

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 4, 2021**

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

MAY 4, 2021 at 6:30 P.M

The Clubhouse at Lucaya Lake

11301 Lake Lucaya Drive, Riverview, FL 33579

District Board of Supervisors	Chairman	Warren C. Keipper
	Vice- Chairman	Ruth Brown
	Supervisor	William Kidwell
	Supervisor	Chrissy Nieves
	Supervisor	Thomas Bigelow

District Manager	Meritus	Rick Reidt Brian Lamb
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District Attorney	HoppingGreen & Sams, P.A.	Michael Eckert Jere Earlywine
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District Engineer	Johnson Engineering, INC	Phil Chang
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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.

May 4, 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, May 4, 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. District Engineer Tab 01 Page 04
 - i. Discussion on Fence Encroachments
 - B. District Counsel Tab 02 Page 10
 - i. Discussion on Revised Rate Fees from District Counsel
 - ii. Discussion on HOA - CDD Lands Transfer
 - C. District Manager Tab 03 Page 15
 - i. Action Item List
 - ii. Community Inspection Reports
- 4. BUSINESS ITEM**
 - A. Discussion on BrightView Amendment #3 to Landscape & Irrigation Maintenance Tab 04 Page 25
 - B. Discussion on Landscaping Enhancements Proposals Tab 05 Page 27
 - C. Discussion on OLM and RFP for Landscaping
 - D. Consideration of Resolution 2021-09; Approving Fiscal Year 2022 Proposed Budget & Setting Public Hearing Tab 06 Page 37
 - E. Announcement of Annual Notice of Qualified Electors Tab 07 Page 49
 - F. Discussion on Reserve Study Proposal Tab 08 Page 50
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting April 6, 2021. Tab 09 Page
 - B. Consideration of Operations and Maintenance Expenditures March 2021 Tab 10 Page
 - C. Review of Financial Statements Month Ending March 31, 2021 Tab 11 Page
- 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

Rick Reidt

From: Michael Eckert <MichaelE@hgslaw.com>
Sent: Tuesday, April 20, 2021 1:36 PM
To: Rick Reidt; Phil Chang
Cc: 'Ruth Brown'
Subject: RE: Fence Encroachments on Lake Bank

Here are my initial thoughts.

1. If a fence (or anything else) has been built by a resident on CDD-owned land, the District manager should contact the resident and demand that the fence be removed in seven days. If it is not removed in seven days, please contact me as there are a couple other steps the District should take.
2. If the fence is built in a drainage easement in favor of the CDD that is not used for regular access, a letter should be sent by the District Manager stating that the resident is put on notice that their improvements cannot impede the use of the drainage easement for its intended purpose. If it does so, the fence will have to be removed. The letter should also state that the resident should not damage CDD-infrastructure within the easement (such as a storm pipe).
3. If the fence is built in a drainage easement in favor of the CDD that is also used for regular access, a letter should be sent by the District Manager stating that the fence will have to be removed by the resident within a certain period of time, perhaps 30 days unless access is needed sooner. The letter should also state that the resident should not damage CDD-infrastructure within the easement (such as a storm pipe).

Based on my experience at other communities, it is debatable whether a fence is a permanent improvement. I would personally argue it is a permanent improvement that can be removed and replaced relatively easily. But I am not sure this is worth fighting about in cases where the easement is still functioning for its intended purpose and there is no damage being caused to CDD-owned property or infrastructure.

Let me know if we need to discuss further or if you need further assistance from our office.

Mike

From: Rick Reidt <rick.reidt@merituscorp.com>
Sent: Tuesday, April 20, 2021 8:28 AM
To: Phil Chang <pc@johnsoneng.com>; Michael Eckert <MichaelE@hgslaw.com>
Cc: 'Ruth Brown' <springlakecddseat4@gmail.com>
Subject: FW: Fence Encroachments on Lake Bank

Notice: External

Gentlemen,

It appears both fences are over the rear drainage easement and the center easement between homes you may want to check out also.

Please let me know what direction the district should recommend the Board take.

With Best Regards,

Rick Reidt

From: Phil Chang <pc@johnsoneng.com>
Sent: Thursday, April 15, 2021 11:50 AM
To: Rick Reidt
Subject: Spring Lake CDD - fences in drainage easements
Attachments: Spring Lake CDD - Fences in Drainage Easements.pdf

Hi Rick,

I forgot to mention that while I was doing my site visit of the ponds, I did see some fences that appeared to be constructed in drainage easements (see attached). According to the plat language, no permanent structures are supposed to be constructed within the drainage easements. Not sure how you wanted to handle this (of what needs to be done about this, if at all) but I wanted to let you know about it.

If you have any questions, please let me know.

Thanks.

Phil Chang, P.E.

Branch Manager

JOHNSON ENGINEERING, INC.

17900 Hunting Bow Circle, Suite 101

Lutz, FL 33558

(727) 534-4852 Cell

(813) 751-2656 Direct

(813) 909-8099 Office

(239) 334-3661 Fax

pchang@johnsoneng.com

www.johnsonengineering.com

Rick Reidt

From: Phil Chang <pc@johnsoneng.com>
Sent: Thursday, April 22, 2021 3:52 PM
To: Michael Eckert; Rick Reidt
Cc: 'Ruth Brown'
Subject: RE: Fence Encroachments on Lake Bank

There is a note on the plat that references fences (I'm sure Michael is very familiar with this note since it's on many plats). Not sure that it necessarily changes anything but just wanted to provide that information:

PLAT NOTES:

1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 1990 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 "DIXON" AND "DIXON B"

2. BASIS OF BEARINGS: NORTHERLY BOUNDARY LINE OF THE N.E. 1/4 OF SECTION 4, BEARS S.89°33'27"E., (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 REPRESENT 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. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

6. THIS SUBDIVISION IS A PORTION OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 17487, PAGE 997.

7. 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 18562, PAGE 823, AMENDED IN OFFICIAL RECORDS BOOK 22589, PAGE 673.

8. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE SUBJECT TO THE TERMS OF THE EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22702, PAGE 1508.

9. 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.

10. THIS PRIVATE SUBDIVISION CONTAINS RIGHTS-OF-WAYS, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY THE DEVELOPER.

PK = FOUND IRON ROD
FPK = FOUND PK NAIL
FN+D = FOUND NAIL & DISK

NOOT1
N.E. CORNER OF TI
LUCAYA LAKE CLUB
PLAT BOOK 126, P
SOUTHERLY R/W LINE OI

TRACT
ADDITIONAL P
DEDICATED P
BOOK 126, PAGE
TRACT "B"

EASTERLY BOUND
LUCAYA LAKE CL
PLAT BOOK 126,

LAKE LUC
50.00' PRIVAT
BOOK 126, PA

UB PHASE 2C
PAGES 284-287

N6

Phil Chang, P.E.
Branch Manager
JOHNSON ENGINEERING, INC.
(813) 751-2656 Direct

From: Michael Eckert <MichaelE@hgsllaw.com>
Sent: Tuesday, April 20, 2021 1:36 PM

FENCES IN DRAINAGE EASEMENTS
SPRING LAKE CDD



FENCES IN DRAINAGE EASEMENTS
SPRING LAKE CDD

11707 Lake Lucaya Dr

Fence in drainage
easement



Google

Encroachment Issue:

It was brought to my attention that two aluminum backyard fences encroach on the lake bank easement or owned by the CDD. As you can see from the attached photo, the fences extend beyond the that of the adjacent home.

The addresses are as follows:

11723 Lake Lucaya Drive - Center Easement

11727 Lake Lucaya Drive - Center Easement and Rear Easement

11743 Lake Lucaya Drive - Rear Easement

11726 and possibly 11727 Lake Lucaya Drive - Center Easement

11707 Lake Lucaya Drive Center Easement



Hopping Green & Sams

Attorneys and Counselors

April 7, 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:

Based on discussions with the Board of Supervisors on April 6, 2021, our firm has revised our proposal for a fee adjustment. Our revised proposal is set forth below.

- A. For Fiscal Year 2021-2022, my hourly rate is proposed to adjust from \$265 to \$310. For Fiscal Year 2022-2023, my hourly rate is proposed to adjust from \$310 to \$360.
- B. HGS associate Lauren Gentry will begin working with the District during Fiscal Year 2020-2021. Her current hourly rate for existing clients is \$265. We would propose her rate for the remainder of Fiscal Year 2020-2021 and Fiscal Year 2021-2022 be \$240. For Fiscal Year 2022-2023, we would propose her rate be adjusted to \$275.
- C. For Fiscal Year 2021-2022, the hourly rate for paralegals is proposed to adjust from \$125 to \$140. For Fiscal Year 2022-2023, the hourly rate for paralegals is proposed to adjust from \$140 to \$160.
- D. Rates proposed for Fiscal Year 2021-2022 will take effect for time worked on and after October 1, 2021. Rates proposed for Fiscal Year 2022-2023 will take effect for time worked on and after October 1, 2022.

I ask that this revised proposal be added to the next agenda for Board consideration.

If you have any questions, please feel free to give me a call. We thank you for the opportunity to be of service and appreciate the Board's consideration of this matter.

