

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
JUNE 1, 2021**

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

JUNE 1, 2021 at 6:30 P.M
The Clubhouse at Lucaya Lake
11301 Lake Lucaya Drive, Riverview, FL 33579

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

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

The public hearing 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 sixth 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 seventh 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 eighth 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 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.

June 1, 2021

Board of Supervisors
Spring Lake Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District will be held on **Tuesday, June 1, 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. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPOTING RATES & RULES FOR DOCK APPLICATIONS**
 - A. Open the Public Hearing on Adopting Rates & Rules for Dock Applications
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2021-10; Adopting Rates & Rules for Dock Applications.....Tab 01 Page 04
 - E. Close the Public Hearing on Adopting Rates & Rules for Dock Applications
- 5. RECESS TO REGULAR MEETING**
- 6. STAFF REPORTS**
 - A. District Engineer Tab 02 Page
 - i. EPC – Dock Master Plan
 - B. District Counsel
 - C. District Manager Tab 03 Page
 - i. Action Item List
 - ii. Community Inspections
- 7. BUSINESS ITEM**
 - A. Discussion on OLM Agreement Tab 04 Page
 - B. Discussion on Draft Agreement of the Lake and Dock Rules and Policies Tab 05 Page
 - C. Discussion of CDD-Owned Easements
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting May 4, 2021 Tab 06 Page
 - B. Consideration of Operations and Maintenance Expenditures April 2021 Tab 07 Page
 - C. Review of Financial Statements Month Ending April 30, 2021 Tab 08 Page
- 9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 10. 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

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RATES REGARDING THE REVIEW OF DOCK APPLICATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 190 and 120, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, after providing notice pursuant to Florida law, and after holding a public hearing thereon, the Board of Supervisors (“Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution rates related to the review of dock applications, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application (“Rates”); and

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Rates as set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 1st day of June, 2021.

ATTEST:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chair, Board of Supervisors

Exhibit A

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



COMMISSION

Kevin Beckner Lesley "Les" Miller, Jr.
Victor D. Crist Sandra L. Murman
Ken Hagan Mark Sharpe
Al Higginbotham

DIVISION DIRECTORS

Legal & Admin. Richard Tschantz, Esq.
Air Management Jerry Campbell, P.E.
Waste Management Hooshang Boostani, P.E.
Water Management Sam Elrabi, P.E.
Wetlands Management Scott Emery, Ph.D.

EXECUTIVE DIRECTOR

Richard D. Garrity, Ph.D.

May 29, 2014

Mr. Greg Meath
OK Rhodine Road LLC
8875 Hidden River Parkway
Suite 150
Tampa, FL 33637

**SUBJECT: EPC REVIEW OF LUCAYA LAKE CLUB DOCK DESIGNS / DOCK
DESIGN EXHIBITS, 2, 3, 6, 7, 8, 9 RECEIVED APRIL 7, 2014 /
REVISED DOCK DESIGN EXHIBITS 4 & 5 RECEIVED MAY 8, 2014**

Dear Mr. Meath:

