the appearance of stucco walls on Rhodine and Summerfield. He noted that there was some chipping. Mr. Reidt will obtain a quote for minor repairs and pressure washing.

253

254

255

256

The Board also asked for Mr. Reidt to determine the approximate color codes for the fence so will be able to match except for fading. The District will then develop a color code policy.

257

258

259

Resident Doug Maples expressed his disappointment that the Board did not do the complete repair, including the remedial modifications, on the weir repair.

260

261

262

263

264 **7. ADJOURNMENT**

265

266

MOTION TO:	Adjourn at 9:11 p.m.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

267

268

269

270

271

272

273 **These minutes were done in summary format.*

274

275 **A copy of the audio recording is available on request.*

276

277 **Each person who decides to appeal any decision made by the Board with respect to any matter*
278 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
279 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

280

281 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
282 **meeting held on _____.**

283

284

285

Signature

Signature

286

287

288

Printed Name

Printed Name

289

290

Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman

291

292

293

294

295

Recorded by Records Administrator

296

297

298

Signature

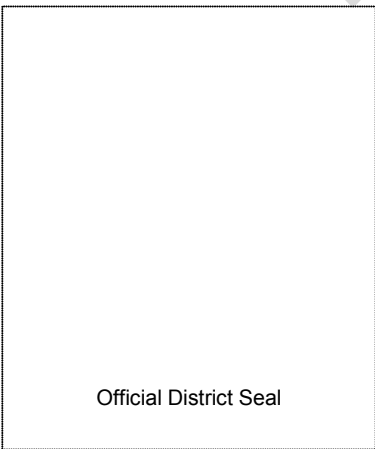
299

300

301

Date

302



Lucaya Lake Club Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
BRIGHT VIEW	7193623	\$ 6,916.00		Landscape Maintenance - February 2021
CARDNO	306845	1,060.00		Lake Management/Open Water Maintenance - 01/29/2021
CARDNO	306866	420.00	\$ 1,480.00	Lake Management - January 2021
Meritus Districts	10377	3,888.34		District Management Services - February 2021
Monthly Contract Sub-Total		\$ 12,284.34		

Variable Contract				
Hopping Green & Sams	120268	\$ 4,363.45		Professional Services through 01/31/2021
HOPPING GREEN & SAMS	119891	1,079.33		Professional Services through 12/31/2020
Landmark Engineering	2130085 84	5,817.50		Engineering Services - 02/15/2021
NICHOLS LANDSCAPE ARCHITECTURE	SL20 1 2	1,798.08		Architecture Services through 02/20/2021
Variable Contract Sub-Total		\$ 13,058.36		

Utilities				
TECO	211001371262 021821	\$ 204.57		Electric Service through 02/13/2021
TECO	211001371445 021821	4,617.08		Electric Service through 02/12/2021
TECO	211001371635 021821	662.49		Electric Service through 02/12/2021
TECO	211005013209 021821	27.95		Electric Service through 02/12/2021
TECO	221000910945 021921	2,713.75		Electric Service through 02/15/2021
TECO	221007738356 021821	495.57		Electric Service through 02/12/2021
TECO	221007741822 021821	528.43		Electric Service through 02/12/2021
TECO	221008035422 021821	975.94	\$ 10,225.78	Electric Service through 02/12/2021
Utilities Sub-Total		\$ 10,225.78		

Regular Services				
-------------------------	--	--	--	--

**Lucaya Lake Club Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
BrightView	7229571	\$ 621.96		Annual Flowers - Removal/Prep/Install - 02/15/2021
BrightView	7229575	345.78	\$ 967.74	Plant Fill-In/Add Irrigation - 02/15/2021
Site Masters of Florida LLC	021821 2	1,600.00		Skimmers Repair - 02/18/2021
Supervisor: Bryan Butler	TB020221	200.00		Supervisors Fee - 02/02/2021
Supervisor: Mary Nieves	MN020221	200.00		Supervisors Fee - 02/02/2021
Supervisor: Ruth Brown	RB020221	200.00		Supervisors Fee - 02/02/2021
Supervisor: Warren Keipper	WK020221	200.00	\$ 800.00	Supervisors Fee - 02/02/2021
Regular Services Sub-Total		\$ 3,367.74		
Additional Services				
BRIGHTVIEW LANDSCAPE SERVICES	7209849	\$ 365.29		Head/Nozzle/Drip Tube/Valve/ Replacement & Repair - 01/28/2021
Meritus Districts	10462	5,000.00		Dissemination Agent Service/Disclosure Reporting Bond - 02/17/2021
Additional Services Sub-Total		\$ 5,365.29		
TOTAL:		\$ 44,301.51		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



INVOICE

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7193623
Invoice Date: 2/1/2021
Cust PO #:

Job Number	Description	Amount
341900277	Spring Lake CDD Landscape Maintenance For February	6,916.00
Total invoice amount		6,916.00
Tax amount		
Balance due		6,916.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-621-6619

Please detach stub and remit with your payment

*53900
4604
RLD*

Payment Stub

Customer Account#: 19968821
 Invoice #: 7193623
 Invoice Date: 2/1/2021

Amount Due:	\$6,916.00
--------------------	-------------------

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS.EFT@cardno.com
 Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com
 Please include an invoice copy with payment or reference the invoice number on your remittance.

Spring Lake CDD
Greg Meath
5680 W Cypress Street
Ste A
Tampa FL 33607

Invoice # : 306845
Invoice Date : 02/09/2021
Terms : 30 Days
Project : R18X483800
Project Manager : Boser, Patrick G.