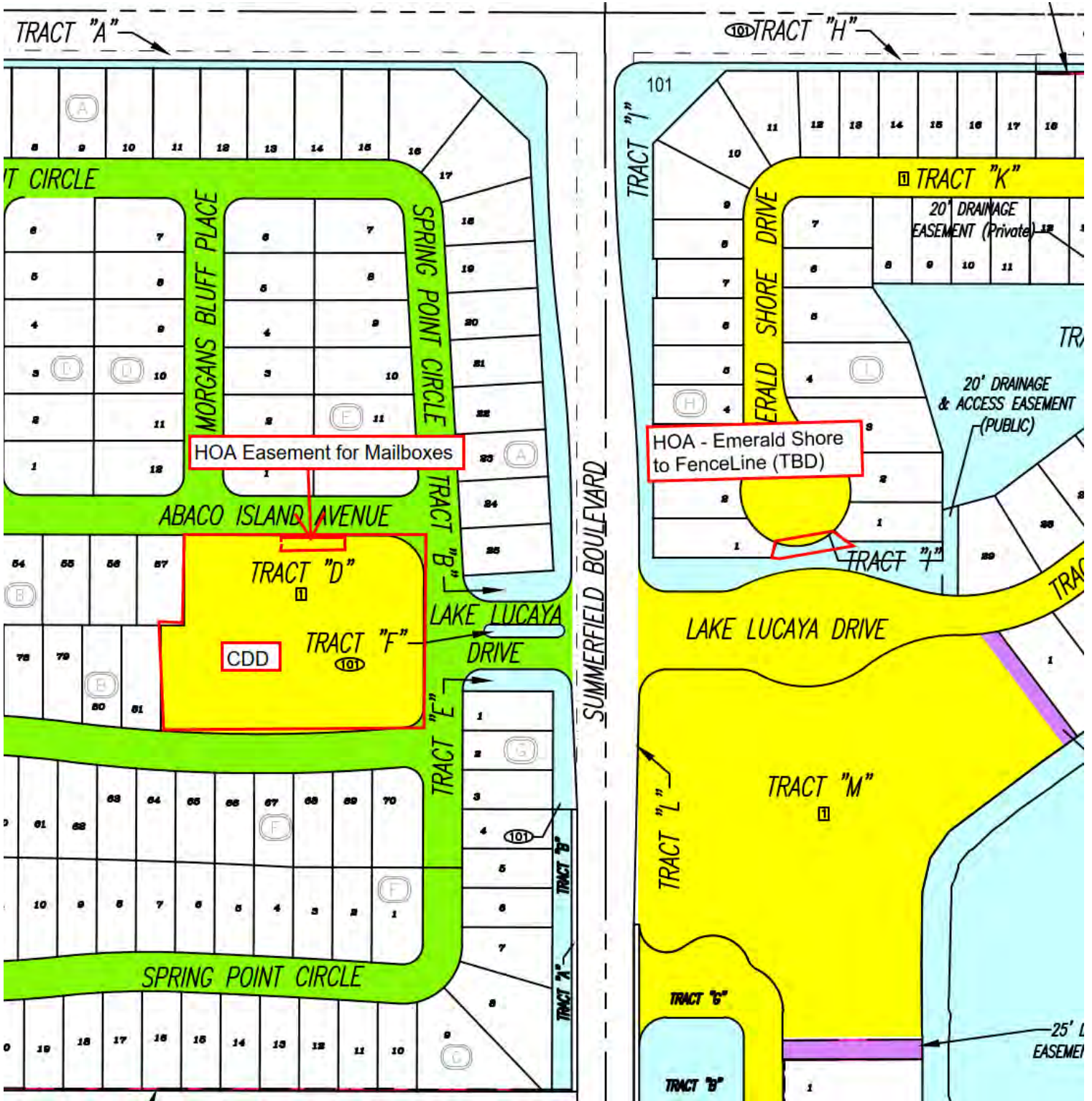
Sincerely,

/s/ Michael C. Eckert

Michael C. Eckert

MCE:lk

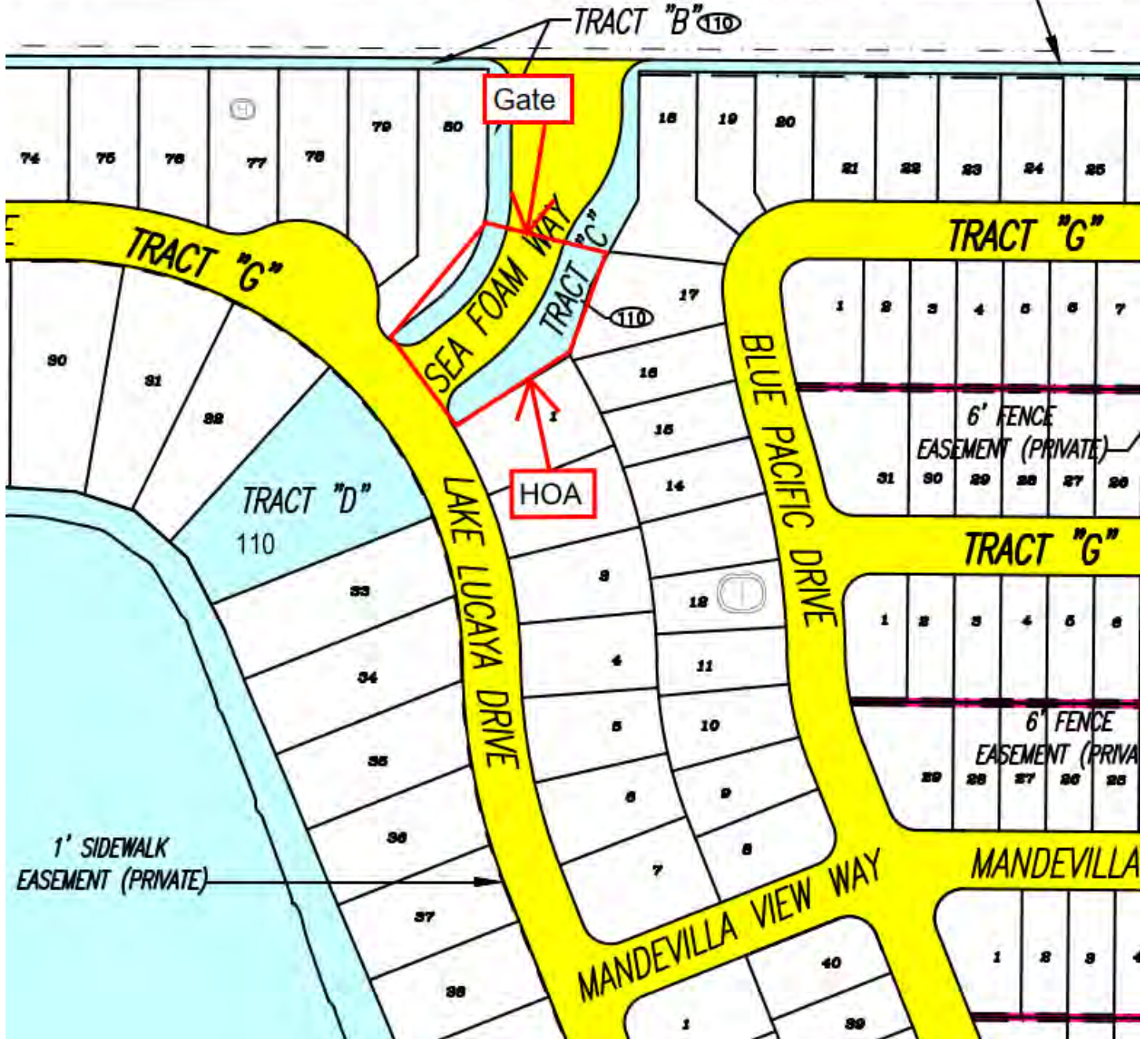
Rhodine Road

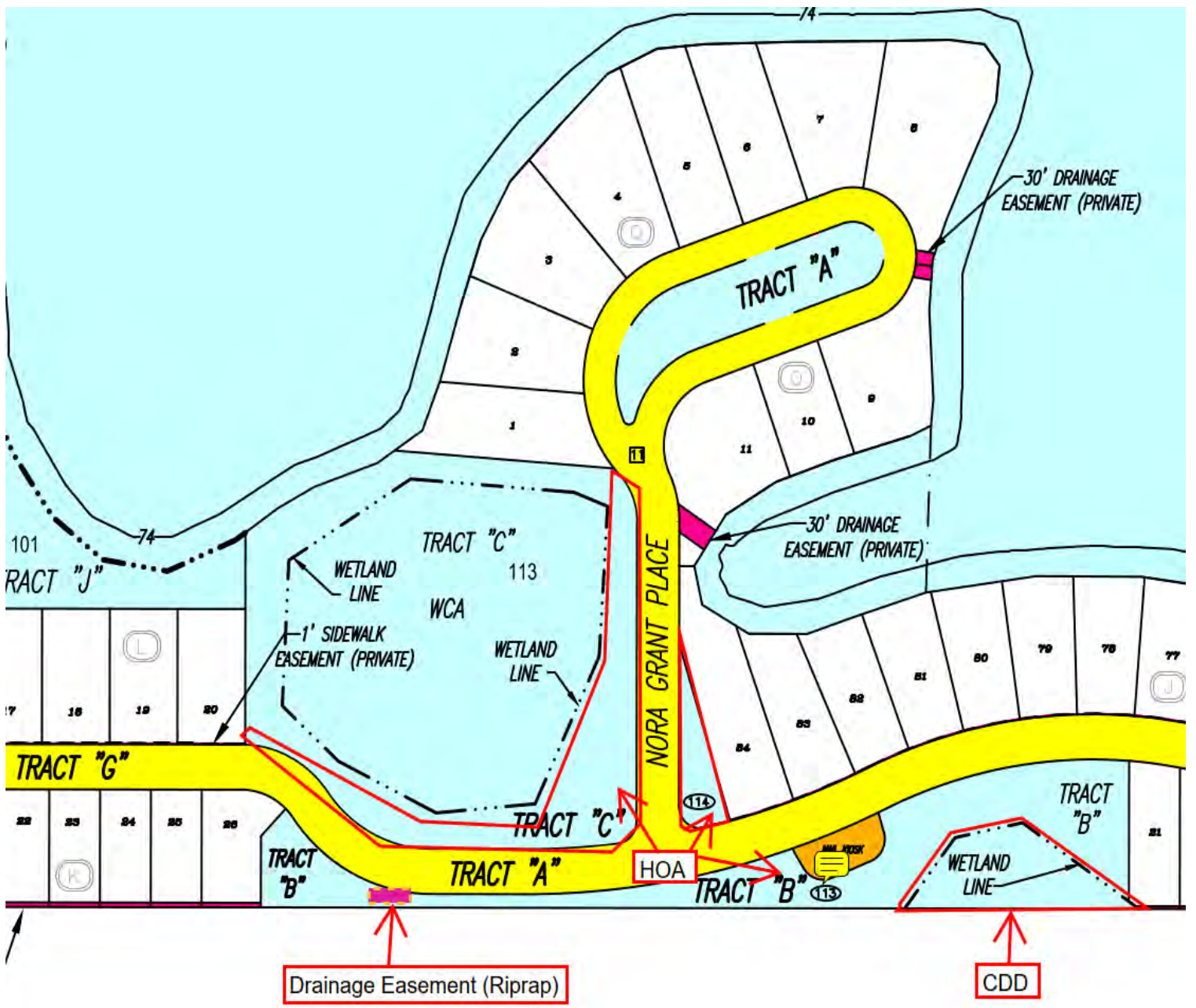


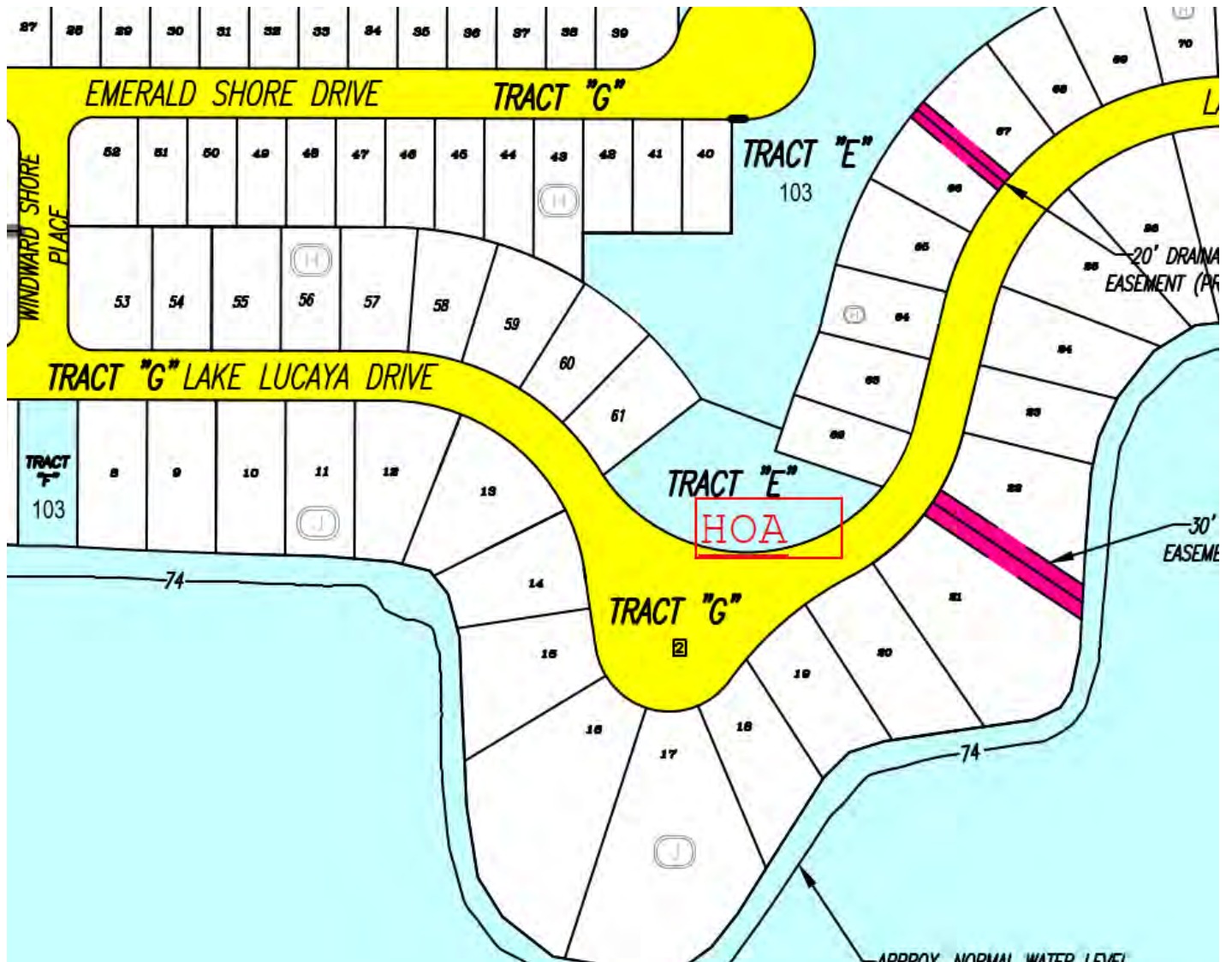
Rhodine Road

EASEMENT (PRIVATE)

RAINAGE
EASEMENT (PRIVATE)







Spring Lake CDD

May 4, 2021

Action Item Description	Responsible	Open Date	Date Due	Status	Comments
District Mapping	Rick	12/1/20		Complete	All Mapping complete except for transfer request to park across from Clubhouse.
Landscape Mapping	Rick and Phil	4/10/21		Pending HOA Discussion	Mapping will be conducted following HOA agreement to certain land transfers in discussion and will be projected if needed for bid process.
Lake Lucaya stocking of Shell Cracker and other fish species to aid in midge fly control and health of lake..	Cardno	2/3/21	Summer	Pending	Quotes from Cardno for June or July Meeting
Cardno to prepare planting plan for Lake Lucaya based on developer plan.	Cardno	4/10/21	Summer	Pending	Quotes from Cardno for June or July Meeting
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. 4/6/2021 still not complete.
Obtain Reserve Study Quotes	Rick	12/8/20	June or July	Open	Beginning process of reaching out to reserve companies in late April. One is in this agenda.
Well Pump issue south west corner of district.	Celia Nichols	12/8/20	May 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. Should have recommendation by 4/12/2021 to reach out for quotes if needed.
11424 Emerald Shore Drive turf issues.	Brightview	1/6/21		Pending Install	3/2/2021 Quote for repairs approved pending install
Board RFP Status	District Manager	2/3/21		Tabled by Board of Supervisors	3/2/2021 OLM Presentation to Board of Supervisors.
Ryan's last home build RR and PC to make sure turf is in place with no bare space left on CDD property	DM and Phil	4/6/21		In Progress	RLR will inspect on Landscape review and take needed action.
Additional issue with Weir 1 and 2 reported by Tom and follow-up by Phil.	Phil	4/22/21		In Progress	Opposite side of weir now showing leakage from the repaired side. Phil is obtaining quotes.



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Lucaya

Date: Wednesday, April 21, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Zoysia is improving</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>St. Augustine turf needs to be treated</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>Good</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Aphids/Fungal leaf spot</u>
PRUNING	10	9	-1	<u>Viburnum hedges</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Fresh mulch needed</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Dry due to restrictions</u>
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	92	-8	92%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Lucaya Lakes April



The Podocarpus plants at the mail kiosk in phase four need to be treated for aphids.



The St. Augustine turf along Summerfield drive needs herbicide treatment.



The palm trees have been trimmed and look good.



The liriope plants at the Sea Foam entrance need a fungicide treatment.



The viburnum hedge along Nora Grant needs to be treated for fungal leaf spot.



The ginger plants recently planted next to the clubhouse are doing well.



The landscape around the clubhouse is in good condition.



The red fountain grass has been trimmed and looks good.



Turf weeds at the entrance need to be treated with herbicide.



The annuals look good.



The landscape beds are mostly weed free but could use fresh mulch.



The viburnum hedge along Summerfield needs to be trimmed.



Recent rains have helped the zoysia turf and it's starting to green up.



Herbicide treatment is needed on the turf at the park.

AMENDMENT #3 TO LANDSCAPE & IRRIGATION MAINTENANCE AGREEMENT BETWEEN LUCAYA LAKE HOMEOWNERS ASSOCIATION AND BRIGHTVIEW LANDSCAPE SERVICES, INC.

This Amendment (“Amendment”) is entered into as of April 1, 2021 between Spring Lake Community Development District (“Client”) and BrightView Landscape Services, Inc. (“Contractor”)

WHEREAS, Spring Lake CDD and BrightView Landscape Services, Inc. desire to amend the Agreement pursuant to the terms of this Amendment as follows.

1. The Parties intend to add additional work sites and services to Landscape and Irrigation Maintenance Services Agreement. Exhibit B; Lucaya Lake Phase 4 Scope of Services shall be added as follows: (see Exhibit B attached.)

This Amendment does not, and shall not be construed to; modify any term or condition of the Agreement other than those specific terms and conditions expressly referenced herein. Capitalized terms not otherwise defined herein shall be as defined in the Agreement. In all other respects, the Agreement shall remain in full force and effect. In the event of any inconsistency or discrepancy between the Agreement and this Amendment, the terms and conditions set forth in this Amendment shall control. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written above.

Spring Lake Community Development District

BrightView Landscape Services, Inc.

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT B
Lucaya Lake HOA Phase 4

Lucaya Lake Phase 4	Frequency	Monthly	Yearly
Turf Maintenance		\$1,760.00	\$21,120.00
* Mowing	40		
* Hard and Soft Bed Edging			
* Trimming/Weeding			
* Debris Removal			
* Pre and Post Emergent Turf Weed Control			
* Pond Mowing	35		
Detail and Pruning Maintenance	36		Included
* Groundcover Pruning			
* Bed Pre and Post Emergent Weed Control			
* Control Vegetation from encroaching Parking/Walkway areas			
* Prune all Shrub Material to Manicured Appearance			
* Remove all Dead Plant Material			
Agronomic Plan		\$393.00	\$4,716.00
* Turf Fertilization	5		
* Turf Insect and Disease Control	5		
* Shrub and Groundcover Fertilization	3		
* Shrub and Groundcover Insect and Disease Control	3		
*			
Irrigation Management		\$270.00	\$3,240.00
* Initial Irrigation Inspection of Entire Property	1		
* Monthly Reports	12		
* Inspect and Adjust all Irrigation Zones and Heads	12		
* Set Controllers to Proper Watering Schedule	12		
Landscape Maintenance Contract Total		\$ 2,423.00	\$29,076.00
		Monthly	Yearly
Annuals	4	TBD	TBD
* \$2.00/ 4" Unit			
* Soil Installation Included			
Mulch Installation			
* 136 Cu Yds @ \$48.00/ Cu Yd.	1		\$6,528.00
* 992 Bales of Pinestraw @ \$9.00/bale	1		\$8,928.00
Palm Pruning	1	\$310.00	\$3,720.00
* 10 Ribbon Palms			
* 31 Sabal Palms			
* 83 Washingtonias			

Quality Site Assessment

General Information

Property Name: Spring Lake CDD

Date: Wednesday, April 14, 2021

Next Inspection Date: Friday, May 14, 2021

Client Attendees: Rick Reidt Warren Keipper

Brightview Attendees: Gregory Funk

CUSTOMER FOCUS AREA:

Weed free beds, monthly irrigation inspection, neatly maintained shrubs, monthly proposals, and communication.

MAINTENANCE ITEMS:

- 1) Netafin drip line broken in parking area. Line will be repaired next day. Zone was turned off until repair is made.
- 2) Maintenance team will work alongside our irrigation team and add more water throughout this dry month.
- 3) Maintenance crew will lift canopies on all hardwoods along Summerfield.
- 4) Brazilian pepper tree will be trimmed off wall located at the south end of privacy wall next visit.
- 5) Thryallis that are struggling or dead will be pulled by maintenance team.
- 6) High volume of turf weeds exiting Lake Lucaya. CPO has sprayed weeds with herbicide.
- 7) Kayak located inside boat ramp will be ticketed and possibly relocated soon.
- 8) All grasses have been rejuvenated on all of CDD property(except Nora Grant)
- 9) Heavy equipment operation present in Wetland area west of Nora Grant.
- 10) Sod disposal in wetlands area west of new construction. Management is pursuing builder to correct damages.
- 11) Disrupted earth caused by heavy equipment. Management is looking into ASAP.
- 12) Maintenance crew will maintain flat surface of turf above pond bank next visit.
- 13) Emerald shore circle turf will be sprayed again this week prior to new turf install.
- 14) Dead palm will be removed next visit by maintenance crew.
- 15) Gold mound duranta will be rejuvenated next visit with fertilizer.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Brightview will propose Baha'i turf for large park.
- 2) Brightview recommends removing dead palms located off lake Lucaya dr.
- 3) Brightview recommends removing declining thryallis shrubs and replacing with fakahatchee grasses.

NOTES TO OWNER/CLIENT:

Quality Site Assessment

Maintenance Items

Netafin drip line broken in parking area. Line will be repaired next day. Zone was turned off until repair is made.



[1 / 15]

Maintenance Items

Maintenance team will work alongside our irrigation team and add more water throughout this dry month.



[2 / 15]

Maintenance Items

Maintenance crew will lift canopies on all hardwoods along Summerfield.



[3 / 15]

Maintenance Items

Brazilian pepper tree will be trimmed off wall located at the south end of privacy wall next visit.

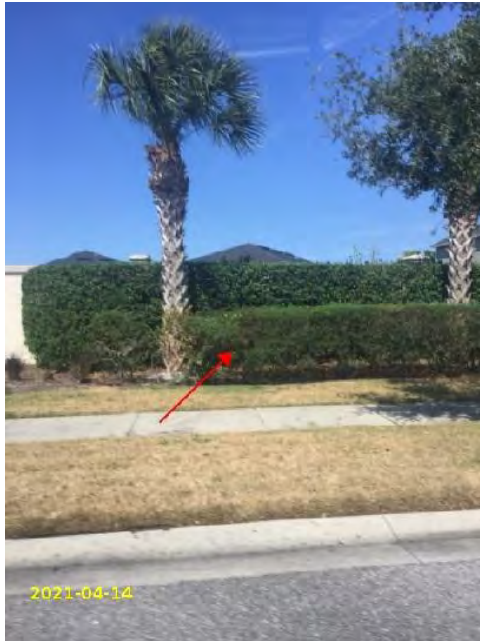


[4 / 15]

Quality Site Assessment

Maintenance Items

Thryallis that are struggling or dead will be pulled by maintenance team.



[5 / 15]

Maintenance Items

High volume of turf weeds exiting Lake Lucaya. CPO has sprayed weeds with herbicide.



[6 / 15]

Maintenance Items

Kayak located inside boat ramp will be ticketed and possibly relocated soon.



[7 / 15]

Maintenance Items

All grasses have been rejuvenated on all of CDD property(except Nora Grant)



[8 / 15]

Quality Site Assessment

Maintenance Items

Heavy equipment operation present in Wetland area west of Nora Grant.



[9 / 15]

Maintenance Items

Sod disposal in wetlands area west of new construction. Management is pursuing builder to correct damages.



[10 / 15]

Maintenance Items

Disrupted earth caused by heavy equipment. Management is looking into ASAP.



[11 / 15]

Maintenance Items

Maintenance crew will maintain flat surface of turf above pond bank next visit.