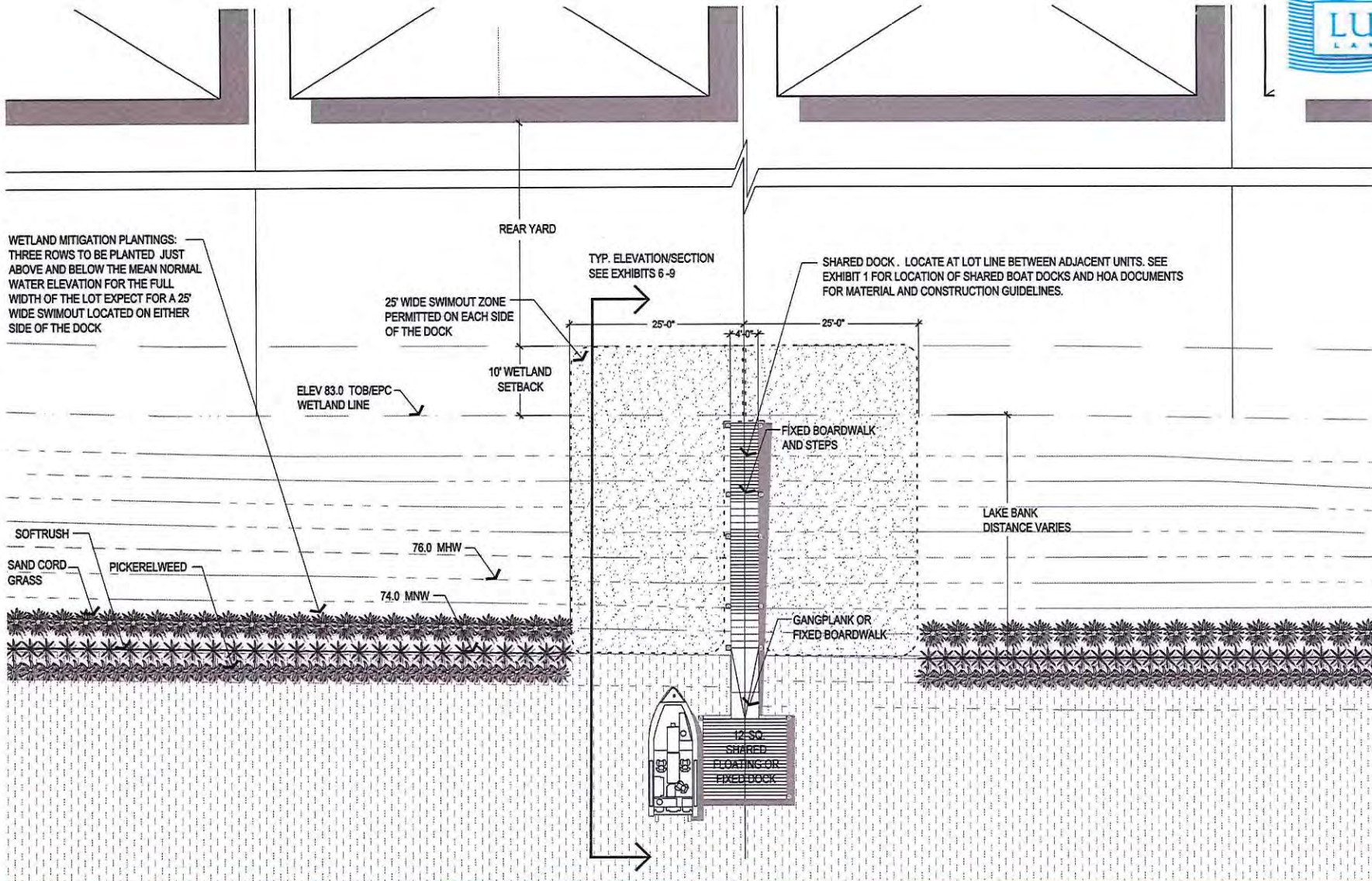
The staff of the Environmental Protection Commission (EPC) has completed the review of above referenced dock designs for shared docks and individual docks within the Lucaya Lake Club. The attached dock designs can be approved under a Miscellaneous Activities in Wetlands (MAIW) application to this agency. Each dock will need a complete MAIW application submitted to EPC for review prior to construction. The application can be found at epchc.org.

If you have any questions or need further assistance, please call me at 627-2600 X1219.

Sincerely,

Michael S. Thompson
General Manager
Wetlands Management Division
Environmental Protection Commission
of Hillsborough County