Project Name : Spring Lake CDD: Lucaya Lake Edge Maintenance

Email Invoices: districtinvoices@merituscorp.com

If you have any questions regarding your project, please contact
 Patrick Boser. Email: Patrick.boser@cardno.com Phone:
 813-927-1201. For any billing inquiries, please contact Angela Rappe
 Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 1/29/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Management 7/2020	12,720.00	58.33	7,420.00	6,360.00	1,060.00
58B20 - Quarterly Open Water Maint. 11/20	900.00	25.00	225.00	225.00	0.00
Total Fee Type LS:	13,620.00		7,645.00	6,585.00	1,060.00

Amount Due this Invoice **\$1,060.00**

Outstanding Invoices

Number	Date	Balance
306845	02/09/2021	1,060.00
Total Now Due		1,060.00

Aging Balances			
Under 30	31 - 60	61 - 90	Over 90
1,060.00	0.00	0.00	0.00

53900
4308
02/09/21



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS.EFT@cardno.com
Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 **Phone:** 720 257 5800 **Fax:** 720 257 5801 **www.cardno.com**
Please include an invoice copy with payment or reference the invoice number on your remittance.

**Spring Lake CDD
 Teresa Farlow
 2005 Pan Am circle
 Suite 300
 Tampa FL 33607**

**Invoice # : 306866
 Invoice Date : 02/09/2021
 Terms : 30 Days
 Project : R18X483500
 Project Manager : Boser, Patrick G.**

Project Name : Sping Lake CDD: Lucaya Lake Club Lake Management

Email Invoices teresa.farlow@merituscorp.com

If you have any questions regarding your project, please contact
 Patrick Boser. Email: Patrick.boser@cardno.com Phone:
 813-927-1201. For any billing inquiries, please contact Angela Rappe'
 Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 1/29/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Mgmt. 7/2020	5,040.00	25.00	1,260.00	840.00	420.00
Total Fee Type LS:	5,040.00		1,260.00	840.00	420.00

Amount Due this Invoice **\$420.00**

Outstanding Invoices

Number	Date	Balance
306866	02/09/2021	420.00
Total Now Due		420.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
420.00	0.00	0.00	0.00

53900
4308
RAB

Project #:	R18X483500	Lake Management	✓
Project Name:	Lucaya Lake Club - LM	Mitigation Maintenance	
Phase:	5820	Technician:	ME
		Other	

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
01/19/21	reviewed and treated ponds as needed
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:				
algae	✗	paragrass	-	Additional Services:
alligator weed	-	pennywort	-	dead fish clean up
azola	-	primrose willow	-	midge treatments
bacopa	-	punk tree	-	trash pick-up
bahiagrass	-	ragweed	-	
barnyard grass	-	salt bush	-	
Bermuda grass	-	sedges	-	
Brazilian pepper	-	sesbania	-	
caeserweed	-	soda apple	-	
Carolina willow	-	southern niaid	-	
castorbean	-	Spanish needles	-	
cattail	-	spike rush	-	
Chinese tallow	-	thistle	-	
climbing hempvine	-	torpedograss	-	
cogongrass	-	vetch	-	
dayflower	-	vines	-	
dog fennel	-	water fern	-	
dollarweed	-	water hyacinth	-	
duckweed	✗	water-lettuce	-	
elderberry	-	water-lily	-	
grasses	✗	watermeal	-	
hairy-pod cowpea	-	widget grass	-	
hydrilla	-	wild taro	-	
hydrocotyle	-			
indigo	-			

Comments:

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 10377
 Invoice Date: Feb 1, 2021
 Page: 1

Bill To:
Spring Lake CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
SL		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February <i>51300/3101</i>		3,750.00
		Postage - December <i>51300/4101</i>		13.34
		Website Administration <i>51300/5103</i>		125.00
<i>H</i>				

Subtotal	3,888.34
Sales Tax	
Total Invoice Amount	3,888.34
Payment/Credit Applied	
TOTAL	3,888.34

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

February 19, 2021

Spring Lake Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Bill Number 120268
Billed through 01/31/2021

General Counsel

SLCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

01/01/21	JLE	Prepare letter to trustee regarding final requisition; prepare form of requisition and assessment consultants certificate; review accounting and other documentation regarding project costs; email regarding the same.	2.50 hrs
01/04/21	JLE	Confer with Morrow regarding matters for upcoming Board meeting; review email regarding access license; check property records; prepare revised access license; email regarding the same.	0.70 hrs
01/04/21	KEM	Review recorded deeds and bills of sale.	0.20 hrs
01/05/21	MCE	Prepare for, travel to and attend board meeting; confer with Reidt.	2.30 hrs
01/07/21	MCE	Attend conference call regarding release of reserve; follow up.	0.50 hrs
01/07/21	JLE	Follow-up from meeting; email regarding records request.	0.30 hrs
01/12/21	MCE	Participate in conference call regarding conveyances; follow up; attend conference call with chair.	1.10 hrs
01/14/21	MCE	Prepare encroachment letter regarding banana trees.	0.30 hrs
01/14/21	EGRE	Prepare encroachment letter to residents.	1.30 hrs
01/27/21	MCE	Review covenant and restrictions; prepare ownership map; confer with engineer, district manager and developer's counsel; prepare for meeting with engineer.	4.80 hrs
01/28/21	MCE	Prepare for, travel to and attend meeting with engineers and homeowners' association; follow up; confer with Mahoney.	1.80 hrs
Total fees for this matter			\$4,094.00

DISBURSEMENTS

Travel	259.88
Travel - Meals	9.57
Total disbursements for this matter	\$269.45

MATTER SUMMARY

Gregory, Emma C.	1.30 hrs	215 /hr	\$279.50
Earlywine, Jere L.	3.50 hrs	265 /hr	\$927.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Eckert, Michael C.	10.80 hrs	265 /hr	\$2,862.00

TOTAL FEES	\$4,094.00
TOTAL DISBURSEMENTS	\$269.45

TOTAL CHARGES FOR THIS MATTER	\$4,363.45
--------------------------------------	-------------------

BILLING SUMMARY

Gregory, Emma C.	1.30 hrs	215 /hr	\$279.50
Earlywine, Jere L.	3.50 hrs	265 /hr	\$927.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Eckert, Michael C.	10.80 hrs	265 /hr	\$2,862.00

TOTAL FEES	\$4,094.00
TOTAL DISBURSEMENTS	\$269.45

TOTAL CHARGES FOR THIS BILL	\$4,363.45
------------------------------------	-------------------

Please include the bill number with your payment.