[12 / 15]

Quality Site Assessment

Maintenance Items

Emerald shore circle turf will be sprayed again this week prior to new turf install.



[13 / 15]

Maintenance Items

Dead palm will be removed next visit by maintenance crew.



[14 / 15]

Maintenance Items

Gold mound duranta will be rejuvenated next visit with fertilizer.



[15 / 15]

Quality Site Assessment

Recommendations for Property Enhancements

Brightview will propose Baha'i turf for large park.



[1 / 3]

Recommendations for Property Enhancements

Brightview recommends removing dead palms located off lake Lucaya dr.



[2 / 3]

Recommendations for Property Enhancements

Brightview recommends removing declining thryallis shrubs and replacing with fakahatchee grasses.



[3 / 3]

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 04/28/2021		
Project Description	Plant replacement along Rhodine. Removing declining Thyralis and Loropetalum		

Scope of Work

Brightview will provide all necessary tools and equipment to finish this scope of work. Brightview will remove unwanted plant materials along Rhodine and install new replacements. The above mentioned includes the following.

QTY	UoM/Size	Material/Description
Bed prep and removal		
3.00	HOUR	(Crew 3) Removal/Disposal & Bed Prep by removing unwanted plant materials
Plant Install		
164.00	EACH	Fakahatchee Grass - 3 gallon installed in place of declining Thyralis and declining Fakahatchee
76.00	EACH	Loropetalum 'Plum' - 3 gallon

For internal use only

SO# 7505269
JOB# 341900277
Service Line 130

Total Price \$4,681.63

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

- 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.
- 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.
- 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.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- 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.
- 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.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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:

- 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.
- 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 28, 2021
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "BrightView"

	Account Manager
Signature _____	Title _____
Gregory Funk	April 28, 2021
Printed Name _____	Date _____

Job #:	341900277	Proposed Price:	\$4,681.63
SO #	7505269		





RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Spring Lake Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 3, 2021
HOUR:	6:30 p.m.
LOCATION:	The Clubhouse at Lucaya Lake 11301 Lake Lucaya Drive Riverview, Florida 33579

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF MAY, 2021.

ATTEST:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

2022



SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022
PROPOSED ANNUAL OPERATING BUDGET

MAY 3, 2021



SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022 PROPOSED ANNUAL OPERATING BUDGET

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MAY 3, 2021

SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Spring Lake Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2022, which begins on October 1, 2021. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2014 Capital Improvement Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2017 Capital Improvement Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Current Period Actuals 10/1/20 - 3/31/21	Projected Revenues & Expenditures 4/1/21 to 9/30/21	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21
Revenues					
Special Assessments - Service Charges					
Operations & Maintenance Assmts-Tax Roll	500,513.00	492,233.17	8,279.83	500,513.00	0.00
Interest Earnings					
Interest Earnings	0.00	913.70	(913.70)	0.00	0.00
TOTAL REVENUES	\$500,513.00	\$493,146.87	\$7,366.13	\$500,513.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	3,400.00	7,000.00	10,400.00	(1,600.00)
TOTAL LEGISLATIVE	\$12,000.00	\$3,400.00	\$7,000.00	\$10,400.00	(\$1,600.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	22,500.00	22,500.00	45,000.00	0.00
District Engineer	5,000.00	14,951.51	5,048.49	20,000.00	15,000.00
Disclosure Report	10,000.00	10,000.00	0.00	10,000.00	0.00
Trustees Fees	10,000.00	4,041.68	7,458.32	11,500.00	1,500.00
Auditing Services	6,000.00	5,000.00	700.00	5,700.00	(300.00)
Postage, Phone, Faxes, Copies	250.00	439.49	1,060.51	1,500.00	1,250.00
Public Officials Insurance	3,101.00	2,960.00	0.00	2,960.00	(141.00)
Legal Advertising	2,500.00	1,483.50	1,016.50	2,500.00	0.00
Bank Fees	250.00	0.00	50.00	50.00	(200.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	0.00	104.48	45.52	150.00	150.00
Email Hosting Vendor	600.00	0.00	0.00	0.00	(600.00)
ADA Website Compliance	1,500.00	0.00	0.00	0.00	(1,500.00)
Website Administration	1,500.00	2,250.00	720.00	2,970.00	1,470.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$85,876.00	\$63,905.66	\$38,599.34	\$102,505.00	\$16,629.00
LEGAL COUNSEL					
District Counsel	8,000.00	13,647.82	5,352.18	19,000.00	11,000.00
TOTAL LEGAL COUNSEL	\$8,000.00	\$13,647.82	\$5,352.18	\$19,000.00	\$11,000.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	100,000.00	56,824.78	56,875.22	113,700.00	13,700.00
TOTAL ELECTRIC UTILITY SERVICES	\$100,000.00	\$56,824.78	\$56,875.22	\$113,700.00	\$13,700.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program - Contract	18,760.00	9,800.00	9,800.00	19,600.00	840.00
Waterway Improvements & Repairs	12,000.00	15,460.00	21,940.00	37,400.00	25,400.00
Wetland Monitoring & Maintenance	7,000.00	2,920.00	6,080.00	9,000.00	2,000.00
Property & Casualty Insurance	8,885.00	8,694.00	0.00	8,694.00	(191.00)
Entry & Walls Maintenance	10,000.00	2,195.00	1,805.00	4,000.00	(6,000.00)
Landscape Maintenance - Contract	82,992.00	43,374.00	57,039.00	100,413.00	17,421.00
Landscape Enhancements	45,000.00	645.78	1,354.22	2,000.00	(43,000.00)
Plant Replacement Program	10,000.00	621.96	1,378.04	2,000.00	(8,000.00)
Mulch/Tree Trimming	35,000.00	0.00	41,000.00	41,000.00	6,000.00
Irrigation Maintenance	10,000.00	7,808.58	2,191.42	10,000.00	0.00
Waterway Special Treatment LL	0.00	0.00	0.00	0.00	0.00
Water Way Fish Stocking	0.00	0.00	0.00	0.00	0.00
Waterway Plant Install	0.00	0.00	0.00	0.00	0.00
OLM Management	0.00	0.00	7,000.00	7,000.00	7,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$239,637.00	\$91,519.32	\$149,587.68	\$241,107.00	\$1,470.00
PARKS & RECREATION					
Park & Common Area Maintenance	35,000.00	0.00	6,000.00	3,000.00	(32,000.00)
TOTAL PARKS & RECREATION	\$35,000.00	\$0.00	\$6,000.00	\$3,000.00	(\$32,000.00)
RESERVES					
Reserves	20,000.00	0.00	90,915.35	10,801.00	(9,199.00)
TOTAL RESERVES	\$20,000.00	\$0.00	\$90,915.35	\$10,801.00	(\$9,199.00)
TOTAL EXPENDITURES	\$500,513.00	\$229,297.58	\$354,329.77	\$500,513.00	\$0.00
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$263,849.29	(\$346,963.64)	\$0.00	\$0.00

FISCAL YEAR 2021 BUDGET ANALYSIS

SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21	Fiscal Year 2022 Proposed Operating Budget	Increase / (Decrease) from FY 2021 to FY 2022
Revenues					
Special Assessments - Service Charges					
Operations & Maintenance Assmts-Tax Roll	500,513.00	370,414.20	(130,098.80)	689,462.00	188,949.00
Interest Earnings					
Interest Earnings	0.00	913.70	913.70	0.00	0.00
TOTAL REVENUES	\$500,513.00	\$371,327.90	(\$129,185.10)	\$689,462.00	\$188,949.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	10,400.00	(1,600.00)	12,000.00	0.00
TOTAL LEGISLATIVE	\$12,000.00	\$10,400.00	(1,600.00)	\$12,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	45,000.00	0.00	45,000.00	0.00
District Engineer	5,000.00	20,000.00	15,000.00	10,000.00	5,000.00
Disclosure Report	10,000.00	10,000.00	0.00	10,000.00	0.00
Trustees Fees	10,000.00	11,500.00	1,500.00	8,200.00	(1,800.00)
Auditing Services	6,000.00	5,700.00	(300.00)	5,900.00	(100.00)
Postage, Phone, Faxes, Copies	250.00	1,500.00	1,250.00	1,250.00	1,250.00
Public Officials Insurance	3,101.00	2,960.00	(141.00)	3,256.00	155.00
Legal Advertising	2,500.00	2,500.00	0.00	2,500.00	0.00
Bank Fees	250.00	50.00	(200.00)	100.00	(150.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	600.00	0.00	(600.00)	0.00	(600.00)
ADA Website Compliance	1,500.00	0.00	(1,500.00)	1,500.00	0.00
Website Administration	1,500.00	2,970.00	1,470.00	1,500.00	0.00
Office Supplies	0.00	150.00	150.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$85,876.00	\$102,505.00	\$16,629.00	\$89,631.00	\$3,755.00
LEGAL COUNSEL					
District Counsel	8,000.00	19,000.00	11,000.00	12,000.00	4,000.00
TOTAL LEGAL COUNSEL	\$8,000.00	\$19,000.00	\$11,000.00	\$12,000.00	\$4,000.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	100,000.00	113,700.00	13,700.00	114,000.00	14,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$100,000.00	\$113,700.00	\$13,700.00	\$114,000.00	\$14,000.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program - Contract	18,760.00	19,600.00	840.00	19,600.00	840.00
Waterway Improvements & Repairs	12,000.00	37,400.00	25,400.00	12,000.00	0.00
Wetland Monitoring & Maintenance	7,000.00	9,000.00	2,000.00	9,000.00	2,000.00
Property & Casualty Insurance	8,885.00	8,694.00	(191.00)	9,563.00	678.00
Entry & Walls Maintenance	10,000.00	4,000.00	(6,000.00)	40,000.00	30,000.00
Landscape Maintenance - Contract	82,992.00	100,413.00	17,421.00	112,068.00	29,076.00
Landscape Enhancements	45,000.00	2,000.00	(43,000.00)	50,000.00	5,000.00
Plant Replacement Program	10,000.00	2,000.00	(8,000.00)	2,600.00	(7,400.00)
Mulch/Tree Trimming	35,000.00	41,000.00	6,000.00	45,000.00	10,000.00
Irrigation Maintenance	10,000.00	10,000.00	0.00	30,000.00	20,000.00
Waterway Special Treatment LL	0.00	0.00	0.00	16,000.00	16,000.00
Water Way Fish Stocking	0.00	0.00	0.00	10,000.00	10,000.00
Waterway Plant Install	0.00	0.00	0.00	15,000.00	15,000.00
OLM Management	0.00	7,000.00	7,000.00	16,000.00	16,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$239,637.00	\$241,107.00	\$1,470.00	\$386,831.00	\$147,194.00
PARKS & RECREATION					
Park & Common Area Maintenance	35,000.00	3,000.00	(32,000.00)	35,000.00	0.00
TOTAL PARKS & RECREATION	\$35,000.00	\$3,000.00	(\$32,000.00)	\$35,000.00	\$0.00
RESERVES					
Reserves	20,000.00	10,801.00	(9,199.00)	40,000.00	20,000.00
TOTAL RESERVES	\$20,000.00	\$10,801.00	(\$9,199.00)	\$40,000.00	\$20,000.00
TOTAL EXPENDITURES	\$500,513.00	\$500,513.00	\$0.00	\$689,462.00	\$188,949.00
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	(\$129,185.10)	(\$129,185.10)	\$0.00	\$0.00

FISCAL YEAR 2022

PROPOSED ANNUAL OPERATING BUDGET

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Wetland Mitigation

This item provides for the preservation, enhancement, restoration or creation of District wetlands.

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Waterway Management System Lakes/Perimeter

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Perimeter Walls

This item is for maintaining walls which line the perimeter of the District.

Perimeter Landscaping/Irrigation

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape - Park

This item is for any unforeseen circumstances that may effect the appearance of the landscape program specific to park

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Entry Feature Maintenance

This item is for maintaining entryway features of the District.

Irrigation Operation & Maintenance

Provides for any repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2014

REVENUES

Series 2014 Debt Service Assessments	\$	471,831
TOTAL REVENUES	\$	471,831

EXPENDITURES

Series 2014 May Bond Interest Payment	\$	163,416
Series 2014 November Bond Principal Payment	\$	145,000
Series 2014 November Bond Interest Payment	\$	163,416
TOTAL EXPENDITURES	\$	471,831
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	6,150,000
Principal Payment Applied Toward Series 2014 Bonds	\$	145,000
BONDS OUTSTANDING - PERIOD ENDING 11/1/2022	\$	6,005,000

SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2017

REVENUES

Series 2017 Debt Service Assessments	\$ 647,494
TOTAL REVENUES	\$ 647,494

EXPENDITURES

Series 2017 May Bond Interest Payment	\$ 233,747
Series 2017 November Bond Principal Payment	\$ 180,000
Series 2017 November Bond Interest Payment	\$ 233,747
TOTAL EXPENDITURES	\$ 647,494
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$ 9,195,000
Principal Payment Applied Toward Series 2017 Bonds	\$ 140,000
BONDS OUTSTANDING - PERIOD ENDING 11/1/2022	\$ 9,055,000

FISCAL YEAR 2022
PROPOSED ANNUAL OPERATING BUDGET

SPRING LAKE

COMMUNITY DEVELOPMENT DISTRICT

Townhomes							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	TOTAL Annual CDD	O&M FY 2021	Increase FY 2022
	130	\$467.79	\$750.00	\$77.73	\$1,295.52	\$339.59	\$128.20
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$1,243.70	\$1,256.66	\$1,269.61	\$1,282.57	\$1,295.52		
40' Lots - Type o (Non-Gated)							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022
	48	\$558.56	\$900.00	\$93.10	\$1,551.66	\$405.48	\$153.08
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$1,489.59	\$1,505.11	\$1,520.63	\$1,536.14	\$1,551.66		
40' Lots - Type I							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022
	102	\$558.56	\$1,100.00	\$105.87	\$1,764.43	\$405.48	\$153.08
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$1,693.85	\$1,711.49	\$1,729.14	\$1,746.78	\$1,764.43		
50' Lots - Type I (Non-Gated)							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022
	151	\$698.19	\$1,000.00	\$108.40	\$1,806.59	\$506.85	\$191.34
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$1,734.32	\$1,752.39	\$1,770.45	\$1,788.52	\$1,806.59		
50' Lots - Type II							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022
	226	\$698.19	\$1,200.00	\$121.16	\$2,019.35	\$506.85	\$191.34
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$1,938.58	\$1,958.77	\$1,978.96	\$1,999.16	\$2,019.35		
60' Lots - Type II (Non-Gated)							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022
	70	\$837.83	\$1,200.00	\$130.07	\$2,167.90	\$608.22	\$229.61
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$2,081.19	\$2,102.87	\$2,124.55	\$2,146.23	\$2,167.90		
60' Lots Type III							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022
	90	\$837.83	\$1,400.00	\$142.84	\$2,380.67	\$608.22	\$229.61
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$2,285.44	\$2,309.25	\$2,333.06	\$2,356.86	\$2,380.67		
70' Lots - Type IV							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022
	32	\$977.47	\$1,500.00	\$158.14	\$2,635.61	\$709.59	\$267.88
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$2,530.18	\$2,556.54	\$2,582.89	\$2,609.25	\$2,635.61		
70' Lakefront Lots - Type V							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022
	87	\$977.47	\$1,700.00	\$170.90	\$2,848.37	\$709.59	\$267.88
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$2,734.44	\$2,762.92	\$2,791.40	\$2,819.89	\$2,848.37		
80' Lakefront Lots Type VI							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022
	17	\$1,117.11	\$1,800.00	\$186.20	\$3,103.31	\$810.96	\$306.15
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$2,979.18	\$3,010.21	\$3,041.24	\$3,072.28	\$3,103.31		
80' Peninsula Lots Type VII							
	Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022
	11	\$1,117.11	\$2,100.00	\$205.35	\$3,422.46	\$810.96	\$306.15
DUE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$3,285.56	\$3,319.78	\$3,354.01	\$3,388.23	\$3,422.46		

*All payments received subsequent to February 28 are due in full.

TOTAL O&M
UNIT COUNT **964**



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2021

To Whom It May Concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2021, listed below.

Community Development District	Number of Registered Electors
Spring Lake	1179

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoe.org.

Respectfully,

Enjoli White
Candidate Services Liaison

VoteHillsborough.gov



(813) 744 - 5900

Fred B. Karl County Center

601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center

2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

April 22, 2021

Mr. Rick Reidt, District Manager
c/o Meritus Districts
Spring Lake Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607



Dear Mr. Reidt:

Thank you for the opportunity to present Spring Lake Community Development District with a reserve study proposal. At Reserve Advisors, we are dedicated to providing peace of mind to boards, homeowners and their families by delivering a custom-comprehensive reserve study.

Our **easy-to-use reserve study system** provides a more effective way to manage your property. You will receive...

- A concise **Executive Summary** and **5-Year Outlook Table** to communicate near-term expenditures and funding recommendations to homeowners.
- **Property-specific recommendations** that prioritize the most effective use of reserve funds for you.
- **Spreadsheets with formulas** to easily evaluate what-if replacement schedules and reserve contributions.
- **Free Support** - Our team of multi-disciplined engineers are dedicated to making your experience of using the reserve study exceptional with ongoing assistance.