Attachments: Exhibits 2-9



OK RHODLINE RD, LLC
TAMPA, FLORIDA

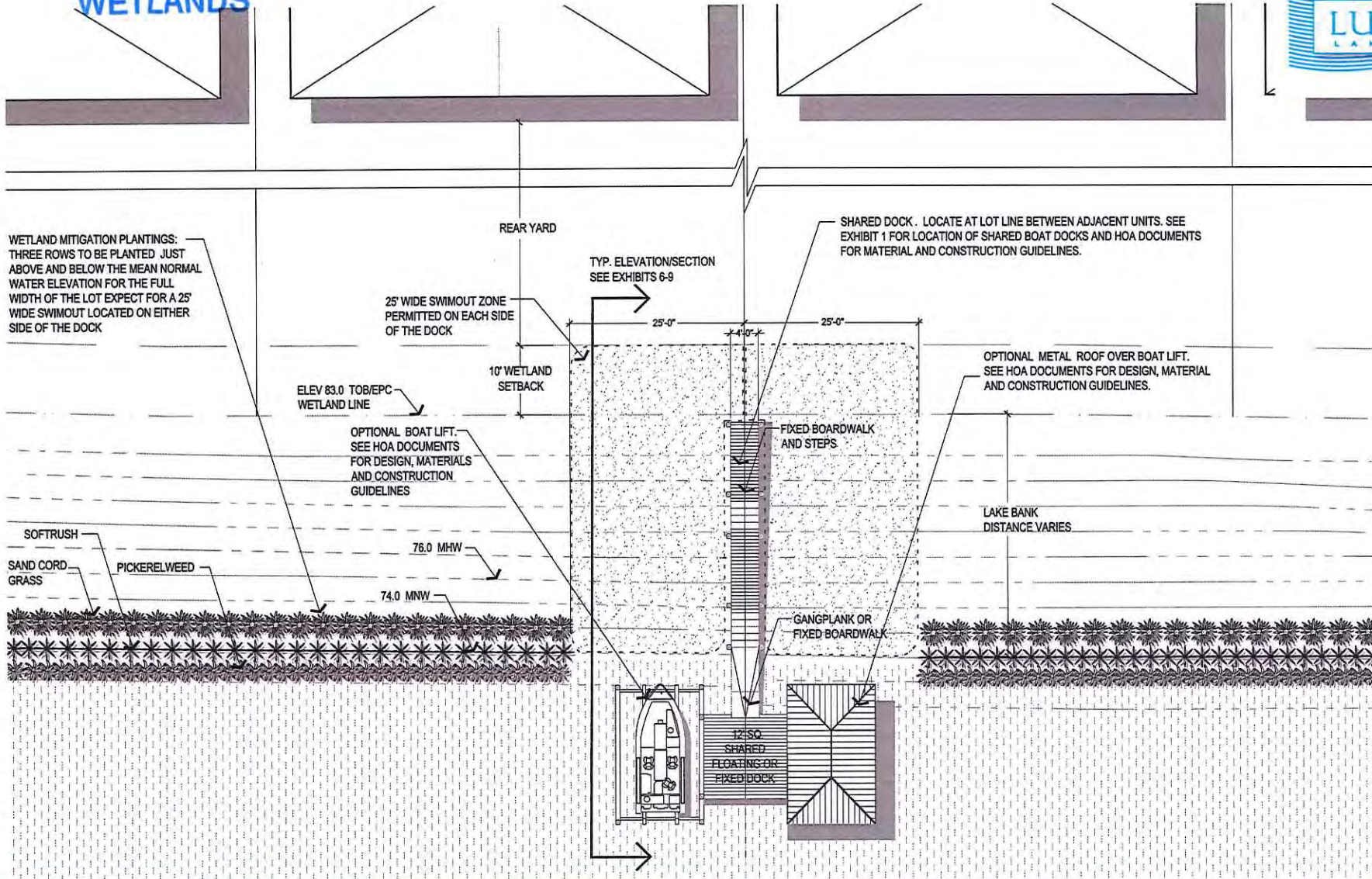
RECEIVED

EXHIBIT 2
TYPICAL SHARED BASE FLOATING OR FIXED DOCK LAYOUT

APR 07 2014
EPC OF H.C.
WETLANDS

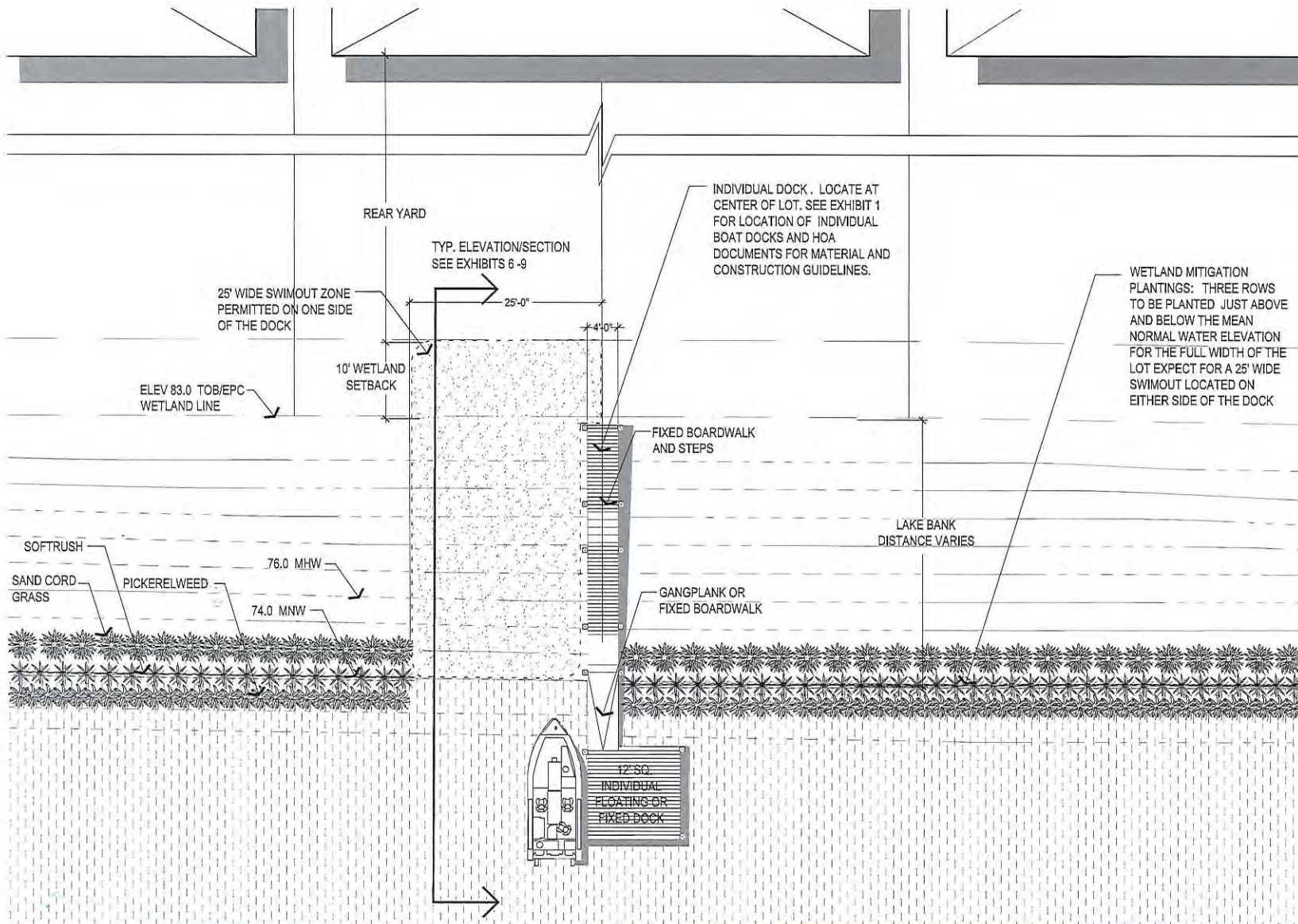