57400
3107
RLO

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

January 29, 2021

Spring Lake Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Bill Number 119891
Billed through 12/31/2020

General Counsel

SLCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

12/01/20	JLE	Prepare for and attend Board meeting; follow-up from the same.	2.30 hrs
12/03/20	KEM	Confer with district manager regarding execution of stormwater resolution.	0.10 hrs
12/04/20	JLE	Prepare contractor award letter; prepare form of agreement; email to Board regarding the same.	1.10 hrs
12/07/20	JLE	Review landscape agreement; email regarding insurance certificate.	0.10 hrs
12/08/20	JLE	Email regarding insurance certificates.	0.10 hrs
12/09/20	JLE	Confer with Reidt regarding engineering agreement; review statutory provision; revise agreement; email regarding the same.	0.30 hrs
12/31/20	EGRE	Research application of E-Verify law; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$1,067.50

DISBURSEMENTS

Conference Calls	11.83
Total disbursements for this matter	\$11.83

MATTER SUMMARY

Gregory, Emma C.	0.10 hrs	215 /hr	\$21.50
Earlywine, Jere L.	3.90 hrs	265 /hr	\$1,033.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50

TOTAL FEES	\$1,067.50
TOTAL DISBURSEMENTS	\$11.83

TOTAL CHARGES FOR THIS MATTER

51400
3107

\$1,079.33

BILLING SUMMARY

Gregory, Emma C.	0.10 hrs	215 /hr	\$21.50
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8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

Mr. Brian Lamb
 District Manager - Spring Lake CDD
 2005 Pan AM Circle Drive, Suite 120
 Tampa, FL 33607

Invoice Date: Feb 15, 2021
 Invoice No: 2130085-84
 Billing Through: Jan 31, 2021

Spring Lake CDD (2130085:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
2130085:	Spring Lake CDD				\$5,817.50
Prepare Exhibits for CDD Showing Parcel Transfer; Review Deeds for Easements; Participate in Conference Calls with Staff; Conduct Field Inspection for Grading at School Site; Prepare Overall Map of Ownership & Easements; Compile Permit Files for Johnson Engineering					
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	20.00	\$150.00	\$3,000.00	
	CADD Drafter	32.50	\$85.00	\$2,762.50	
	Administrative Staff	1.00	\$55.00	\$55.00	

Amount Due This Invoice: \$5,817.50

51300
 3103
 Ahn

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.



NICHOLS
LANDSCAPE ARCHITECTURE

Invoice

Date	Invoice No.
2/5/2021	SL20-1.2

Due Date
2/20/2021

Bill To

Spring Lake CDD
c/o Meritus
Attn. Rick Reidt
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

**SPRING LAKE CDD - Lucaya Lakes
Landscape Architecture Misc. Services**

Emailed Invoice on February 5, 2021

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
1/13/2021	Principal Landscape Architect Research data on zones and run calcs for Clock A/1. Review Brightview data against as-built.	155.00	1.4	217.00
1/14/2021	Principal Landscape Architect Work on calcs for existing as-built design to determine issues.	155.00	2	310.00
1/14/2021	Principal Landscape Architect Continue research and calcs. Write up my comments to Brightview about the clock times and changes that may help the system run better. Send email.	155.00	2.53333	392.67
1/19/2021	Project Landscape Designer Make call to SWFWMD in regards to watering restrictions. Lookup Hillsborough county watering restrictions online and prepare email to CRN.	83.00	1.18333	98.22
1/19/2021	Principal Landscape Architect Respond to Gregory Funk on several emails.	155.00	0.36667	56.83
1/19/2021	Principal Landscape Architect Send email to Kevin at Hoover Pumping Systems, to get his feedback on up sizing pump to allow for running zones simultaneously. Email Brightview about canceling their meeting tomorrow until we can gather more information about increasing pump size.	155.00	0.71667	111.08
1/20/2021	Principal Landscape Architect Coord. with Rick and Greg on meeting today and follow-up needs for pump and system info. that we need from this meeting.	155.00	0.3	46.50
1/20/2021	Principal Landscape Architect Review plans for mainline info. for Julie at Hunter Irrigation's input.	155.00	0.98333	152.42
1/20/2021	Principal Landscape Architect Prep and send images of my notes about each zone for each program to Kevin and Julie.	155.00	0.48333	74.92
1/21/2021	Project Landscape Designer Review water restriction questions with CRN. Contact Hillsborough County and SWFWMD in regards to drip irrigation regulations.	83.00	0.48333	40.12

We appreciate your business!