The following pages provide insight and the distinct reasons why communities rely on Reserve Advisors for their reserve study needs.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,



Matt Kuisle PE, PRA, RS
Southeast Regional Executive Director
Matt@reserveadvisors.com
[See our report overview](#)

Reserve Study Benefits

For Boards

- Fulfills [fiduciary responsibility](#) with expert advice
- Supports board decisions on replacement projects
- Saves hours in budget meetings for replacements
- Excel spreadsheets with formulas provide ability to create what-if scenarios for budgeting purposes

For Homeowners

- Ensures fair reserve contributions
- More consistent household budgeting
- Reduces long-term owner cost of maintaining the common property
- Curb appeal increases demand for properties

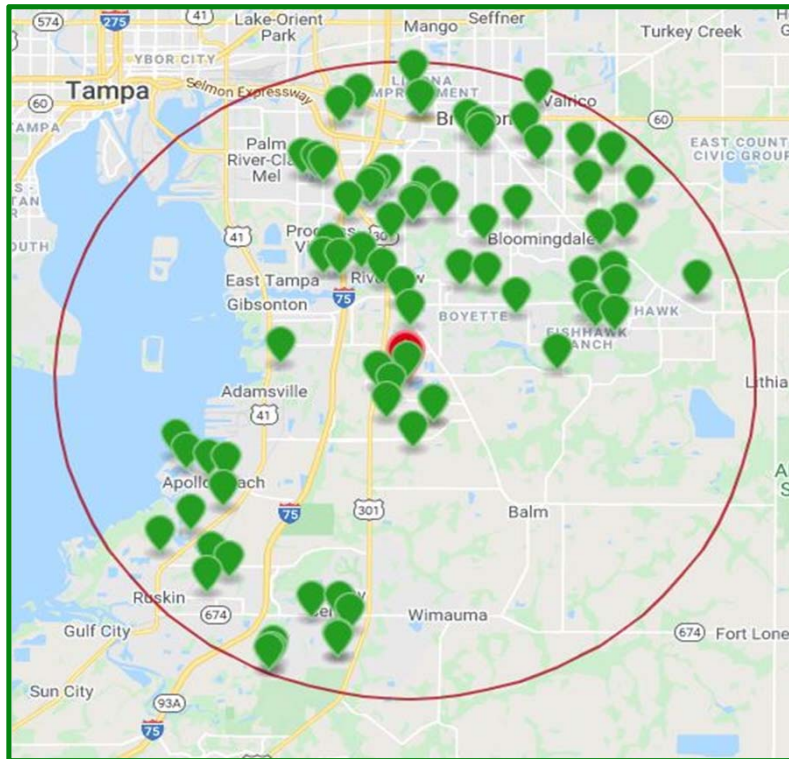


Distinct Reasons Communities Choose Reserve Advisors

- ✓ **Easy to use Reports** that provide valuable insight to current and future owners. An executive summary promoting management's ability to communicate near-term expenditures, funding recommendations and other high level information to various stakeholders.
- ✓ **Dedication and Commitment to You** with an exceptional experience during and after the study. We listen to you and create a custom reserve study with your objectives in mind. Our staff of multi-disciplined engineers is dedicated to ensuring your satisfaction. We're always available with free support after the study is complete.
- ✓ **Comprehensive Reports** solve problems before they escalate. We include:
 - Thorough condition assessments that prioritize your near-term projects
 - Best practices and technical illustrations to better understand project scope and compare contractor bids
- ✓ **Knowledge of Local Replacement Costs** is the basis for adequate, not excessive, reserve budgets.
- ✓ **Multi-disciplined Engineers** – With more than 30 engineers, we match our expertise with your community rather than a "one size fits all" engineer.
- ✓ **Unbiased Recommendations** – Your best interest is our only goal. We don't provide design or project management services, nor do we profit from your capital projects.
- ✓ **Unmatched Local Experience** – We know the local costs and conditions that affect your community. Visit our map of our experience near your community on the following page.

[Download our report overview](#)

Red represents your property, Green represents our clients.
References available upon request.



Name

- Lucaya Lake Club Homeowners Association, Inc.
- Panther Trace Community Development District
- Panther Trace Townhomes Association, Inc.
- Townhomes of Summerfield Homeowners Association, Inc.
- Summerfield West Townhome Association, Inc.
- The Oaks at Shady Creek Community Association, Inc.
- Moss Creek of Hillsborough Homeowners Association, Inc.
- South Fork East Community Development District
- Kingswood Co-op, Inc.
- River Walk Townhomes Association, Inc.
- River Watch Homeowners Association, Inc.
- South Bay Lakes Homeowners Association, Inc.
- Riverview Lakes Townhomes Association, Inc.
- Riverwoods Association, Inc.
- Lake Fantasia Homeowners Association, Inc.
- Boyette Creek Homeowners Association, Inc.
- The Village of Oak Creek Master Association, Inc.
- Sanctuary at Oak Creek Homeowners Association, Inc.
- Creekside Homeowners Association, Inc. of Hillsborough County
- St. Charles Place Homeowners Association
- Hickory Woods Homeowners Association, Inc.
- New Hometown at Winthrop Homeowners Association, Inc.
- Townhomes of New Hometown at Winthrop Owners Association, Inc.
- Bloomingdale Trails Homeowners Association, Inc.

City

- Riverview
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- Riverview
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- Brandon

Using Your Reserve Advisors Study Has Never Been Easier

We listened and responded to our clients with three tools to quickly access and use your custom-comprehensive reserve study.

- ✓ **The Report** – Comprehensive and Customized to Your Community
 - One-Click to read online
 - Executive Summary communicates key findings and recommendations **at a glance**
 - Flip through your report copy which includes panoramic 11" x 17" spreadsheets
 - Helps board planning with a prioritized capital project schedule

- ✓ **The Numbers** – Always Quick and Easy
 - One-Click to open your Expenditures & Funding Plan spreadsheets
 - Print your spreadsheets on any printer in panoramic multi-page format

- ✓ **Easy Planning** – Your reserve study includes:
 1. **Excel™ spreadsheets with formulas** for what-if scenarios
 2. **ForeSite™** a cloud-based software solution
 - a. Store your photos and project documents
 - b. Record comments and costs of your *actual* capital projects
 - c. Optionally, subscribe to **ForeSite™ Plus** for multiple users to collaborate online, creating unlimited replacement and funding scenarios
 - d. Full support with Webinars and Tutorials

ForeSite™ brings everything together as individual board members can collaborate, comment, make changes and plan for the future in one place from anywhere.



Meet Our Founders



Founded by John Poehlmann and Theodore Salgado in 1991, Reserve Advisors has provided tens of thousands of comprehensive reserve studies for communities across America and abroad.

Collectively, John and Ted have lived in and served community associations for decades. They've served on CAI's (Community Associations Institute) national Board of Trustees and as a past President of APRA (the Association of Professional Reserve Analysts), respectively. Both were instrumental in establishing CAI's National Standards for Reserve Study providers.

Our Commitment to You



Matt Kuisle PE, PRA, RS
Southeast Regional Executive
Director

We deliver. In all we do, we go the extra mile for you. Our core values are integrity, customer service, professionalism, accountability and technical quality. Our employees are hard-working individuals who value their client relationships and put great effort and dedication into providing the highest level of satisfaction to our clients.

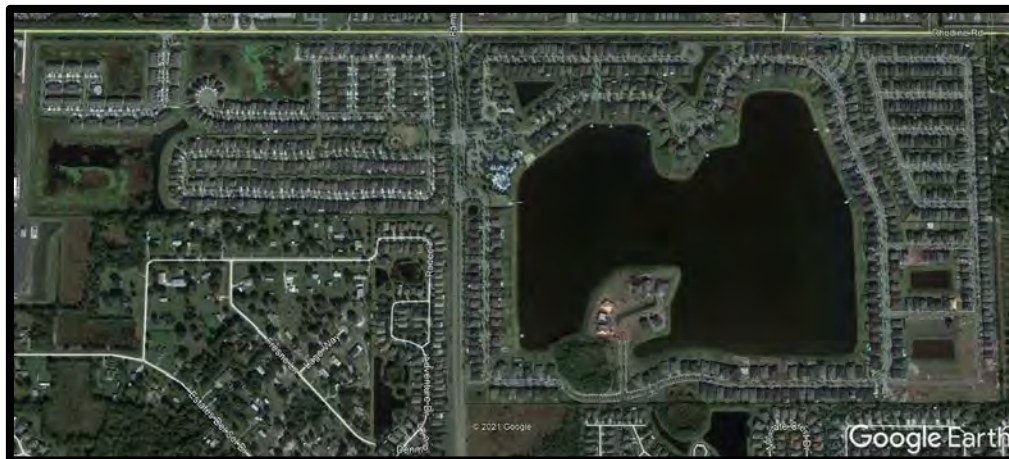
As we have since 1991, Reserve Advisors will continue to use our values, people and services to provide reserve studies that help secure the financial health of communities and peace of mind to their owners.

Spring Lake Community Development District comprises 964 units in Riverview. The specific property to be included in your custom-comprehensive reserve study includes:

Site Components

- Playground
- Sidewalks
- Ponds (10)
- Irrigation System
- Storm Water Management Systems
- Landscaping
- Curbs
- Lake Lucaya
- Shade Structure

Spring Lake Community Development District Reference Photograph:





RESERVE STUDY PROVIDER CHECKLIST

YOUR REPORT INCLUDES:

	#2	#3	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Executive summary of key findings and list of prioritized near-term projects
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30-Year expenditure forecast derived from actual local costs, not standardized information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project-specific best practices that provide in-depth information to support board decisions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Element-specific opportunities to save money through cost-effective alternative replacement options
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detailed photographs documenting the condition of every reserve element
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition assessments that identify elements in need of repair vs replacement

EASE OF USE

	#2	#3	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Easily print expenditure and funding plan spreadsheets in panoramic multi-page format
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Quickly create what-if scenarios with Excel spreadsheets that contain built-in formulas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cloud-based software, allowing for easy remote collaboration among your board members

STAFF'S QUALIFICATIONS

	#2	#3	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Only uses engineers who are committed to the highest industry standards, as shown by their Reserve Specialist (RS) and/or Professional Reserve Analyst (PRA) designations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specializes in prioritizing capital projects and funding needs based on your individual goals
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Always available to discuss your reserve study anytime in the future at no additional cost

FIRM'S QUALIFICATIONS

	#2	#3	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Offers local experience, utilizing actual project costs to provide a basis for realistic reserve budgets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comprises over 30 engineers from multiple engineering disciplines to ensure matching the appropriate background and expertise with your community association needs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	With over 25 years of expertise in the community association industry, has the knowledge to identify any common element issue and make recommendations for best practices
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No real or perceived conflict of interest – An independent consultant that does not manage or profit from your replacement projects
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All reports are reviewed by a team of senior engineers to ensure the utmost quality
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provides high client satisfaction ★★★★★ 1,226 Reviews

**COLLABORATE.
CREATE.
STORE & SHARE.**

FORESITE™
Tracking Your Past. Forecasting Your Future.



All our reserve studies now include **ForeSite Basic.**



- ✓ Secure, 24/7 online access to your original reserve study for 7 years.
- ✓ Export and print your study.
- ✓ Add notes and comments.
- ✓ Store project bids, contracts and photos.
- ✓ Receive unlimited support for 10 registered users.
- ✓ Get 60 days of free access to ForeSite Plus. Each user can create and print multiple "what if" scenarios.

Upgrade to **ForeSite Plus...**

**All the
features of
Basic and
MORE!**



- ✓ **Answer all your questions with the ability to create, print and save unlimited "what if" scenarios.**
 - Change replacement timing, costs or quantities.
 - Reduce reserve contributions.
 - Raise the interest rate.
- ✓ **Designate an approved scenario to guide your community.**
 - Facilitate budgeting and reserve expenditure discussions.
 - Track actual capital projects.
 - Improve communication and streamline meetings.
 - Easily share information with new board members.

The benefits of ForeSite Plus add up.


Confirmation of Services for Spring Lake Community Development District

- Full Reserve Study** for an investment of **\$4,400** (includes all expenses)
Fee is contingent upon concurrent inspection of Lucaya Lake Club Homeowners Association (proposed separately)
- Report** ([See our report overview](#))
 - Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables for printing in 8 ½" x 11" panoramic multi-page format on *any printer*
 - Excel® spreadsheet of Reserve Expenditures and Funding Plan with formulas for "what-if" alternative scenarios
- Support**
 - We listen and respond to your questions and suggestions to create a custom report
 - Meeting with our engineer on the day of our visual property inspection
 - Unlimited video/teleconference support with our engineer during and after report delivery
- ForeSite™ Basic** – Access your reserve study and Excel spreadsheets online, store photos and project documents, record comments and project costs. Also receive a free 60-day trial to [ForeSite Plus](#).

_____ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: _____
 _____ [ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate
 _____ with unlimited models and scenarios for **\$440** per year

Sign and Send to Get Started:
 Email: Matt@reserveadvisors.com or
 Fax: (813) 254-5474

Mail \$2,200 retainer to:
Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

By: 
 Matt Kuisle
 Southeast Regional Executive Director
 on April 22, 2021
 For: Reserve Advisors, LLC
 Ref. 210879

Signature: _____
 (Print Name): _____
 Title: _____
 Date: _____
 For: **Spring Lake Community Development District**

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal is valid for 45 days.

Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Optional services authorized will be billed in full upon contract execution. Any outstanding balance after 30 days is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.

PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our services is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending a plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and does not include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is it a guarantee of structural integrity of the property including its conformity to specific governmental code requirements for fire safety, occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous conditions or defects that are latent or hidden defects which may or may not be present on or within the property. RA does not conduct an environmental or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface materials or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions on the remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful life of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use of the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall not be limited by the fact that you are an officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion and includes recommendations and is deemed complete. RA, however, considers any additional information made available to RA after issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if the requested services was not tendered in a timely manner. All information received by RA and all files, work papers or documents created during the course of the engagement shall remain the property of RA and may be used for whatever purpose it deems appropriate.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You shall provide all available, historical and budgetary information, the governing documents, and other information that is necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect payment for RAs services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that your reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any and all losses of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part is not and cannot be used as a specification for design engineering purposes or as an appraisal. You may show our Report in its entirety to the members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. The Report is intellectual property developed by RA and shall not be reproduced or distributed to any party that conducts business with RA without the written consent of RA.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of the costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to the start of the engagement. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report is subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Court for the State of Wisconsin.

April 22, 2021

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

RETAINER INVOICE #

2183590R

Amount Due Now:

\$2,200

PROPERTY:

**Spring Lake Community Development District
Riverview, Florida**

Contract Number: 210879

RETAINER DUE: **\$2,200**

Terms: ***Retainer Due Upon Receipt of Authorized Contract and Prior to Inspection***

Mail retainer to:

**Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202**

OR

**CONTACT US FOR
CREDIT CARD PAYMENT**



Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Optional services authorized will be billed in full upon contract execution. Any outstanding balance after 30 days is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.

Page 11

RESERVE STUDY **OVERVIEW**



Condominiums

Townhomes

Homeowner Associations



DEDICATION, EXPERIENCE, EASE OF USE

confidence. Thousands of clients have come to rely on our long-term thinking and everyday commitment since 1991.

is exemplified by a team of multidisciplined engineers who:

- Listen to your concerns and keep your objectives in mind
- Are always available to speak with you for free after your study is complete

presents:

- Executive Summary including key findings and prioritization of near-term major projects
- Condition assessments with property-specific advice to solve problems before they escalate
-
-
-

we know local costs and conditions that affect your community. Our reports include valuable information not found in other studies - realistic component remaining lives, replacement alternatives and unbiased replacement costs. Our database of actual local client project costs determines your specific budget needs rather than standardized information.

Our convenient and easy-to-use tools, not found elsewhere, will help you plan your community's future.

1. report link for immediate access, review and sharing of reserve study findings
- 2.
3. a cloud-based software solution for the whole board to collaboratively:
 - a. Access, read or print your reserve study anytime from anywhere
 - b. Store your photos, comments, bids and project documents
 - c. Track dates and input costs of your actual capital projects

Optionally, subscribe to ForeSite Plus to create/explore and save unlimited models/scenarios of replacements and funding for alternative consideration.

to boards, homeowners and their families. We're eager to put our experience to work for you.



FULL RESERVE STUDY

Scenic Ridge Association



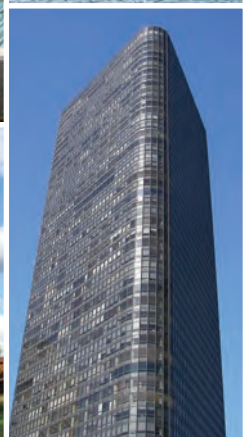
Madison, USA
July 1, 2021

Representative client photograph.



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© Reserve Advisors Engineering, PLLC, 2021



REPRESENTATIVE CLIENT PROPERTIES

Reserve Study Overview

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FUNDING PLAN	14-15
FIVE-YEAR OUTLOOK	16
CONDITION ASSESSMENT	17-23



We're dedicated to enhancing your experience of using your reserve study. You'll receive easy online access to your study and the expenditure & funding plan spreadsheets in Excel format.

EXECUTIVE SUMMARY

(Sample Information)

Your Executive Summary makes it easy to share key findings and recommendations with homeowners, prospective buyers and lenders.

development of 75 units in 37 buildings. The buildings were built from 2005 to 2007.

Reserve Components Identified:

The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes this threshold funding year in 2028 due to replacement of the asphalt pavement.