APR 07 2014

**EPC OF H.C.
WETLANDS**



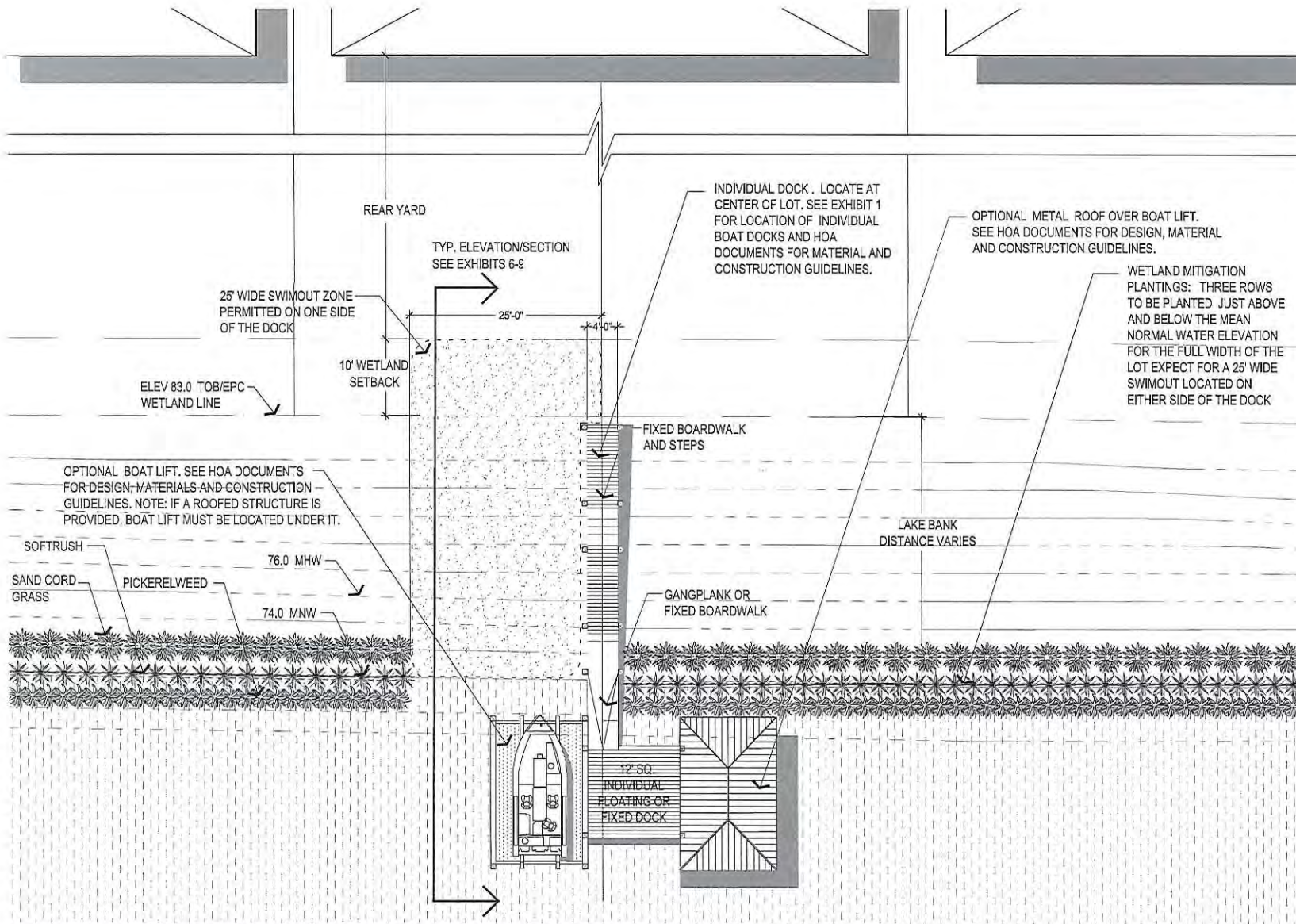
OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 3
TYPICAL SHARED BASE FLOATING OR FIXED DOCK LAYOUT WITH DESIGN OPTIONS