Total Due

2021



NICHOLS
LANDSCAPE ARCHITECTURE

Invoice

Date	Invoice No.
2/5/2021	SL20-1.2

Due Date
2/20/2021

Bill To

Spring Lake CDD
c/o Meritus
Attn. Rick Reidt
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

**SPRING LAKE CDD - Lucaya Lakes
Landscape Architecture Misc. Services**

Emailed Invoice on February 5, 2021

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
1/21/2021	Project Landscape Designer Fill out NLA Telephone Conversation Log for 2 calls made to SWFWMD. Call one in January 19th and call two made today regarding irrigation restrictions.	83.00	1.38333	114.82
1/21/2021	Principal Landscape Architect Call with Kevin C. about pump upgrade and well output info. Discuss options based upon data to date.	155.00	0.76667	118.83
1/21/2021	Principal Landscape Architect Research and email to Greg with additional questions for his audit.	155.00	0.33333	51.67
1/13/2021	Color Print (Bond; Letter or Legal) Copies of Brightview info. on Pump.	1.00	13	13.00

53900
4611
RND

2021

We appreciate your business!

Total Due \$1,798.08

"Providing Creative and Sustainable Solutions to Outdoor Spaces and Places"

Statement Date: 02/18/2021
Account: 211001371262

SPRING LAKE CDD
11081 RHODINE RD PMP
RIVERVIEW, FL 33579-0000

Current month's charges:	\$204.57
Total amount due:	\$204.57
Payment Due By:	03/11/2021



Your Account Summary


Previous Amount Due	\$263.51
Payment(s) Received Since Last Statement	-\$263.51
Current Month's Charges	\$204.57
Total Amount Due	\$204.57



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

00000027-0000640-Page 21 of 38



More reliability to you.
We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211001371262

Current month's charges:	\$204.57
Total amount due:	\$204.57
Payment Due By:	03/11/2021
Amount Enclosed	\$ _____

605704531740

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211001371262
Statement Date: 02/18/2021
Current month's charges due 03/11/2021



Details of Charges – Service from 01/15/2021 to 02/13/2021

Service for: 11081 RHODINE RD PMP, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C25373	02/13/2021	83,027		81,086		1,941 kWh	1	30 Days

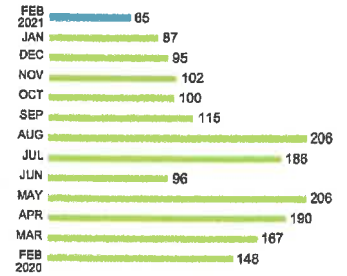
Basic Service Charge		\$18.06
Energy Charge	1,941 kWh @ \$0.05928/kWh	\$115.06
Fuel Charge	1,941 kWh @ \$0.03167/kWh	\$61.47
Storm Protection Charge	1,941 kWh @ \$0.00251/kWh	\$4.87
Florida Gross Receipt Tax		\$5.11
Electric Service Cost		\$204.57

Total Current Month's Charges

\$204.57

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000027-0000641-Page 23 of 38

Important Messages

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Dec. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 78%, Purchased Power 13%, Solar 5%, Coal 4% and less than one percent of oil. Tampa Electric provides this information to our customers on a quarterly basis.

Statement Date: 02/18/2021
Account: 211001371445

SPRING LAKE CDD
LUCAYA LAKE CLUB PH1A & BL
RIVERVIEW, FL 33579-0000



Current month's charges:	\$4,617.08
Total amount due:	\$4,617.08
Payment Due By:	03/11/2021

Your Account Summary

Previous Amount Due	\$4,488.77
Payment(s) Received Since Last Statement	-\$4,488.77
Current Month's Charges	\$4,617.08
Total Amount Due	\$4,617.08



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

00000027-0000646-Page 33 of 38



More reliability to you.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001371445

Current month's charges:	\$4,617.08
Total amount due:	\$4,617.08
Payment Due By:	03/11/2021

Amount Enclosed \$ _____
605704531741

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211001371445
Statement Date: 02/18/2021
Current month's charges due 03/11/2021



Details of Charges – Service from 01/14/2021 to 02/12/2021

Service for: LUCAYA LAKE CLUB PH1A & BL, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

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

Lighting Energy Charge	3607 kWh @ \$0.02712/kWh	\$97.82
Fixture & Maintenance Charge	119 Fixtures	\$1825.56
Lighting Pole / Wire	119 Poles	\$2562.07
Lighting Fuel Charge	3607 kWh @ \$0.03136/kWh	\$113.12
Storm Protection Charge	3607 kWh @ \$0.00354/kWh	\$12.77
Florida Gross Receipt Tax		\$5.74

Lighting Charges **\$4,617.08**

Total Current Month's Charges **\$4,617.08**

00000027-0000647-Page 35 of 38

Important Messages

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Dec. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 78%, Purchased Power 13%, Solar 5%, Coal 4% and less than one percent of oil. Tampa Electric provides this information to our customers on a quarterly basis.

Statement Date: 02/18/2021
Account: 211001371635

SPRING LAKE CDD
LUCAYA LAKE CLB, PH 1B
RIVERVIEW, FL 33579-0000



Current month's charges:	\$662.49
Total amount due:	\$662.49
Payment Due By:	03/11/2021

Your Account Summary

Previous Amount Due	\$647.94
Payment(s) Received Since Last Statement	-\$647.94
Current Month's Charges	\$662.49
Total Amount Due	\$662.49



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



More reliability to you.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001371635

Current month's charges:	\$662.49
Total amount due:	\$662.49
Payment Due By:	03/11/2021

Amount Enclosed \$ _____
605704531742

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211001371635
Statement Date: 02/18/2021
Current month's charges due 03/11/2021



Details of Charges – Service from 01/14/2021 to 02/12/2021

Service for: LUCAYA LAKE CLB, PH 1B, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

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

Lighting Energy Charge	76 kWh @ \$0.02712/kWh	\$2.06
Fixture & Maintenance Charge	4 Fixtures	\$49.96
Lighting Pole / Wire	4 Poles	\$86.12
Lighting Fuel Charge	76 kWh @ \$0.03136/kWh	\$2.38
Storm Protection Charge	76 kWh @ \$0.00354/kWh	\$0.27
Florida Gross Receipt Tax		\$0.12