We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

local

- 1.2% annual rate of return on invested reserves
- 2.5% future Inflation Rate for estimating Future Replacement Costs

Local Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated and Marshall & Swift, “the Building Cost People.”

We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** **Five-Year Outlook** **Reserve Funding Plan**

3. We recommend the Association prioritize the following projects in the next five years based on the conditions identified:

- Paint finish applications to the stucco, trim, soffits and fascia, including repairs and partial replacements
 - Partial sealant replacement to limit water infiltration
 - Replacement of the roofs as deferral may lead to further water infiltration and cost
- Phased increases in Reserve Contributions of approximately \$3,500 from 2022 through 2026
 - Inflationary increases through 2051, the limit of this study’s Cash Flow Analysis
 - Initial adjustment in Reserve Contributions of \$3,500 represents about a one percent (1.4%) adjustment in the 2019 total Operating Budget of \$248,600 and is equivalent to an average monthly increase of \$3.89 per unit owner.

All in one place - the reader quickly understands the key findings of the reserve study.

The Executive Summary shows the “funding goal,” existing reserves, interest rates, prioritized near-term major replacement projects and recommended funding.

RESERVE STUDY **REPORT**

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection.

We present our findings and recommendations in the following report sections and spreadsheets:

Identification of Property

- Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve

- Presents recommended Reserve

- Identifies reserve components with anticipated reserve expenditures during the first five years

replacements for the benefit of current and future board members

Definitions – Contains definitions of terms used in the Reserve

Professional Service Conditions

Ten important features underpin our findings and recommendations to help secure your community's financial future.

Comprehensive – We place special emphasis on assessing the condition of each common element to determine accurate timing of your replacements and realistic reserve funding.

Options – We take the time to evaluate your best options for repair v. replacement. You'll find valuable, detailed information to evaluate bids for replacements and negotiate more favorable contracts.



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Reserve Expenditures table on Page 12 lists the elements contained in this study. Our analysis begins by segregating replacement.

We listen – We review your governing documents and listen to your concerns. Responsibilities for replacement are clearly defined to maintain/replace the community's property.

Our process of identification helps assure that future boards and the

the annual budget. We derive these segregated classes of property from

conversations with Management and the Board. These classes of property include:

- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Homeowners

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget.

RESERVE STUDY REPORT

Reserve Components

The reserve study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by Community Associations Institute (CAI) as common elements with:

- Predictable remaining useful life expectancies

(varies by association)

Long-Lived Property Elements *(varies by association)*

Long-Lived Property Elements may not have predictable remaining useful lives or their replacement occurs beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from reserve funding at this time:

- Foundations
- Structural Frames

Operating Budget Funded Repairs and Replacements *(varies by association)*

The operating budget provides money for the repair and replacement of certain reserve components. Operating Budget Funded Repairs and Replacements relate to:

- General Maintenance to the Common Elements

(varies by association)

- Other repairs normally funded through the Operating Budget

Property Maintained by Homeowners *(varies by association)*

This relates to unit:

- Decks

- Heating, Ventilating and Air Conditioning (HVAC) in the homes
- Interiors
- Patios
- Pipes (Within Units)
- Sidewalks and Stoops
- Windows and Doors

RESERVE EXPENDITURES AND FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Total quantities

- Estimated first year of event (i.e., replacement, application, etc.)
 - Per unit
 - Per phase

- Total future costs of replacement anticipated during the next 30 years
including inflation_____

Reserve Funding Plan

- Total recommended reserve contributions

Five-Year Outlook

- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

What's behind the expenditures and funding plan tables? Experienced engineers who listen and create a custom reserve study with your objectives in mind. We help you prioritize major projects and identify early signs of problems before they escalate.

RESERVE EXPENDITURES

The following is a sample of our Reserve Expenditures Table. Items and costs in your study will vary.

Spreadsheets printed on 11x17 for easy viewing.

Explanatory Notes:

- 1) **2.5%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2021** is Fiscal Year beginning January 1, 2021 and ending December 31, 2021.

(note actual study is 30 years)

Scenic Ridge Association
Madison, USA

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years			Costs, \$			Percentage of Future Expenditures	RUL = 0														
						Useful	Remaining	Unit (2021)	Per Phase (2021)	Total (2021)	FY2021		1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	11 2032	12 2033	13 2034	14 2035	15 2036
Exterior Building Elements																											
1.040	4,500	1,500	Square Feet	Balconies, Composite, Phased	2027	20 to 25	6 to 8	35.00	52,500	157,500	10.5%						60,884	62,406	63,966								
1.260	75	75	Each	Light Fixtures	2033	10 to 20	12	100.00	7,500	7,500	0.2%												10,087				
1.280	975	488	Squares	Roofs, Asphalt Shingles, Phased	2025	15 to 20	4 to 5	425.00	207,188	414,375	25.2%				228,696	234,414											
1.400	130	65	Squares	Roofs, Flat Phased	2025	15 to 20	4 to 5	1,000.00	65,000	130,000	7.9%				71,748	73,542											
1.540	9,000	4,500	Linear Feet	Sealants, Windows and Doors, Phased		25 to 30	4 to 4	25.00	11,250	22,500	1.0%				12,418									15,896			
1.820	37,500	37,500	Square Feet	Walls, Masonry, Inspections and Repairs	2027	8 to 12	6	0.80	3,000	30,000	2.8%						34,791										
1.860	75,000	25,000	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs	2022	8 to 10	1 to 3	1.50	37,500	112,500	9.6%		38,438	39,398	40,383						49,203	50,433	51,694				
1.910	75	25	Units	Walls, Trim, Soffits and Fascia, Paint Finishes	2022	4 to 6	1 to 3	500.00	12,500	37,500	6.8%		12,812	13,133	13,461		14,496	14,859	15,230		16,401	16,811	17,231				
Interior Building Elements																											
2.060	3,600	3,600	Square Feet	Ceilings, Acoustic Tiles and Grid, Hallways	2026	10 to 15	5	5.00	18,000	18,000	0.5%														26,069		
2.100	1	1	Each	Elevator Cab Frites	2020	10 to 15	9	15,000.00	15,000	15,000	0.4%												18,733				
2.200	400	400	Square Yards	Floor Coverings, Carpet, Hallways	2026	8 to 12	5	55.00	22,000	22,000	2.0%					24,891									31,863		
2.560	37	37	Each	Light Fixtures, Hallways	2026	10 to 20	5	150.00	5,550	5,550	0.2%														8,038		
2.700	75	75	Each	Mirrors	2026	10 to 15	5	115.00	8,625	8,625	0.3%														12,492		
2.800	18,300	18,300	Square Feet	Paint Finishes, Hallways	2026	8 to 12	5	1.00	18,300	18,300	1.7%					20,705										26,504	
Building Services Elements																											
3.060	1	1	Each	Air Handling Unit, Rooftop Heating and Cooling Unit	2025	15 to 20	4	9,000.00	9,000	9,000	0.5%				9,934												
3.320	1	1	Each	Elevator Hydraulic Pump and Controls	2020	10 to 15	9	85,000.00	85,000	85,000	2.8%																
3.560	1	1	Allowance	Life Safety System, Control Panel and Emergency Device	2030	10 to 25	9	40,000.00	40,000	40,000	1.0%																
3.700	2	2	Each	Pumps, Domestic Water	2026	10 to 15	14	10,000.00	20,000	20,000	1.4%														28,259		
3.820	2	1	Allowance	Security System	2021	10 to 15	10	7,500.00	7,500	15,000	0.5%													9,601			
Property Site Elements																											
4.040	12,700	6,350	Square Yards	Asphalt Pavement, Mill and Overlay	2027	15 to 20	6 to 7	15.50	98,425	196,850	12.6%						114,143	116,996									
4.620	1,200	1,200	Square Feet	Pavers, Masonry	2028	15 to 20	7	17.00	20,400	20,400	1.3%							24,249									
4.760	2,600	1,300	Square Feet	Retaining Walls, Timber, Phased (Replace with Masonry)	2030	15 to 20	9 to 10	55.00	71,500	143,000	9.8%									89,294	91,526						
Garage Elements																											
7.360	6,500	215	Square Feet	Concrete, On-grade, Partial	2031	10 to 30+	10 to 30+	11.00	2,365	71,500	0.2%												3,027				
7.400	1	1	Each	Door and Operator	2024	8 to 15	3	3,000.00	3,000	3,000	0.2%				3,231												
7.460	1	1	Allowance	Exhaust System (Fans and CO Detection System)	2035	10 to 35	14	6,500.00	6,500	6,500	0.2%														9,184		
7.600	25	25	Each	Light Fixtures	2035	10 to 30	14	250.00	6,250	6,250	0.2%														8,831		
7.900	2	2	Each	Unit Heaters	2035	10 to 35	14	3,500.00	7,000	7,000	0.2%														9,891		
Anticipated Expenditures, By Year (\$4,849,527 over 30 years)												0	51,250	52,531	57,075	322,796	363,552	224,314	218,510	79,196	157,982	104,154	65,604	77,331	68,925	72,061	104,966

Your Custom Comprehensive Reserve Study includes Excel spreadsheets with formulas for future planning and alternative "what-if" scenarios.

Our database of actual local client project costs determines your specific budget needs rather than standardized information.

FUNDING PLAN

The following is a sample of our Reserve Funding Plan.

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS

Scenic Ridge
Association
Madison, USA

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Reserves at Beginning of Year	(Note 1) 467,289	565,448	616,749	670,898	515,724	564,592	675,912	166,436	64,302	104,010	67,853	88,431	151,156	206,055	342,798	342,798
Total Recommended Reserve Contributions	(Note 2) 92,000	95,500	99,000	102,500	106,000	110,000	115,000	119,500	117,900	120,800	123,800	126,900	130,100	133,400	136,000	136,000
Estimated Interest Earned, During Year	(Note 3) 6,159	7,051	7,680	8,323	7,395	7,199	2,638	1,376	1,004	1,025	932	1,429	2,130	2,860	3,669	4,311
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(57,075)	(322,796)	(353,552)	(224,314)	(218,510)	(79,196)	(157,982)	(104,154)	(65,604)	(77,331)	(68,925)	(72,061)	(104,966)
Anticipated Reserves at Year End	\$565,448	\$616,749	\$670,898	\$724,646	\$515,245	\$275,912	\$166,436	\$64,302	\$104,010	\$67,853	\$88,431	\$151,156	\$206,055	\$273,390	\$341,698	\$381,143
Predicted Reserves based on 2021 funding	\$92,000	565,448	613,228	660,293	703,351	479,610	222,244	91,803	(34,364)	(21,896)						

Do more with your custom reserve study from Reserve Advisors!

- The Report is easy to access online, one-click anytime from anywhere
- Excel spreadsheets with formulas make "what-if" alternative scenarios easy
- ForeSite, an online solution, allows for easy collaboration among board members

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reserves at Beginning of Year	381,143	466,709	601,259	599,959	763,718	928,536	1,018,771	1,112,101	853,268	761,718	383,057	320,156	388,008	295,603	295,603
Total Recommended Reserve Contributions	143,600	147,200	150,900	154,700	158,600	162,600	166,700	170,900	175,200	179,600	193,400	198,200	198,200	203,000	203,000
Estimated Interest Earned, During Year	5,057	6,370	7,975	8,944	10,093	11,614	12,709	13,841	12,300	7,845	5,038	4,194	4,224	4,077	3,176
Anticipated Expenditures, By Year	(63,091)	(19,020)	(24,175)	(135,885)	(3,875)	(83,979)	(86,079)	(88,231)	(542,504)	(579,334)	(267,799)	(255,795)	(129,772)	(294,682)	(265,059)
Anticipated Reserves at Year End	\$466,709	\$601,259	\$735,959	\$763,718	\$928,536	\$1,018,771	\$1,112,101	\$1,208,611	\$853,607	\$461,718	\$383,057	\$320,156	\$388,008	\$295,603	\$236,920

Explanatory Notes:

- 1) Year 2021 starting reserves are as of January 1, 2021; FY2021 starts January 1, 2021 and ends December 31, 2021.
- 2) Reserve Contributions for 2021 are budgeted; 2022 is the first year of recommended contributions.
- 3) 1.2% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2051 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

With ForeSite, access your original study with one-click and then create/explore unlimited alternate models/scenarios of replacements & funding.

- Change quantities, replacement times, costs, interest rates, and funding levels
- Record comments and historical costs
- Store your bid documents, photos and more
- Add a reserve component line item

ForeSite brings everything together as you plan for the future in one place from anywhere, for the board and management to see.

FIVE-YEAR OUTLOOK

FIVE-YEAR OUTLOOK

Scenic Ridge
Association
Madison, USA

At a glance, management and the board can focus on the schedule of each near-term capital project.

Line Item	Reserve Component Inventory	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Exterior Building Elements</u>							
1.280	Roofs, Asphalt Shingles, Phased					228,696	234,41
1.400	Roofs, Flat, Phased					71,748	73,542
1.540	Sealants, Windows and Doors, Phased					12,418	
1.860	Walls, Stucco, Paint Finishes and Capital Repairs, Phased		3,48	3,38	40,383		
1.910	Walls, Trim, Soffits and Fascia, Paint Finishes, Phased		1,32	1,13	13,461		
<u>Interior Building Elements</u>							
2.200	Floor Coverings, Carpet, Hallways						24,891
2.800	Paint Finishes, Hallways						20,705
<u>Building Services Elements</u>							
3.060	Air Handling Unit, Rooftop Heating and Cooling Unit					9,934	
<u>Garage Elements</u>							
7.400	Door and Operator				3,231		
Anticipated Expenditures, By Year (\$4,849,527 over 30 years)			51,250	52,531	57,075	322,796	353,552

CONDITION ASSESSMENT

The Condition Assessment* of the *Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition

the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

* Please note: The following is a sample of our Condition Assessment, but does not represent the report in its entirety. Items vary by association.

1.280

975 squares (100 square feet of surface area per square)

Original

Good to fair overall with periodic shingle lift, shingle deflection and sheathing deflection evident from our visual inspection from the ground. We also note downspout discharge directly onto the shingles. This configuration may lead to granular loss and accelerated deterioration of the shingles.



Sheathing deflection



Shingle deflection



Shingle lift



Downspout discharge directly onto shingles

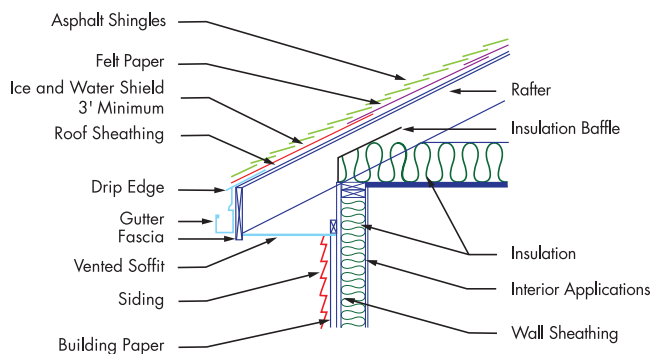
The existing roof assembly comprises the following:

- Lead boot flashing at the waste pipes
- Soffit, square hood box and ridge vents

CONDITION ASSESSMENT

The following cross-sectional schematic illustrates an asphalt shingle roof system:

Roof Schematic



Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including

and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The Association should plan to coordinate the replacement of gutters and downspouts with the adjacent roofs. This will to separate replacements.

Certain characteristics of condition govern the times of replacement. Replacement of an asphalt shingle roof becomes necessary when there are multiple or recurring leaks and when the shingles begin to cup, curl and lift. These conditions are indications that the asphalt shingle roof is near the end of its useful life. Even if the shingles are largely watertight, the infiltration of water in one area can lead to permanent damage to the underlying roof sheathing. This type of deterioration requires replacement of saturated sections of sheathing and greatly increases the cost of roof replacement. Roof leaks may occur from interrelated roof system components, i.e., flashings. Therefore, the warranty period, if any, on the asphalt shingles, may exceed the useful life of the roof system.

Warranties are an indication of product quality and are not a product guarantee. Asphalt shingle product warranties vary from 20- to 50-years and beyond. However, the scope is usually limited to only the material cost of the shingles as caused by manufacturing defects. Warranties may cover defects such as thermal splitting, granule loss, cupping, and curling. Labor cost is rarely included in the remedy so if roof materials fail, the labor to tear off and install new shingles is extra. Other limitations of warranties are exclusions for “incidental and consequential” damages resulting from age, hurricanes, hail storms, ice dams, severe winds, tornadoes, earthquakes, etc. There are some warranties which offer

have limits and may not cover all damages other than a product defect. We recommend a review of the manufacturers’ warranties as part of the evaluation of competing proposals to replace a roof system. This evaluation should identify the current costs of remedy if the roof were to fail in the near future. A comparison of the costs of remedy to the total replacement cost will assist in judging the merits of the warranties.

We recommend the Association maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose shingles
 - Inspect for ice dams and implement repairs as needed if issues are reoccurring
 - Trim tree branches that are near or in contact with roof
- As needed:
 - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Reserve Expenditures table in Section 3.

We base our cost on replacement with architectural dimensional shingles.