RECEIVED

MAY 08 2014
EPC OF H.C.
WETLANDS



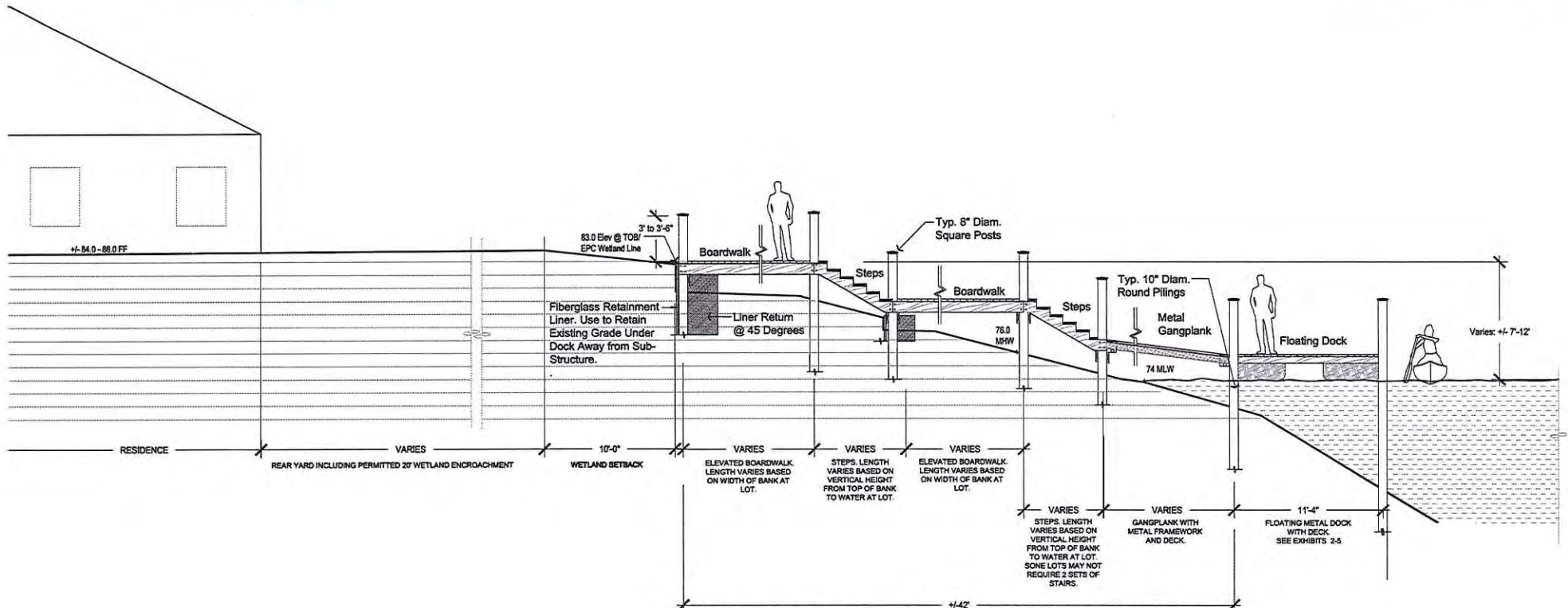
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MAY 08 2014
EPC OF H.C.
WETLANDS