Lighting Charges **\$140.91**

Details of Charges – Service from 01/14/2021 to 02/12/2021

Service for: LUCAYA LAKE CLB, PH 1B, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

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

Lighting Energy Charge	368 kWh @ \$0.02712/kWh	\$9.98
Fixture & Maintenance Charge	13 Fixtures	\$218.28
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	368 kWh @ \$0.03136/kWh	\$11.54
Storm Protection Charge	368 kWh @ \$0.00354/kWh	\$1.30
Florida Gross Receipt Tax		\$0.59

Lighting Charges **\$521.58**

Total Current Month's Charges **\$662.49**

Important Messages

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Dec. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 78%, Purchased Power 13%, Solar 5%, Coal 4% and less than one percent of oil. Tampa Electric provides this information to our customers on a quarterly basis.

Statement Date: 02/18/2021
Account: 211005013209

LUCAYA LAKE CLUB HOA INC
SPRING LAKE COMMUNITY
11309 RHODINE RD
RIVERVIEW, FL 33579-7715



Current month's charges:	\$35.97
Total amount due:	\$27.95
Payment Due By:	03/11/2021

Your Account Summary


Previous Amount Due	\$39.29
Payment(s) Received Since Last Statement	-\$39.29
Miscellaneous Credits	-\$8.02
Credit balance after payments and credits	-\$8.02
Current Month's Charges	\$35.97
Total Amount Due	\$27.95



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

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More reliability to you.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005013209

Current month's charges:	\$35.97
Total amount due:	\$27.95
Payment Due By:	03/11/2021
Amount Enclosed	\$ _____

646445209719

LUCAYA LAKE CLUB HOA INC
SPRING LAKE COMMUNITY
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211005013209
Statement Date: 02/18/2021
Current month's charges due 03/11/2021



Details of Charges – Service from 01/14/2021 to 02/12/2021

Service for: 11309 RHODINE RD, RIVERVIEW, FL 33579-7715

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538079	02/12/2021	622		440		182 kWh	1	30 Days

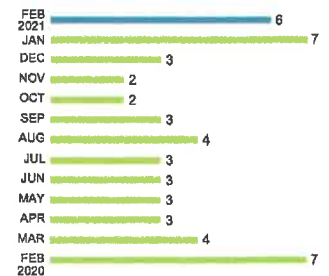
Basic Service Charge		\$18.06
Energy Charge	182 kWh @ \$0.05928/kWh	\$10.79
Fuel Charge	182 kWh @ \$0.03167/kWh	\$5.76
Storm Protection Charge	182 kWh @ \$0.00251/kWh	\$0.46
Florida Gross Receipt Tax		\$0.90
Electric Service Cost		\$35.97

Total Current Month's Charges

\$35.97

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Deposit Refund	-\$8.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.02

Total Current Month's Credits

-\$8.02

Important Messages

Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Dec. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 78%, Purchased Power 13%, Solar 5%, Coal 4% and less than one percent of oil. Tampa Electric provides this information to our customers on a quarterly basis.

Statement Date: 02/19/2021
Account: 221000910945

SPRING LAKE CDD
LUCAYA LAKE CLUB PH1C
RIVERVIEW, FL 33579-0000

Current month's charges:	\$2,713.75
Total amount due:	\$2,713.75
Payment Due By:	03/12/2021

Your Account Summary

Previous Amount Due	\$2,596.97
Payment(s) Received Since Last Statement	-\$2,596.97
Current Month's Charges	\$2,713.75
Total Amount Due	\$2,713.75



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

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More reliability to you.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000910945

Current month's charges:	\$2,713.75
Total amount due:	\$2,713.75
Payment Due By:	03/12/2021

Amount Enclosed \$ _____

645210649816

00004037 02 AV 0.39 33607 FTECO102192122542110 00000 02 01000000 005 02 8788 006



SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



Account: 221000910945
Statement Date: 02/19/2021
Current month's charges due 03/12/2021

Details of Charges – Service from 01/15/2021 to 02/15/2021

Service for: LUCAYA LAKE CLUB PH1C, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	2888 kWh @ \$0.02712/kWh	\$78.32
Fixture & Maintenance Charge	77 Fixtures	\$872.24
Lighting Pole / Wire	77 Poles	\$1657.81
Lighting Fuel Charge	2888 kWh @ \$0.03136/kWh	\$90.57
Storm Protection Charge	2888 kWh @ \$0.00354/kWh	\$10.22
Florida Gross Receipt Tax		\$4.59
Lighting Charges		\$2,713.75

Total Current Month's Charges **\$2,713.75**

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Important Messages

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Dec. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 78%, Purchased Power 13%, Solar 5%, Coal 4% and less than one percent of oil. Tampa Electric provides this information to our customers on a quarterly basis.



Statement Date: 02/18/2021
Account: 221007738356

SPRING LAKE CDD
LUCAYA LAKE CLUB PH 4B, LIGHTS
RIVERVIEW, FL 33579-0000

Current month's charges:	\$495.57
Total amount due:	\$495.57
Payment Due By:	03/11/2021



Your Account Summary


Previous Amount Due	\$495.57
Payment(s) Received Since Last Statement	-\$495.57
Current Month's Charges	\$495.57
Total Amount Due	\$495.57



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



More reliability to you.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007738356

Current month's charges:	\$495.57
Total amount due:	\$495.57
Payment Due By:	03/11/2021
Amount Enclosed	\$ _____

683482147217

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: **221007738356**
 Statement Date: 02/18/2021
 Current month's charges due **03/11/2021**



Details of Charges – Service from 01/14/2021 to 02/12/2021

Service for: LUCAYA LAKE CLUB PH 4B, LIGHTS, RIVERVIEW, FL 33579-0000

Rate Schedule: **Lighting Service**

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

Lighting Energy Charge	247 kWh @ \$0.02712/kWh	\$6.70
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.03136/kWh	\$7.75
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.39
State Tax		\$37.60
Lighting Charges		\$495.57

Total Current Month's Charges

\$495.57

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Important Messages

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Dec. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 78%, Purchased Power 13%, Solar 5%, Coal 4% and less than one percent of oil. Tampa Electric provides this information to our customers on a quarterly basis.