1.860

Approximately 75,000 square feet of the building exteriors

Original

Good overall with isolated cracks, finish deterioration, damage and sealant deterioration evident



Finish deterioration



Damage near garage



Crack at side elevation

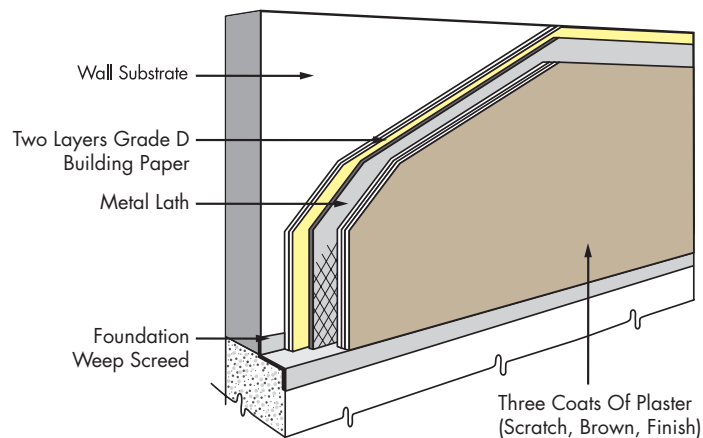


Sealant adhesion failure

We recommend inspections, repairs and paint finish applications every 8- to 10-years.

The following graphic details the typical components of a stucco wall system on frame construction:

Stucco Schematic



CONDITION ASSESSMENT

Reserve Expenditures

Section 3. Our estimate of cost anticipates the following in coordination with each paint finish application:

- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of up to twenty-five percent (25%) of the sealants in coordination with each paint finish application.

Walls, Trim, Soffits and Fascia, Paint Finishes

1.910

Approximately 19,000 square feet of wood trim, soffits and fascia

The buildings were last painted approximately six years ago.

Fair overall with consistent paint finish deterioration, periodic wood rot and sealant deterioration evident



Trim rot



Trim rot



Paint finish deterioration



Sealant deterioration

Four- to six-years

Reserve Expenditures

Section 3. We assume the following activities per event:

- Paint finish applications to the trim, soffit and fascia
- Replacement of up to five percent (5%), of the wood (The exact amount of wood in need of replacement will depend on the actual future conditions and desired appearance. We recommend replacement wherever holes, cracks and deterioration impair the ability of the material to prevent water infiltration.)
- Replacement of up to twenty-five percent (25%) of the sealants

4.040

Approximately 12,700 square yards

Original

Good overall with no significant deterioration evident.



Tire ruts, deterioration and cracks at unit driveway



Alligator cracks and settlement at edge of access drive



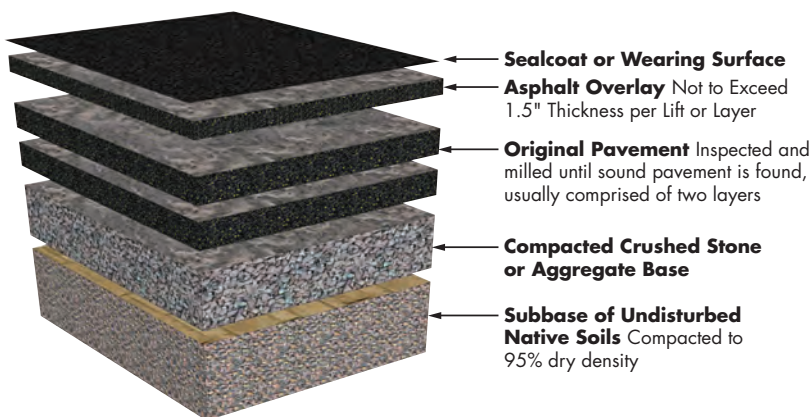
Settlement at garage threshold



Cracks and potholes

The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts these components:

Asphalt Diagram



The manner of repaving is either a mill and overlay or total replacement. A mill where cracked, worn and failed milled until sound pavement is found. pavement. Total replacement includes of two or more new lifts of asphalt. We deterioration and wear.

CONDITION ASSESSMENT

We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method for initial repaving of the access drives and the total replacement method for subsequent repaving. We recommend the total replacement method for repaving of the driveways.

We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - Perform crack repairs and patching as needed

Reserve Expenditures

Section 3. Our cost for milling and overlayment of the access drives includes area patching of up to ten percent (10%).

4.620

1,200 square feet

Original

Good overall with isolated deterioration and settlement evident



Settlement



Paver damage

The diagram at the right depicts the components of a masonry paver system.

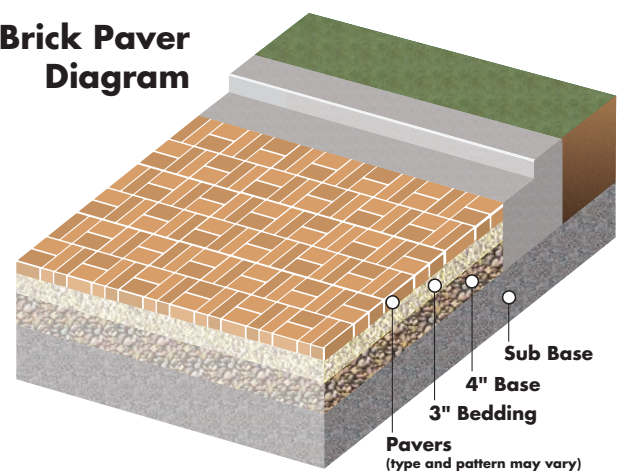
We note the following

to maximize the remaining useful life:

- Annually:
 - Inspect and repair settlement, trip hazards and paver spalls at heavy traffic areas
 - Re-set and/or reseal damaged pavers as necessary
 - Periodically clean and remove overgrown

Per Board discretion

Brick Paver Diagram



Reserve Expenditures

Section 3. We suggest the As maintenance, funded from the operating budget.

4.760
 2,600 square feet
 Original
 Fair to poor overall with wood and tieback rot evident



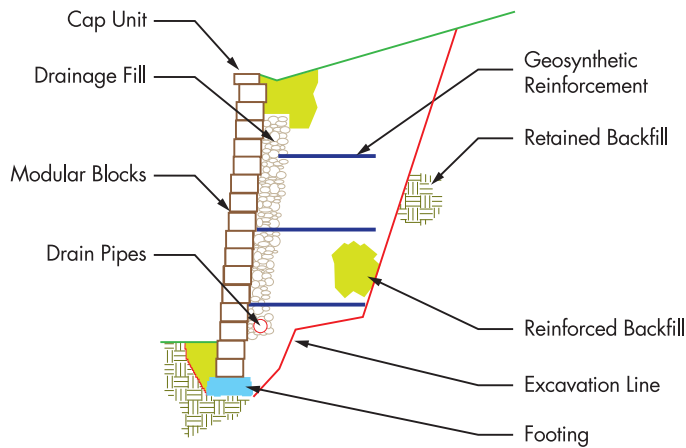
Wood rot and wall deflection



Wood rot

We advise the Association replace with a modular, interlocking dry-set masonry retaining wall system. The cost of dry-set masonry retaining walls is similar to the cost of timber walls. However, dry-set masonry retaining walls offer a longer useful life of up to 35 years and lower total maintenance costs. The following schematic depicts this type of retaining wall:

Retaining Wall Schematic



We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair leaning sections or damaged areas
 - Inspect and repair erosion at the wall base and backside

Reserve Expenditures

Section 3.

Using Your Reserve Advisors Study Has Never Been Easier

We provide three tools to quickly access and use your custom, comprehensive reserve study.

1. **The Report** – Comprehensive and customized to your community
 - Easy One-Click to read online
 - One-Click to open your Expenditures & Funding Plan spreadsheets
 - Print your spreadsheets on any printer in panoramic multi-page format
2. **Excel** – Your reserve study comes with formulas in a spreadsheet for what-if alternative scenarios
3. **ForeSite™** – A cloud-based software solution allows for easy collaboration with other board members
 - **Free** in ForeSite Basic – Record comments, actual replacement costs and reserve contributions
 - **Free** in ForeSite Basic – Store photos and project bid documents for current and future board member access
 - Subscribe to **ForeSite Plus** and multiple users can create, explore and save different models/scenarios of replacements and reserve contributions. Change quantities, replacement times, costs and funding with one subscription.
 - Full support with webinars and tutorials

ForeSite brings everything together as individual board members can collaborate, comment, make changes and plan for the future in one place from anywhere.



FORESITE™
Tracking Your Past. Forecasting Your Future.



CORPORATE HEADQUARTERS

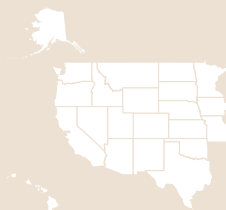
735 N. Water Street, Suite 175
Milwaukee, WI 53202
(800) 221-9882



GREAT LAKES
(312) 625-4958
(844) 570-9886



NORTHEAST
(844) 701-9884



WEST
(800) 221-9882



SOUTHEAST
(800) 980-9881



April 30, 2021

Spring Lake CDD
c/o Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

RE: Full Service Reserve Study with Site Inspection
Spring Lake CDD
11309 Lake Lucaya Dr
Riverview, FL 33579

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a full reserve study with site inspection and recommendations for Spring Lake CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Spring Lake CDD started home construction in 2014 and home construction has been gradual up to the present time. The community is comprised of 964 units, which includes single family homes and townhomes. The community footprint consists of approximately 340 acres and is located in Riverview, Hillsborough County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items to be included in the report:

- **Entry Monuments**
- **Stormwater Drainage**
- **Retention Ponds**
- **Perimeter Walls and Fencing**
- **Landscaping**
- **Park and Playground**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



Scope of Service

Our scope of service for a full service reserve study with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Venetian CDD, Venice, FL

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, re-claimed water system, sewer system (and plant), and stormwater drainage.

Two Creeks CDD, Middleburg, FL

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

April 6, 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, April 6, 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, April 6, 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
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	<i>via conference call</i>

There were some audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Resident Stephanie Thomas expressed concern over policy changes for boating on the lake. She was directed to contact the HOA.

3. STAFF REPORTS

A. Brightview Landscaping Quotes – Greg Funk

Mr. Reidt noted that Greg Funk was not present as requested. The Board reviewed the proposal to install mulch on CDD property at 2” depth at a cost of \$28,151.64.

40

41

MOTION TO:	Approve the mulch proposal.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

42

43

44

45

46

47

48 The Board reviewed the proposal from Brightview with a one-day charge and stump grinder to
49 for palm braces removal, dead tree removal, and stump grinding with Zoysia sod replacement in
50 the tree rings for \$2,275.18. The Board asked for Brightview to also do the peninsula area at the
51 same time.

52

53

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

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55

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58

59

B. District Engineer

60

i. Memo on CDD Pond Observations

61

62

63 Mr. Chang reported on the aquatics inspection in the agenda and reported that the divider
64 between M1 and M2 has been repaired to the requested specifications. Mr. Chang also suggested
65 repair of skimmer damage on M3. The Board discussed the damage and repairs

66

67

MOTION TO:	Approve the repairs of the M3 skimmer not-to-exceed \$2,000.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

68

69

70

71

72

73

74

75 Mr. Chang will reach out to Site Masters for a repair quote to be approved.

76

77 Mr. Chang also reported that the Track A vegetation is not a nuisance.

78
79 Mr. Chang then went over the request by Mr. Hassett who lives at 11865 Lake Lucaya Drive for
80 access along the CDD frontage on Lake Lucaya from the boat dock to install a new pool in his
81 backyard. The Board reviewed the request, and under legal and engineering guidance, decided
82 through consensus that no access for any construction will be given over CDD property. Mr.
83 Reidt will notify Mr. Hassett of the decision.

84
85 **C. District Counsel**

86
87 There was nothing additional to report from Counsel at this time.

88
89 **D. District Manager**

90 **i. Action Item List**

91 **ii. Community Inspection Reports**

92
93 Mr. Reidt reviewed the action item list and community inspection reports with the Board. He
94 also went over what is needed for the landscape RFP. Supervisor Bigelow requested a deficiency
95 report from Cardno on the lake plantings and to compare it to the engineering plan for plantings,
96 and then report back to the Board. Supervisor Brown asked for Mr. Reidt and Mr. Chang to make
97 sure that the last home build on the peninsula is properly completed with turf added to CDD
98 property.

99
100
101 **4. BUSINESS ITEMS**

102 **A. Acceptance of Financial Report for FY Ending September 30, 2020**

103
104 The Board reviewed the audit.

MOTION TO:	Accept the Financial Report for FY Ending September 30, 2020.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

105
106
107
108
109
110
111
112
113
114 **B. Consideration of Resolution 2021-07; Adopting Interim Rate for Dock Application**
115 **Review**

116
117 Supervisor Bigelow recused himself on Business Item B, Resolution 2021-07, with the proper filing
118 of forms attached to minutes, as Supervisor Bigelow currently has a dock request in process.

119
120

121 The remainder of the Board discussed the resolution with Mr. Eckert. The Board requested for Mr.
122 Eckert to prepare rules and policy on deck procedures moving forward.
123

MOTION TO:	Approve Resolution 2021-07.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

130
131 Supervisor Bigelow resumed participation in the meeting.
132

133 **C. Consideration of Resolution 2021-08; Change of Registered Agent – Michael C.**
134 **Eckert**
135

136 Mr. Eckert reviewed the resolution with the Board.
137

MOTION TO:	Approve Resolution 2021-08.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Nieves
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

144
145 **D. Consideration of Acceptance of Conveyance of Tract A, Phase 4D**
146 **i. Acceptance of Deed and Bill of Sale**
147

148 Mr. Eckert went over the conveyance of Tract A, Phase 4D and the Deed and Bill of Sale.
149

MOTION TO:	Accept the conveyance of Tract A, Phase 4D and the Deed and Bill of Sale.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

157
158

159 **E. Discussion on Rate Fees Adjustment Notice from District Counsel**

160
161 The Board negotiated a two-year graduated increase with the assignment of an associate to work at
162 lower rates with the District. Mr. Eckert will resubmit a new proposal for the next meeting.

163
164 **F. Discussion on Lake Lucaya Fish Stocking**

165
166 The Board discussed fish stocking for Lake Lucaya. The Board would like to get projections from
167 Cardno for 2021 with more research and also noted that shell cracker is not in the stocking plan.
168 The Board felt the cost is too high. The Board asked to have Cardno complete the treatments cost
169 plan with projected necessary plantings and fish stocking and costs, and have it ready for the next
170 meeting budget planning so the Board can do an approval with a not-to-exceed.

171
172
173 **5. CONSENT AGENDA**

- 174 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting March 2,**
175 **2021**
176 **B. Consideration of Operations and Maintenance Expenditures February 2021**
177 **C. Review of Financial Statements Month Ending February 28, 2021**

178
179 The Board reviewed the Consent Agenda.

181	MOTION TO:	Approve the Consent Agenda items.
182	MADE BY:	Supervisor Brown
183	SECONDED BY:	Supervisor Kidwell
184	DISCUSSION:	None further
185	RESULT:	Called to Vote: Motion PASSED
186		5/0 - Motion Passed Unanimously

187
188 Mr. Reidt reviewed the financials with the Board. A plan is needed from Ryan Homes to clean
189 the gutters and drains as construction concludes; Mr. Reidt will contact Ryan Homes.

190
191
192 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

193
194 Supervisor Nieves asked if the District could run fundraisers with volunteers as events for the
195 District. Mr. Eckert responded yes, but it is not normally done.

196
197 There were no audience comments.