RECEIVED

APR 07 2014

**EPC OF H.C.
WETLANDS**

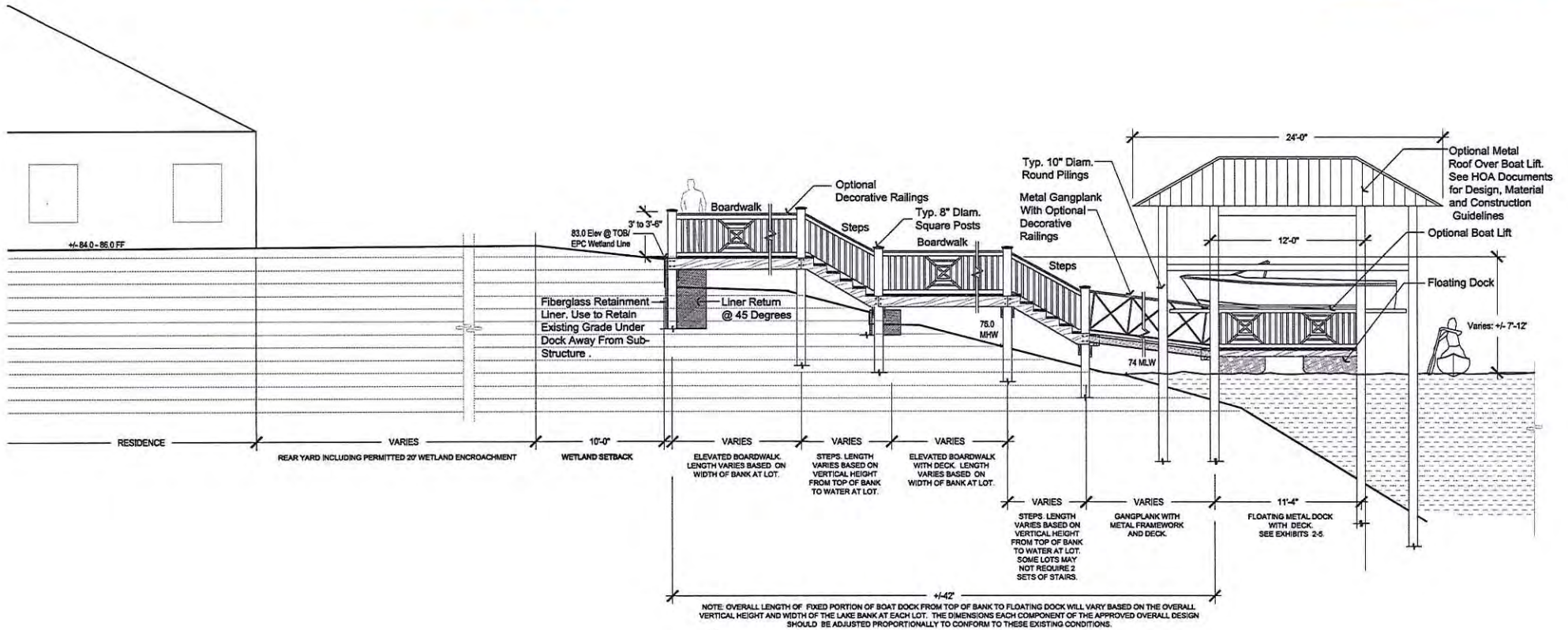


OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 6
TYPICAL SHARED AND INDIVIDUAL BASE FLOATING DOCK SECTION

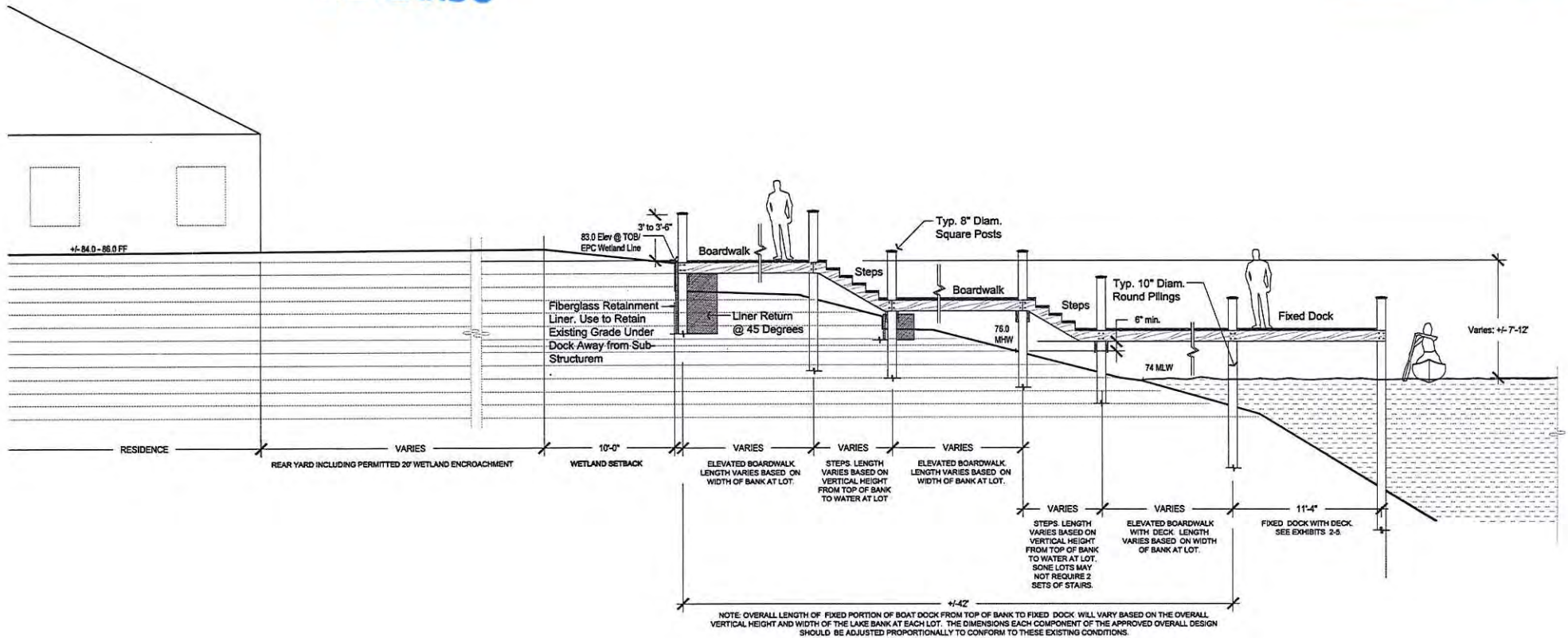
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APR 07 2014
EPC OF H.C.
WETLANDS