Statement Date: 02/18/2021
Account: 221007741822

SPRING LAKE CDD
LUCAYA LAKE CLUB PH 4C, LIGHTS
RIVERVIEW, FL 33579

Current month's charges:	\$528.43
Total amount due:	\$528.43
Payment Due By:	03/11/2021



Your Account Summary


Previous Amount Due	\$528.43
Payment(s) Received Since Last Statement	-\$528.43
Current Month's Charges	\$528.43
Total Amount Due	\$528.43



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



More reliability to you.
We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007741822

Current month's charges:	\$528.43
Total amount due:	\$528.43
Payment Due By:	03/11/2021
Amount Enclosed	\$

683482147218

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007741822
Statement Date: 02/18/2021
Current month's charges due 03/11/2021



Details of Charges – Service from 01/14/2021 to 02/12/2021

Service for: LUCAYA LAKE CLUB PH 4C, LIGHTS, RIVERVIEW, FL 33579

Rate Schedule: Lighting Service

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

Lighting Energy Charge	285 kWh @ \$0.02712/kWh	\$7.73
Fixture & Maintenance Charge	15 Fixtures	\$187.35
Lighting Pole / Wire	15 Poles	\$322.95
Lighting Fuel Charge	285 kWh @ \$0.03136/kWh	\$8.94
Storm Protection Charge	285 kWh @ \$0.00354/kWh	\$1.01
Florida Gross Receipt Tax		\$0.45

Lighting Charges **\$528.43**

Total Current Month's Charges **\$528.43**

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Important Messages

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Dec. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 78%, Purchased Power 13%, Solar 5%, Coal 4% and less than one percent of oil. Tampa Electric provides this information to our customers on a quarterly basis.

Statement Date: 02/18/2021
Account: 221008035422

SPRING LAKE CDD
LUCAYA LAKE CLUB PHASE 4D, LIGHTS
RIVERVIEW, FL 33579



Current month's charges:	\$975.94
Total amount due:	\$975.94
Payment Due By:	03/11/2021

Your Account Summary

Previous Amount Due	\$863.60
Payment(s) Received Since Last Statement	-\$863.60
Current Month's Charges	\$975.94
Total Amount Due	\$975.94



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

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More reliability to you.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008035422

Current month's charges:	\$975.94
Total amount due:	\$975.94
Payment Due By:	03/11/2021
Amount Enclosed	\$

657556302189

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: **221008035422**
 Statement Date: 02/18/2021
 Current month's charges due **03/11/2021**



Details of Charges – Service from 01/14/2021 to 02/12/2021

Service for: LUCAYA LAKE CLUB PHASE 4D, LIGHTS, RIVERVIEW, FL 33579

Rate Schedule: **Lighting Service**

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

Lighting Energy Charge	494 kWh @ \$0.02712/kWh	\$13.40
Fixture & Maintenance Charge	26 Fixtures	\$324.74
Lighting Pole / Wire	26 Poles	\$559.78
Lighting Fuel Charge	494 kWh @ \$0.03136/kWh	\$15.49
Storm Protection Charge	494 kWh @ \$0.00354/kWh	\$1.75
Florida Gross Receipt Tax		\$0.79
Franchise Fee		\$59.99
Lighting Charges		\$975.94

Total Current Month's Charges **\$975.94**

Important Messages

More clean energy to you

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INVOICE

Sold To: 19968821
 Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7229571
Invoice Date: 2/15/2021
Sales Order: 7416156
Cust PO #:

Project Name: 2021 Winter Change Out
Project Description: Replace flowers in color beds

Job Number	Description	Amount
341900277	Spring Lake CDD Annual Flowers – Removal/Prep/Install – 4" pot	621.96
Total Invoice Amount		621.96
Taxable Amount		
Tax Amount		
Balance Due		621.96

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19968821
 Invoice #: 7229571
 Invoice Date: 2/15/2021

*53900
4607
DIA*

Amount Due: \$ 621.96

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655



INVOICE

Sold To: 19968821
 Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7229575
Invoice Date: 2/15/2021
Sales Order: 7423074
Cust PO #:

Project Name: Spring Lake CDD 1/25/2021
Project Description: Emerald Circle Viburnum install

Job Number	Description	Amount
341900277	Spring Lake CDD Plant Fill in Add Irrigation	345.78
Total Invoice Amount		345.78
Taxable Amount		
Tax Amount		
Balance Due		345.78

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19968821
 Invoice #: 7229575
 Invoice Date: 2/15/2021

Amount Due: \$ 345.78

*53900
4609
AWA*

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
#021821-2

To: Spring Lakes CDD
2005 PanAm Circle, Suite 120
Tampa, FL 33607

Date: February 18, 2021

Repaired skimmers at outfall structures
of Ponds 2 and 8 in Lucaya Lakes

TOTAL DUE \$1,600

53900
4610
QWR

SPRING LAKE CDD

MEETING DATE: February 2, 2021

DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	Yes	SALARY ACCEPTED	200.00
Mary Christiana (Chrissy) Nieves	Yes	SALARY ACCEPTED	200.00
William Kidwell	Yes	SALARY ACCEPTED	200.00
Ruth Brown	Yes	SALARY ACCEPTED	200.00
Warren Keipper	Yes	SALARY Accepted	200.00