198
199

200 **7. ADJOURNMENT**

201

MOTION TO:	Adjourn at 8:33 p.m.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

208

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

210

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

212

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

216

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

219

220

221 _____
Signature

222

223

224 _____
Printed Name

225

226 **Title:**
227 **Secretary**
228 **Assistant Secretary**

229

230

231

232

233

234

235

236

237

238

239

Signature

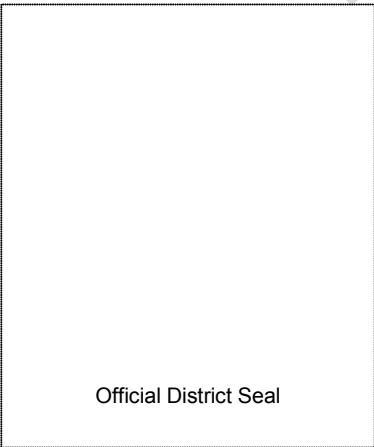
Printed Name

226 **Title:**
227 **Chairman**
228 **Vice Chairman**

Recorded by Records Administrator

Signature

Date



FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Bigelow, Thomas Patrick		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Spring Lake CDD	
MAILING ADDRESS 11627 Lake Lucaya Drive		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Riverview	COUNTY Hillsborough	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 04/06/2021		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Thomas P. Bigelow, hereby disclose that on April 6, 20 21;

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Resolution 2021-07; Adopting Interim Rate for Dock Application Review

At the time of the discussion/vote of this resolution, I have a Dock Application awaiting review from the CDD. Because of this, I abstained from voting and discussion of this measure.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

04/07/2021

Date Filed

Thomas P. Bigelow
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
BrightView	7247694	\$ 6,916.00		Landscape Maintenance - March 2021
BrightView	7288939	6,916.00	\$ 13,832.00	Landscape Maintenance - April 2021
Meritus Districts	10427	3,885.50		District Management Services - March 2021
Monthly Contract Sub-Total		\$ 17,717.50		
Variable Contract				
Ameriscape USA Inc	121021	\$ 7,669.04		Professional Services through 02/28/2021
Cardno	308298	420.00		Monthly Lake Management through 02/26/2021
Cardno	308313	4,400.00		Lake Water Quality Sampling through 02/26/2021
Cardno	308316	1,285.00	\$ 6,105.00	Monthly Lake Mgmt & Open Water Maint - February 2021
Grau & Associates	20657	3,000.00		Audit FYE 09/30/2020 Confirmation - 03/01/2021
Johnson Engineering Inc.	2	2,975.00		Engineering Service through 02/07/2021
Johnson Engineering Inc.	3	1,232.50	\$ 4,207.50	Engineer Service through 03/07/2021
Landmark	2130085 85	417.50		Engineer Service - 03/15/2021
Variable Contract Sub-Total		\$ 21,399.04		
Utilities				
Tampa Electric	211001371262 031921	\$ 192.50		Electric Service through 03/16/2021
Tampa Electric	211001371445 031921	4,617.16		Electric Service through 03/15/2021
Tampa Electric	211001371635 031921	662.49		Electric Service through 03/15/2021
Tampa Electric	211005013209 031921	35.49		Electric Service through 03/15/2021
Tampa Electric	221000910945 032221	2,713.71		Electric Service through 03/16/2021
Tampa Electric	221007738356 031921	-5.31		Electric Service through 03/15/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	221007741822 031921	528.43		Electric Service through 03/15/2021
Tampa Electric	221007753553 032221	387.51		Electric Service through 03/16/2021
Tampa Electric	221008035422 031921	975.94	\$ 10,107.92	Electric Service through 03/15/2021
Utilities Sub-Total		\$ 10,107.92		
Regular Services				
Supervisor: Mary Christiana Nieves	MN030221	\$ 200.00		Supervisors Fee - 03/02/2021
Supervisor: Ruth Brown	RB030221	200.00		Supervisors Fee - 03/02/2021
Supervisor: Thomas Bigelow	TB030221	200.00		Supervisors Fee - 03/02/2021
Supervisor: Warren Keipper	WK030221	200.00		Supervisors Fee - 03/02/2021
Supervisor: William Kidwell	WMK030221	200.00	\$ 1,000.00	Supervisors Fee - 03/02/2021
Regular Services Sub-Total		\$ 1,000.00		
Additional Services				
BrightView	7221361	\$ 1,458.00		Palm Trimming - 02/08/2021
BrightView	7238579	1,800.00		Pump Size Measurement - 02/23/2021
BrightView	7274484	1,311.32	\$ 4,569.32	Repairs/Replacements - 03/07/2021
Nichols Landscape Architure	SL20 1 3	418.51		Landscape Architecture Misc Service - 03/10/2021
Site Masters of Florida	031921 1	10,000.00		Remediated Erosion - 03/19/2021
Additional Services Sub-Total		\$ 14,987.83		
TOTAL:		\$ 65,212.29		

Approved (with any necessary revisions noted):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

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 #: 7247694
Invoice Date: 3/1/2021
Cust PO #:

Job Number	Description	Amount
341900277	Spring Lake CDD Landscape Maintenance For March	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

Payment Stub

Customer Account#: 19968821
Invoice #: 7247694
Invoice Date: 3/1/2021

53900
4604
ORR

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



INVOICE

Spring Lake CDD
11301 Lake Lucaya Dr
Riverview FL 33607

Customer #: 19968821
Invoice #: 7288939
Invoice Date: 4/1/2021
Cust PO #:

Job Number	Description	Amount
341900277	Spring Lake CDD Landscape Maintenance For April	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

Payment Stub

Customer Account#: 19968821
Invoice #: 7288939
Invoice Date: 4/1/2021

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

53900
41604
RHD

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: 10427
 Invoice Date: Mar 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		3/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - March <i>51300 - 5101</i>		3,750.00
		Postage - January <i>4101</i>		10.50
		Website Administration <i>5103</i>		125.00
			<i>AD</i>	

Subtotal	3,885.50
Sales Tax	
Total Invoice Amount	3,885.50
Payment/Credit Applied	
TOTAL	3,885.50

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

March 18, 2021

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

Bill Number 121021
Billed through 02/28/2021

General Counsel

SLCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

02/01/21	MCE	Confer with Reidt; revise license; research same; prepare for board meeting.	0.60 hrs
02/02/21	MCE	Confer with Brown and Reidt regarding conversation with Jessica Mahoney; prepare for, travel to and attend board meeting; return travel; confer with Mahoney; research park and tract I.	10.70 hrs
02/03/21	MCE	Confer with Elia regarding access for pool construction.	0.20 hrs
02/04/21	MCE	Follow up from board meeting; confer with Reidt and Chang; prepare spending resolution and Brightview extension.	2.60 hrs
02/05/21	KEM	Research property ownership within district.	0.80 hrs
02/05/21	KEM	Review adopted rules of procedure.	0.10 hrs
02/05/21	ALS	Research property ownership within district.	1.20 hrs
02/10/21	EGRE	Review trust indentures; prepare documents for trustee change.	1.90 hrs
02/11/21	MCE	Confer with Reidt.	0.30 hrs
02/11/21	EGRE	Research master and supplemental trust indenture provisions.	0.40 hrs
02/11/21	ALS	Research deeds.	1.90 hrs
02/12/21	SRS	Research change in trustee.	0.20 hrs
02/12/21	KEM	Research property ownership within district.	0.10 hrs
02/12/21	ALS	Research deeds.	0.80 hrs
02/15/21	SRS	Prepare notice of removal and appointment of trustee, paying agent, and registrar; prepare notices to bondholders regarding same.	1.30 hrs
02/16/21	MCE	Prepare trustee replacement documents; confer with Reidt.	0.40 hrs
02/19/21	MCE	Confer with Morrow.	0.10 hrs
02/20/21	MCE	Review trustee transition issue.	0.10 hrs

02/21/21	MCE	Review real property issues; prepare for board meeting.	2.60 hrs
02/22/21	MCE	Review cost-share agreement; confer with Bedrosian; confer with Moore.	0.40 hrs
02/23/21	MCE	Confer with Chang.	0.20 hrs
02/24/21	MCE	Confer with Ken Joines regarding homeowner association reimbursement amount and re-use agreement; confer with Reidt; review agenda.	0.50 hrs
02/24/21	ALS	Research deeds regarding real property due diligence.	1.30 hrs
02/25/21	MCE	Follow up from board meeting; prepare for board meeting.	0.40 hrs
02/28/21	MCE	Research trust indenture provisions; prepare memorandum to board; review agenda package; prepare for board meeting; confer with Reidt.	2.00 hrs
Total fees for this matter			\$7,198.50

DISBURSEMENTS

Document Reproduction	44.50
Travel	318.64
Travel - Meals	19.26
Conference Calls	88.14
Total disbursements for this matter	\$470.54

MATTER SUMMARY

Sousa, Adriana L. - Paralegal	5.20 hrs	125 /hr	\$650.00
Gregory, Emma C.	2.30 hrs	215 /hr	\$494.50
Ibarra, Katherine E. - Paralegal	1.00 hrs	125 /hr	\$125.00
Eckert, Michael C.	21.10 hrs	265 /hr	\$5,591.50
Sandy, Sarah R.	1.50 hrs	225 /hr	\$337.50

TOTAL FEES	\$7,198.50
TOTAL DISBURSEMENTS	\$470.54

TOTAL CHARGES FOR THIS MATTER \$7,669.04

BILLING SUMMARY

Sousa, Adriana L. - Paralegal	5.20 hrs	125 /hr	\$650.00
Gregory, Emma C.	2.30 hrs	215 /hr	\$494.50
Ibarra, Katherine E. - Paralegal	1.00 hrs	125 /hr	\$125.00
Eckert, Michael C.	21.10 hrs	265 /hr	\$5,591.50
Sandy, Sarah R.	1.50 hrs	225 /hr	\$337.50

TOTAL FEES	\$7,198.50
TOTAL DISBURSEMENTS	\$470.54

TOTAL CHARGES FOR THIS BILL \$7,669.04

*51400
3107
P202*



Please include the bill number with your payment.



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 # : 308298
Invoice Date : 03/09/2021
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: 2/26/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Mgmt. 7/2020	5,040.00	33.33	1,680.00	1,260.00	420.00
Total Fee Type LS:	5,040.00		1,680.00	1,260.00	420.00

Amount Due this Invoice \$420.00

Outstanding Invoices

Number	Date	Balance
308298	03/09/2021	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
4604
0110

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		
02/12/21	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	X	paragrass	-	Additional Services:
alligator weed	X	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	X	
cogongrass	-	vetch	-	
dayflower	-	vines	-	
dog fennel	-	water fern	-	
dollarweed	-	water hyacinth	-	
duckweed	X	water-lettuce	-	
elderberry	-	water-lily	-	
grasses	-	watermeal	-	
hairy-pod cowpea	-	widget grass	-	
hydrilla	-	wild taro	-	
hydrocotyle	-			
indigo	-			

Comments:



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
 Routing Number: 123006389 | ABA Number: 021001088
 Account Number: 447006894
 Email Notification: CBS.EFT@cardno.com
 Taxpayer ID No. 45-2663666

Phone: 720 257 5800 | Fax: 303 945 7159 | Web: www.cardno.com

Please include an invoice copy with payment or reference the invoice number(s) and project number(s) on your remittance.

Spring Lake CDD
Rick Reidt
c/o Meritus Corp
5680 W. Cypress Street
Suite A
Tampa FL 33611

Invoice # : 308313
Invoice Date : March 09, 2021
Terms : 30 Days
Project : J211031500
Project Manager : Boser, Patrick G.

Project Name : Spring Lake CDD: Lucaya Lake Water Quality Sampling

EMAIL ONLY- districtinvoices@merituscorp.com and rick.reidt@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: 2/26/2021

Phase Code / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
89 - Lake Water Quality Sampling	4,400.00	100.00	4,400.00	0.00	4,400.00
Totals:	4,400.00		4,400.00	0.00	4,400.00

Amount Due This Invoice 4,400.00

Outstanding Invoices

Number	Date	Balance
308313	03/09/2021	4,400.00
Total Now Due		4,400.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
4,400.00	0.00	0.00	0.00

53900
 4311
 QWA



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 # : 308316
Invoice Date : 03/09/2021
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: 2/26/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Management 7/2020	12,720.00	66.67	8,480.00	7,420.00	1,060.00
58B20 - Quarterly Open Water Maint. 11/20	900.00	50.00	450.00	225.00	225.00
Total Fee Type LS:	13,620.00		8,930.00	7,645.00	1,285.00

Amount Due this Invoice **\$1,285.00**

Outstanding Invoices

Number	Date	Balance
308316	03/09/2021	1,285.00
Total Now Due		1,285.00

Aging Balances			
Under 30	31 - 60	61 - 90	Over 90
1,285.00	0.00	0.00	0.00

53900
4308
ADA

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 20657
Date 03/01/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>3,000.00</u>
Current Amount Due	\$ <u>3,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046 Fax: 239.334.3661

Invoice

Project Manager Philip Chang

February 17, 2021
 Project No: 20214001-000
 Invoice No: 2

FEID #59-1173834

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

Project 20214001-000 Spring Lake CDD Professional Engineering Services
Professional Services through February 7, 2021

Phase 1.0 General Engineering Services

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	1/12/2021	2.75	170.00	467.50
Site visit to observe site conditions related to surface runoff flowing over the sidewalk;				
Chang, Philip	1/26/2021	1.50	170.00	255.00
Compile information and prepare memo related to drainage over Lake Lucaya Drive;				
Chang, Philip	1/28/2021	3.50	170.00	595.00
Meeting with Vice Chair, District Counsel, District Manager at Landmark office				
Chang, Philip	2/1/2021	.25	170.00	42.50
Research and reach out to school district to request information on new middle school;				
Chang, Philip	2/2/2021	6.00	170.00	1,020.00
Review/print maps from Landmark; correspondence with Hills. Co. School Board; review meeting book;				
attend monthly meeting;				
Chang, Philip	2/3/2021	1.00	170.00	170.00
Research, etc. including review of permitted Panther Trace plans to south of LLD spillover;				
Chang, Philip	2/5/2021	2.50	170.00	425.00
Permitting Research to address Board issues raised at monthly meeting;				
Totals		17.50		2,975.00
Total Labor				2,975.00

51300
 3103
 0207

Total this Phase \$2,975.00

Total this Invoice \$2,975.00

Received

FEB 22 2021

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046 Fax: 239.334.3661

Invoice

Project Manager Philip Chang

March 12, 2021
 Project No: 20214001-000
 Invoice No: 3

FEID #59-1173834

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

Project 20214001-000 Spring Lake CDD Professional Engineering Services
Professional Services through March 7, 2021

Phase 1.0 General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	2/16/2021	3.75	170.00	637.50	
Research related to required plantings in mitigation areas, the lake, ponds, etc.; provide summary of research to District Counsel;					
Chang, Philip	2/23/2021	2.25	170.00	382.50	
Provide info to DM for meeting book; Meet DM & chair in field to observe weir issue and recommend a course of action;					
Chang, Philip	2/26/2021	.25	170.00	42.50	
Respond to questions from vendor regarding weir repairs/as-builts;					
Chang, Philip	3/1/2021	.25	170.00	42.50	
Review weir repair quote from vendor					
Chang, Philip	3/2/2021	.75	170.00	127.50	
Attend monthly meeting via conference call;					
Totals		7.25		1,232.50	
Total Labor					1,232.50
				Total this Phase	\$1,232.50
				Total this Invoice	\$1,232.50

Outstanding Invoices

Number	Date	Balance
2	2/17/2021	2,975.00
Total		2,975.00

Received

MAR 15 2021

51300
3103



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: Mar 15, 2021
 Invoice No: 2130085-85
 Billing Through: Feb 28, 2021

Spring Lake CDD (2130085:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
2130085:	Spring Lake CDD				\$417.50
Correspondence with Board & Staff on Deeds prior to CDD Meeting; Prepare & Deliver Exhibits					
	<i>Description</i>		<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
	Senior Professional Engineer		2.50	\$150.00	\$375.00
	CADD Drafter		0.50	\$85.00	\$42.50

Amount Due This Invoice: \$417.50

51300
 3103
 RWR

Statement Date: 03/19/2021
Account: 211001371262

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



Current month's charges:	\$192.50
Total amount due:	\$192.50
Payment Due By:	04/09/2021

Your Account Summary

Previous Amount Due	\$204.57
Payment(s) Received Since Last Statement	-\$204.57
Current Month's Charges	\$192.50
Total Amount Due	\$192.50

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00000030-0000306-Page 7 of 26

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

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- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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: 211001371262

Current month's charges:	\$192.50
Total amount due:	\$192.50
Payment Due By:	04/09/2021
Amount Enclosed	\$

621753910912

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: **03/19/2021**
 Current month's charges due **04/09/2021**



Details of Charges – Service from 02/14/2021 to 03/16/2021

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	03/16/2021	84,842		83,027		1,815 kWh	1	31 Days

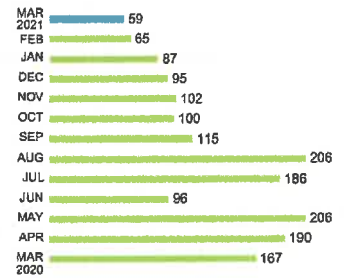
Basic Service Charge						\$18.06
Energy Charge	1,815 kWh @ \$0.05928/kWh					\$107.59
Fuel Charge	1,815 kWh @ \$0.03167/kWh					\$57.48
Storm Protection Charge	1,815 kWh @ \$0.00251/kWh					\$4.56
Florida Gross Receipt Tax						\$4.81
Electric Service Cost						\$192.50

Total Current Month's Charges

\$192.50

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000030-0000207-Page 3 of 25

Statement Date: 03/19/2021
Account: 211001371445

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



Current month's charges:	\$4,617.16
Total amount due:	\$4,617.16
Payment Due By:	04/09/2021

Your Account Summary

Previous Amount Due	\$4,617.08
Payment(s) Received Since Last Statement	-\$4,617.08
Current Month's Charges	\$4,617.16
Total Amount Due	\$4,617.16

00000030-0000308-Page 11 of 26

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SCAM ALERT!

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- If you think a call is a scam, hang up and call us.

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:	\$4,617.16
Total amount due:	\$4,617.16
Payment Due By:	04/09/2021

Amount Enclosed \$ _____
621753910913

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: 03/19/2021
Current month's charges due 04/09/2021



Details of Charges – Service from 02/13/2021 to 03/15/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	3583 kWh @ \$0.02712/kWh	\$97.17
Fixture & Maintenance Charge	119 Fixtures	\$1827.18
Lighting Pole / Wire	119 Poles	\$2562.07
Lighting Fuel Charge	3583 kWh @ \$0.03136/kWh	\$112.36
Storm Protection Charge	3583 kWh @ \$0.00354/kWh	\$12.68
Florida Gross Receipt Tax		\$5.70

Lighting Charges **\$4,617.16**

Total Current Month's Charges **\$4,617.16**

00000030-0000309-Page 13 of 26

Statement Date: 03/19/2021
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:	04/09/2021

Your Account Summary

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

00000030-0000314-Page 23 of 25

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worry free!

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tampaelectric.com/paperless

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- If you think a call is a scam, hang up and call us.