RECEIVED

APR 07 2014
EPC OF H.C.
WETLANDS

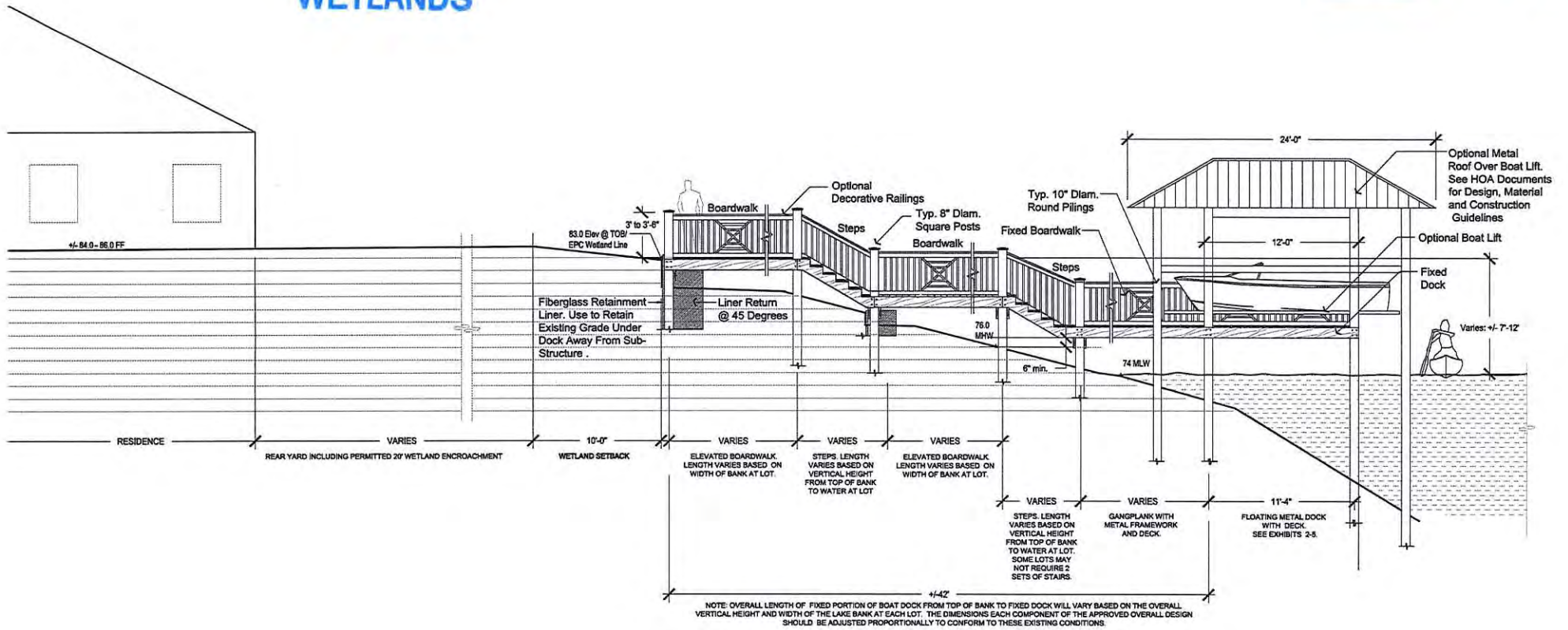