TB020221



SPRING LAKE CDD

MEETING DATE: February 2, 2021

DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	<i>Yes</i>	SALARY ACCEPTED	200.00
Mary Christiana (Chrissy) Nieves	<i>Yes</i>	SALARY ACCEPTED	200.00
William Kidwell	<i>Yes</i>	SALARY ACCEPTED	200.00
Ruth Brown	<i>Yes</i>	SALARY ACCEPTED	200.00
Warren Keipper	<i>Yes</i>	SALARY Accepted	200.00



MN 020221

SPRING LAKE CDD

MEETING DATE: February 2, 2021

DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	<i>Yes</i>	SALARY ACCEPTED	200.00
Mary Christiana (Chrissy) Nieves	<i>Yes</i>	SALARY ACCEPTED	200.00
William Kidwell	<i>Yes</i>	SALARY ACCEPTED	200.00
Ruth Brown	<i>Yes</i>	SALARY ACCEPTED	200.00
Warren Keipper	<i>Yes</i>	SALARY Accepted	200.00

RB 020221



SPRING LAKE CDD

MEETING DATE: February 2, 2021

DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	<i>Yes</i>	SALARY ACCEPTED	200.00
Mary Christiana (Chrissy) Nieves	<i>Yes</i>	SALARY ACCEPTED	200.00
William Kidwell	<i>Yes</i>	SALARY ACCEPTED	200.00
Ruth Brown	<i>Yes</i>	SALARY ACCEPTED	200.00
Warren Keipper	<i>Yes</i>	SALARY Accepted	200.00

WK 020221





INVOICE

Sold To: 19968821
 Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7209849
Invoice Date: 1/28/2021
Sales Order: 7425692
Cust PO #:

Project Name: JANUARY
Project Description: IRRIGATION REPAIR

Job Number	Description	Amount
341900277	Spring Lake CDD Head – Replace/Upgrade – Spray 6" Nozzle – Replace/Upgrade – Standard Drip Tube – Repair Break Valve – Solenoid Replacement – 24v AC Valve – Decoder Replacement –1 Sta. 27	365.29
<i>53900 4611 RMA</i>		
Total Invoice Amount		365.29
Taxable Amount		
Tax Amount		
Balance Due		365.29

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19968821
 Invoice #: 7209849
 Invoice Date: 1/28/2021

Amount Due: \$ 365.29

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 10462
 Invoice Date: Feb 17, 2021
 Page: 1

Bill To:
Spring Lake CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Spring Lake CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/17/21

Quantity	Item	Description	Unit Price	Amount
		Dissemination Agent Services / Disclosure Reporting - Bond Series 2014, Q1 FY 2021		5,000.00

Subtotal	5,000.00
Sales Tax	
Total Invoice Amount	5,000.00
Payment/Credit Applied	
TOTAL	5,000.00

Spring Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2021



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

Spring Lake CDD

Balance Sheet

As of 2/28/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2014	Debt Service - Series 2017	Capital Projects- Series 2014	Capital Projects- Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Interest Payable	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable-LT-2014A	0	0	0	0	0	0	6,290,000	6,290,000
Revenue Bonds Payable - Series 2017	0	0	0	0	0	0	9,375,000	9,375,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>17,544</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,665,000</u>	<u>15,682,544</u>
Fund Equity & Other Credits Contributed Capital								
Fund Balance-All Other Reserves	0	862,224	1,155,459	2,081	32,327	0	0	2,052,091
Fund Balance-Unreserved	62,861	0	0	0	0	0	0	62,861
Investment In General Fixed Assets	0	0	0	0	0	23,168,114	0	23,168,114
Unearned Revenues	0	0	0	0	0	0	0	0
Other	322,455	164,019	189,203	(2,081)	(32,326)	0	0	641,271
Total Fund Equity & Other Credits Contributed Capital	<u>385,316</u>	<u>1,026,243</u>	<u>1,344,662</u>	<u>0</u>	<u>2</u>	<u>23,168,114</u>	<u>0</u>	<u>25,924,336</u>
Total Liabilities & Fund Equity	<u><u>402,860</u></u>	<u><u>1,026,243</u></u>	<u><u>1,344,662</u></u>	<u><u>0</u></u>	<u><u>2</u></u>	<u><u>23,168,114</u></u>	<u><u>15,665,000</u></u>	<u><u>41,606,881</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget Variance	Budget Variance %
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	500,513	492,543	(7,970)	(2)%
Interest Earnings				
Interest Earnings	0	450	450	0 %
Total Revenues	500,513	492,993	(7,520)	(2)%
Expenditures				
Legislative				
Supervisor Fees	12,000	2,400	9,600	80 %
Financial & Administrative				
District Manager	45,000	18,750	26,250	58 %
District Engineer	5,000	10,327	(5,327)	(107)%
Disclosure Report	10,000	10,000	0	0 %
Trustees Fees	10,000	4,042	5,958	60 %
Auditing Services	6,000	2,000	4,000	67 %
Postage, Phone, Faxes, Copies	250	429	(179)	(72)%
Public Officials Insurance	3,101	2,960	141	5 %
Legal Advertising	2,500	1,484	1,017	41 %
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	2,125	(625)	(42)%
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	8,000	5,979	2,021	25 %
Electric Utility Services				
Electric Utility Services	100,000	46,254	53,746	54 %
Other Physical Environment				
Mulch/Tree Trimming	35,000	0	35,000	100 %
Waterway Management Program - Contract	18,760	8,515	10,245	55 %
Waterway Improvements & Repairs	12,000	1,060	10,940	91 %
Property & Casualty Insurance	8,885	8,694	191	2 %
Entry & Walls Maintenance	10,000	2,195	7,805	78 %
Landscape Maintenance - Contract	82,992	34,580	48,412	58 %
Landscape Enhancements	45,000	646	44,354	99 %
Plant Replacement Program	10,000	622	9,378	94 %
Wetland Monitoring & Maintenance	7,000	2,920	4,080	58 %
Irrigation Maintenance	10,000	4,279	5,721	57 %
Parks & Recreation				
Park & Common Area Maintenance	35,000	0	35,000	100 %
Capital Reserve				
Reserves	20,000	0	20,000	100 %
Total Expenditures	500,513	170,538	329,975	66 %
Excess of Revenues Over (Under) Expenditures	0	322,455	322,455	0 %
Exc of Rev / Other Sources Over Expend / Other Uses	0	322,455	322,455	0 %
Fund Balance, Beginning of Period	0	45,059	45,059	0 %
Fund Balance, End of Period	0	367,514	367,514	0 %