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:	04/09/2021

Amount Enclosed \$ _____

621753910914

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: 211001371635
Statement Date: 03/19/2021
Current month's charges due 04/09/2021



Details of Charges – Service from 02/13/2021 to 03/15/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 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 02/13/2021 to 03/15/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 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

00000030-0000315-Page 25 of 26

Statement Date: 03/19/2021
Account: 211005013209

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



Current month's charges:	\$35.49
Total amount due:	\$35.49
Payment Due By:	04/09/2021

Your Account Summary

Previous Amount Due	\$27.95
Payment(s) Received Since Last Statement	-\$27.95
Current Month's Charges	\$35.49
Total Amount Due	\$35.49

00000014-0000321-Page 11 of 58

One Less Worry :)

Paperless Billing -
Contact free;
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Sign up for free today!

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

SCAM ALERT!

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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: 211005013209

Current month's charges:	\$35.49
Total amount due:	\$35.49
Payment Due By:	04/09/2021
Amount Enclosed	\$

630395873185

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: 03/19/2021
Current month's charges due 04/09/2021



Details of Charges – Service from 02/13/2021 to 03/15/2021

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	03/15/2021	799		622		177 kWh	1	31 Days

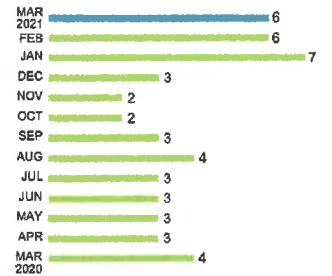
Basic Service Charge						\$18.06	
Energy Charge		177 kWh @ \$0.05928/kWh				\$10.49	
Fuel Charge		177 kWh @ \$0.03167/kWh				\$5.61	
Storm Protection Charge		177 kWh @ \$0.00251/kWh				\$0.44	
Florida Gross Receipt Tax						\$0.89	
Electric Service Cost						\$35.49	

Total Current Month's Charges

\$35.49

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/22/2021
Account: 221000910945

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

Current month's charges:	\$2,713.71
Total amount due:	\$2,713.71
Payment Due By:	04/12/2021

Your Account Summary

Previous Amount Due	\$2,713.75
Payment(s) Received Since Last Statement	-\$2,713.75
Current Month's Charges	\$2,713.71
Total Amount Due	\$2,713.71

00001534-0003104-Page 1 of 8

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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:	\$2,713.71
Total amount due:	\$2,713.71
Payment Due By:	04/12/2021

Amount Enclosed \$ _____
658790880426

00001534 02 AV 0.39 33607 FTECO103222123050010 00000 02 01000000 004 02 8276 004



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

Received

MAR 24 2021



ACCOUNT INVOICE

tampaelectric.com



Account: 221000910945
Statement Date: 03/22/2021
Current month's charges due 04/12/2021

Details of Charges – Service from 02/16/2021 to 03/16/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2865 kWh @ \$0.02712/kWh	\$77.70
Fixture & Maintenance Charge	77 Fixtures	\$873.65
Lighting Pole / Wire	77 Poles	\$1657.81
Lighting Fuel Charge	2865 kWh @ \$0.03136/kWh	\$89.85
Storm Protection Charge	2865 kWh @ \$0.00354/kWh	\$10.14
Florida Gross Receipt Tax		\$4.56
Lighting Charges		\$2,713.71

Total Current Month's Charges

\$2,713.71

00001534-0003105-Page 3 of 8



Statement Date: 03/19/2021
Account: 221007738356

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



Current month's charges:	\$457.97
Total amount due:	-\$5.31
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$495.57
Payment(s) Received Since Last Statement	-\$495.57
Miscellaneous Credits	-\$463.28
Credit balance after payments and credits	-\$463.28
Current Month's Charges	\$457.97
Total Amount Due	-\$5.31

00000030-00000310-Page 15 of 26

One Less Worry :)

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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:	\$457.97
Total amount due:	-\$5.31
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____
646445226200

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: 03/19/2021
Current month's charges due DO NOT PAY



Details of Charges – Service from 02/13/2021 to 03/15/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 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

Lighting Charges **\$457.97**

Total Current Month's Charges **\$457.97**

Miscellaneous Credits

Sales Tax Credit -\$463.28

Total Current Month's Credits **-\$463.28**

00000000-0000311-Page 17 of 26

Statement Date: 03/19/2021
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:	04/09/2021

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

00000030-0000312-Page 18 of 28

One Less Worry :)

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EMAIL ALERTS

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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:	04/09/2021

Amount Enclosed \$ _____
646445226201

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: 03/19/2021
Current month's charges due 04/09/2021



Details of Charges – Service from 02/13/2021 to 03/15/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 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**

00000030-0000313-Page 21 of 26

Statement Date: 03/22/2021

Account: 221007753553

SPRING LAKE CDD
RHODINE RD PH 4A, LIGHTS
RIVERVIEW, FL 33579-0000

Current month's charges:	\$387.51
Total amount due:	\$387.51
Payment Due By:	04/12/2021

Your Account Summary

Previous Amount Due	\$387.51
Payment(s) Received Since Last Statement	-\$387.51
Current Month's Charges	\$387.51
Total Amount Due	\$387.51

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00001534-0003106-Page 5 of 8

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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: 221007753553

Current month's charges:	\$387.51
Total amount due:	\$387.51
Payment Due By:	04/12/2021

Amount Enclosed \$ _____
640272415239



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 INVOICE

tampaelectric.com



Account: 221007753553
Statement Date: 03/22/2021
Current month's charges due 04/12/2021

Details of Charges – Service from 02/16/2021 to 03/16/2021

Service for: RHODINE RD PH 4A, LIGHTS, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	209 kWh @ \$0.02712/kWh	\$5.67
Fixture & Maintenance Charge	11 Fixtures	\$137.39
Lighting Pole / Wire	11 Poles	\$236.83
Lighting Fuel Charge	209 kWh @ \$0.03136/kWh	\$6.55
Storm Protection Charge	209 kWh @ \$0.00354/kWh	\$0.74
Florida Gross Receipt Tax		\$0.33

Lighting Charges

\$387.51

Total Current Month's Charges

\$387.51

00001534-0003107-Page 7 of 8



Statement Date: 03/19/2021

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:	04/09/2021

Your Account Summary

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

00000030-0000304-Page 3 of 26

One Less Worry :)

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worry free!



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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:	04/09/2021

Amount Enclosed \$ _____
630395873677

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

Received
MAR 24 2021

Account: 221008035422
Statement Date: 03/19/2021
Current month's charges due 04/09/2021



Details of Charges – Service from 02/13/2021 to 03/15/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 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**

00000030-0000305-Page 5 of 26

SPRING LAKE CDD

MEETING DATE: March 2, 2021

DMS Staff Signature *Chris L. Paul*

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

mn 030221

SPRING LAKE CDD

MEETING DATE: March 2, 2021

DMS Staff Signature *[Handwritten Signature]*

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

RB 030221

SPRING LAKE CDD

MEETING DATE: March 2, 2021

DMS Staff Signature *Chris P. [Signature]*

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

TB030221

SPRING LAKE CDD

MEETING DATE: March 2, 2021

DMS Staff Signature *[Handwritten Signature]*

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

WK 030221

SPRING LAKE CDD

MEETING DATE: March 2, 2021

DMS Staff Signature *[Handwritten Signature]*

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

[Handwritten initials] 030221
wmk



INVOICE

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

Customer #: 19968821
Invoice #: 7221361
Invoice Date: 2/8/2021
Sales Order: 7420151
Cust PO #:

Project Name: Spring Lake CDD 12/12/2020
Project Description: Trim Palms in and around Lucaya Park

Job Number	Description	Amount
341900277	Spring Lake CDD Trim 54 Palms at Lucaya LakesPlayground Park	1,458.00
Total Invoice Amount		1,458.00
Taxable Amount		
Tax Amount		
Balance Due		1,458.00

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

Payment Stub

Customer Account #: 19968821
 Invoice #: 7221361
 Invoice Date: 2/8/2021

53900
4604
AHD

Amount Due: \$ 1,458.00

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



INVOICE

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

Customer #: 19968821
Invoice #: 7238579
Invoice Date: 2/23/2021
Sales Order: 7437701
Cust PO #:

Project Name: GPM AUDIT
Project Description: IRRIGATION

Job Number	Description	Amount
341900277	Spring Lake CDD COUNTING OF HEADS PER ZONE TOGET GPM FOR PUMP SIZING LABOR	1,800.00
Total Invoice Amount		1,800.00
Taxable Amount		
Tax Amount		
Balance Due		1,800.00

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

Payment Stub

Customer Account #: 19968821
 Invoice #: 7238579
 Invoice Date: 2/23/2021

53900
4611
02/20/21

Amount Due: \$ 1,800.00

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



INVOICE

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

Customer #: 19968821
Invoice #: 7274484
Invoice Date: 3/7/2021
Sales Order: 7444551
Cust PO #:

Project Name: FEB
Project Description: IRRIGATION REPAIRS

Job Number	Description	Amount
341900277	Spring Lake CDD	1,311.32
	Drip Tube – Repair Break	
	Head – Replace/Upgrade – Rotor	
	Head – Replace/Upgrade – Spray 6"	
	Nozzle – Replace/Upgrade –Standard	
	PVC Repair – Lateral Line 1/2" Standard	
	Valve – Decoder Replacement –1 Sta. ZONES 45 , 47 , 54	
	Nozzle – Replace/Upgrade –Rotatory	
	PVC Repair – Lateral Line 1" to 1-1/4"	
	Valve – Solenoid Replacement – 24v AC ZONE 47	
	Total Invoice Amount	1,311.32
	Taxable Amount	
	Tax Amount	
	Balance Due	1,311.32

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 #: 7274484
 Invoice Date: 3/7/2021

Amount Due: \$ 1,311.32

Thank you for allowing us to serve you

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

53900
 4611
 DRN

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

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



NICHOLS
LANDSCAPE ARCHITECTURE

Invoice

Date	Invoice No.
3/10/2021	SL20-1.3

Due Date
3/25/2021

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 March 10, 2021

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
2/11/2021	Principal Landscape Architect Call with Julie of Hunter about flow sensor, and getting readings off of current system.	155.00	0.66667	103.33
2/11/2021	Principal Landscape Architect Call with Julie of Hunter to discuss issues with getting GPM readings.	155.00	0.38333	59.42
2/25/2021	Principal Landscape Architect Send email to Greg to followup on their field work.	155.00	0.58333	90.42
2/25/2021	Principal Landscape Architect Send email to Greg to reply to his questions about why we need the GPM info.	155.00	0.18333	28.42
2/25/2021	Principal Landscape Architect Calls and coordination with Greg. Send him copies of all irrigation PDF plans from Meritus.	155.00	0.88333	136.92

*53900
4611
ALR*

2021

We appreciate your business!

Total Due \$418.51

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

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

INVOICE
#031921-1

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

Date: March 19, 2021

Remediated erosion at OCS Weir 100
at Lake Lucaya.

TOTAL DUE \$10,000

53900
4311
R2A

Spring Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 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 3/31/2021

(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
Due to Developer	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>3,137</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,665,000</u>	<u>15,668,137</u>
Fund Equity & Other Credits Contributed Capital								
Fund Balance-All Other Reserves	0	866,085	1,159,356	(0)	1	0	0	2,025,442
Fund Balance-Unreserved	65,868	0	0	0	0	0	0	65,868
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	263,041	162,729	188,851	0	1	0	0	614,621
Total Fund Equity & Other Credits Contributed Capital	<u>328,909</u>	<u>1,028,813</u>	<u>1,348,207</u>	<u>0</u>	<u>2</u>	<u>23,168,114</u>	<u>0</u>	<u>25,874,044</u>
Total Liabilities & Fund Equity	<u><u>332,046</u></u>	<u><u>1,028,813</u></u>	<u><u>1,348,207</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>41,542,181</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 3/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget Variance	Budget Variance %
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	500,513	492,233	(8,280)	(2)%
Interest Earnings				
Interest Earnings	0	914	914	0 %
Total Revenues	500,513	493,147	(7,366)	(1)%
Expenditures				
Legislative				
Supervisor Fees	12,000	3,400	8,600	72 %
Financial & Administrative				
District Manager	45,000	22,500	22,500	50 %
District Engineer	5,000	14,952	(9,952)	(199)%
Disclosure Report	10,000	10,000	0	0 %
Trustees Fees	10,000	4,850	5,150	51 %
Auditing Services	6,000	5,000	1,000	17 %
Postage, Phone, Faxes, Copies	250	439	(189)	(76)%
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	2,250	(750)	(50)%
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	8,000	13,648	(5,648)	(71)%
Electric Utility Services				
Electric Utility Services	100,000	56,825	43,175	43 %
Other Physical Environment				
Mulch/Tree Trimming	35,000	0	35,000	100 %
Waterway Management Program - Contract	18,760	9,800	8,960	48 %
Waterway Improvements & Repairs	12,000	15,460	(3,460)	(29)%
Property & Casualty Insurance	8,885	8,694	191	2 %
Entry & Walls Maintenance	10,000	2,195	7,805	78 %
Landscape Maintenance - Contract	82,992	43,374	39,618	48 %
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	7,809	2,191	22 %
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	230,106	270,407	54 %
Excess of Revenues Over (Under) Expenditures	0	263,041	263,041	0 %
Exc of Rev / Other Sources Over Expend / Other Uses	0	263,041	263,041	0 %
Fund Balance, Beginning of Period	0	40,352	40,352	0 %
Fund Balance, End of Period	0	303,393	303,393	0 %

Spring Lake CDD
Statement of Revenues and Expenditures

200 - Debt Service - Series 2014
From 10/1/2020 Through 3/31/2021
(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	467,634	(5,847)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>42</u>	<u>42</u>	<u>0 %</u>
Total Revenues	<u>473,481</u>	<u>467,675</u>	<u>(5,806)</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>162,729</u>	<u>162,729</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>162,729</u>	<u>162,729</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	866,085	866,085	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,028,813</u></u>	<u><u>1,028,813</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 3/31/2021
(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	644,950	(10,981)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>54</u>	<u>54</u>	<u>0 %</u>
Total Revenues	<u>655,931</u>	<u>645,004</u>	<u>(10,927)</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>188,851</u>	<u>188,851</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>188,851</u>	<u>188,851</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	692,833	692,833	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>881,684</u></u>	<u><u>881,684</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 3/31/2021
(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 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>2,081</u>	<u>2,081</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>2,081</u>	<u>2,081</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>2,081</u>	<u>(2,081)</u>	<u>0 %</u>
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>0</u>	<u>0</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(0)	(0)	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 3/31/2021
(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	1	1	0 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>32,326</u>	<u>32,326</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>32,327</u>	<u>32,327</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>1</u>	<u>1</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(145,726)	(145,726)	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: 03/31/2021

Reconciliation Date: 3/31/2021

Status: Locked

Bank Balance	335,400.38
Less Outstanding Checks/Vouchers	14,784.83
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	320,615.55
Balance Per Books	<u>320,615.55</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: 03/31/2021

Reconciliation Date: 3/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2027	2/11/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
2042	3/4/2021	Series 2014 FY21 Tax Dist ID 519	2,562.77	Spring Lake CDD
2043	3/4/2021	Series 2017 FY21 Tax Dist ID 519	3,534.51	Spring Lake CDD
2048	3/18/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
2049	3/18/2021	System Generated Check/Voucher	418.51	Nichols Landscape Architecture
2051	3/18/2021	System Generated Check/Voucher	200.00	Thomas Patrick Bigelow
2054	3/25/2021	System Generated Check/Voucher	7,669.04	Hopping Green & Sams
Outstanding Checks/Vouchers			14,784.83	

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/2021

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
2030	2/11/2021	System Generated Check/Voucher	200.00	Thomas Patrick Bigelow
2035	3/1/2021	System Generated Check/Voucher	967.74	BrightView Landscape Services, Inc.
2036	3/1/2021	System Generated Check/Voucher	4,363.45	Hopping Green & Sams
2037	3/1/2021	System Generated Check/Voucher	3,885.50	Meritus Districts
2038	3/1/2021	System Generated Check/Voucher	1,600.00	Site Masters of Florida, LLC
2039	3/1/2021	System Generated Check/Voucher	10,585.34	Tampa Electric
2040	3/4/2021	System Generated Check/Voucher	3,000.00	Grau and Associates
2041	3/4/2021	System Generated Check/Voucher	27.95	Tampa Electric
2044	3/18/2021	System Generated Check/Voucher	11,485.32	BrightView Landscape Services, Inc.
2045	3/18/2021	System Generated Check/Voucher	6,105.00	Cardno, Inc.
2046	3/18/2021	System Generated Check/Voucher	2,975.00	Johnson Engineering, Inc.
2047	3/18/2021	System Generated Check/Voucher	417.50	Landmark Engineering & Surveying Corporation
2050	3/18/2021	System Generated Check/Voucher	200.00	Ruth S.O. Brown
2052	3/18/2021	System Generated Check/Voucher	200.00	Warren C. Keipper
2053	3/18/2021	System Generated Check/Voucher	200.00	William H. Kidwell
2055	3/25/2021	System Generated Check/Voucher	1,232.50	Johnson Engineering, Inc.
2056	3/25/2021	System Generated Check/Voucher	10,000.00	Site Masters of Florida, LLC
2057	3/25/2021	System Generated Check/Voucher	6,976.52	Tampa Electric
Cleared Checks/Vouchers			104,833.62	

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/2021

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR385	3/4/2021	Tax Distribution - 03.04.21	8,794.86	
Cleared Deposits			8,794.86	