Spring Lake CDD
Statement of Revenues and Expenditures

200 - Debt Service - Series 2014
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	473,481	468,932	(4,549)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>34</u>	<u>34</u>	<u>0 %</u>
Total Revenues	<u>473,481</u>	<u>468,966</u>	<u>(4,515)</u>	<u>(1)%</u>
Expenditures				
Debt Service Payments				
Bond Interest	333,481	169,947	163,534	49 %
Bond Principal	<u>140,000</u>	<u>135,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>473,481</u>	<u>304,947</u>	<u>168,534</u>	<u>36 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>164,019</u>	<u>164,019</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>164,019</u>	<u>164,019</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	862,224	862,224	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,026,243</u></u>	<u><u>1,026,243</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	655,931	645,313	(10,618)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>44</u>	<u>44</u>	<u>0 %</u>
Total Revenues	<u>655,931</u>	<u>645,356</u>	<u>(10,575)</u>	<u>(2)%</u>
Expenditures				
Debt Service Payments				
Bond Interest	475,931	241,153	234,778	49 %
Bond Principal	<u>180,000</u>	<u>215,000</u>	<u>(35,000)</u>	<u>(19)%</u>
Total Expenditures	<u>655,931</u>	<u>456,153</u>	<u>199,778</u>	<u>30 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>189,203</u>	<u>189,203</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>189,203</u>	<u>189,203</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,017,307	1,017,307	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,206,510</u></u>	<u><u>1,206,510</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

300 - Capital Projects- Series 2014
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	2,081	(2,081)	0 %
Total Expenditures	<u>0</u>	<u>2,081</u>	<u>(2,081)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(2,081)</u>	<u>(2,081)</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>(2,081)</u>	<u>(2,081)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2,081	2,081	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

303 - Capital Projects- Series 2017
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>32,326</u>	<u>(32,326)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>32,326</u>	<u>(32,326)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(32,326)</u>	<u>(32,326)</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>(32,326)</u>	<u>(32,326)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(113,400)	(113,400)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(145,725)</u>	<u>(145,725)</u>	<u>0 %</u>

**Spring Lake CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Bank Balance	431,439.14
Less Outstanding Checks/Vouchers	40,811.80
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	390,627.34
Balance Per Books	<u>390,627.34</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2013	1/8/2021	Series 2014 FY21 Tax Dist ID 512	14,038.89	Spring Lake CDD
2014	1/8/2021	Series 2017 FY21 Tax Dist ID 512	19,362.12	Spring Lake CDD
2023	2/4/2021	Series 2014 FY21 Tax Dist ID 516	2,946.73	Spring Lake CDD
2024	2/4/2021	Series 2017 FY21 Tax Dist ID 516	4,064.06	Spring Lake CDD
2027	2/11/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
2030	2/11/2021	System Generated Check/Voucher	200.00	Thomas Patrick Bigelow
Outstanding Checks/Vouchers			40,811.80	

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2006	1/7/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
2016	2/1/2021	System Generated Check/Voucher	6,916.00	BrightView Landscape Services, Inc.
2017	2/1/2021	System Generated Check/Voucher	1,147.50	Johnson Engineering, Inc.
2018	2/1/2021	System Generated Check/Voucher	3,888.34	Meritus Districts
2019	2/1/2021	System Generated Check/Voucher	987.26	Nichols Landscape Architecture
2020	2/1/2021	System Generated Check/Voucher	9,924.08	Tampa Electric
2021	2/4/2021	System Generated Check/Voucher	1,079.33	Hopping Green & Sams
2022	2/4/2021	System Generated Check/Voucher	387.51	Tampa Electric
2025	2/11/2021	System Generated Check/Voucher	365.29	BrightView Landscape Services, Inc.
2026	2/11/2021	System Generated Check/Voucher	1,480.00	Cardno, Inc.
2028	2/11/2021	System Generated Check/Voucher	1,798.08	Nichols Landscape Architecture
2029	2/11/2021	System Generated Check/Voucher	200.00	Ruth S.O. Brown
2031	2/11/2021	System Generated Check/Voucher	200.00	Warren C. Keipper
2032	2/11/2021	System Generated Check/Voucher	200.00	William H. Kidwell
2033	2/18/2021	System Generated Check/Voucher	5,817.50	Landmark Engineering & Surveying Corporation
2034	2/18/2021	System Generated Check/Voucher	5,000.00	Meritus Districts
Cleared Checks/Vouchers			39,590.89	

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR382	2/4/2021	Tax Distribution - 02.04.21	10,112.52	
CR384	2/4/2021	Distribution of Interest Earned on Investments	54.28	
			<hr/>	
Cleared Deposits			10,166.80	
			<hr/> <hr/>	