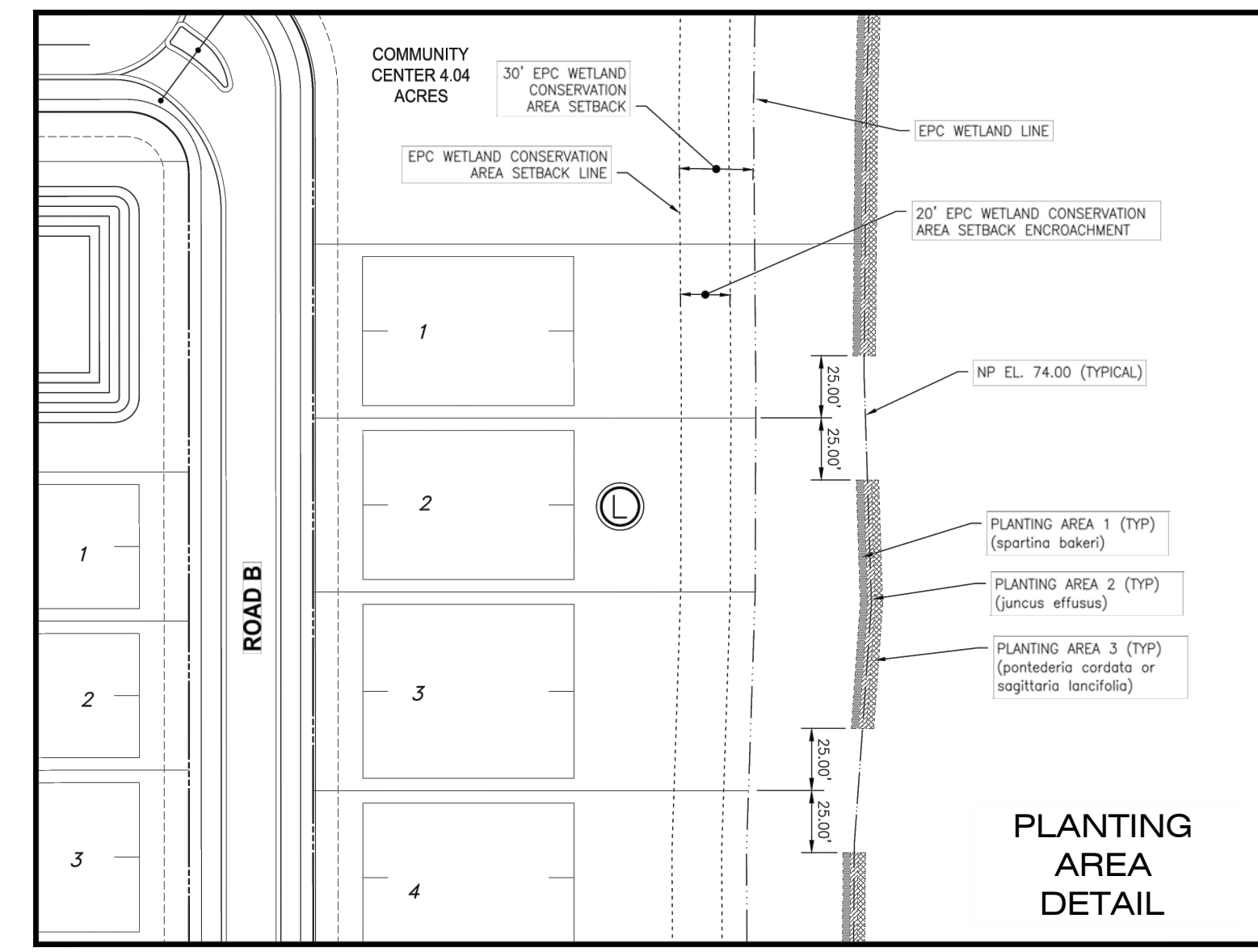
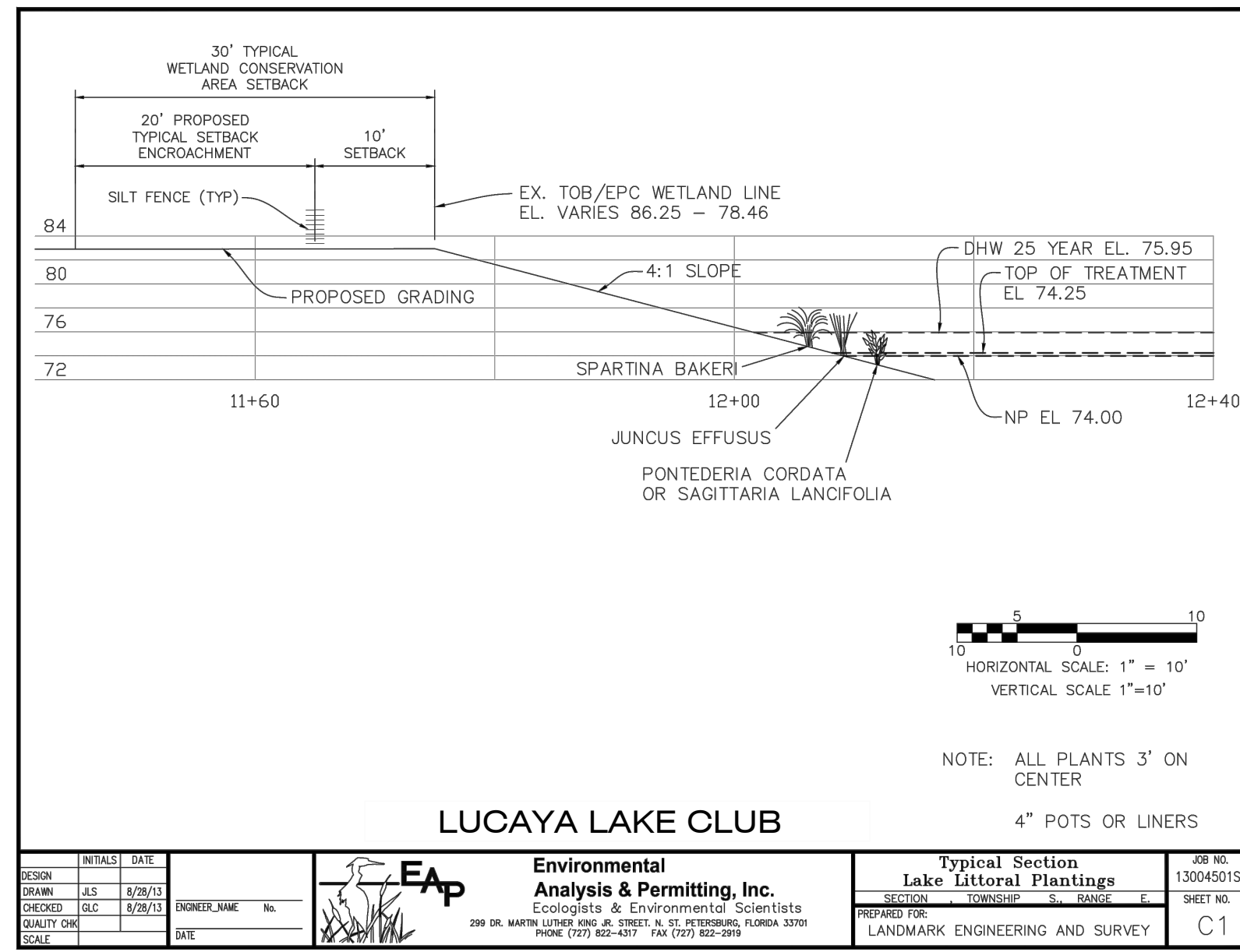
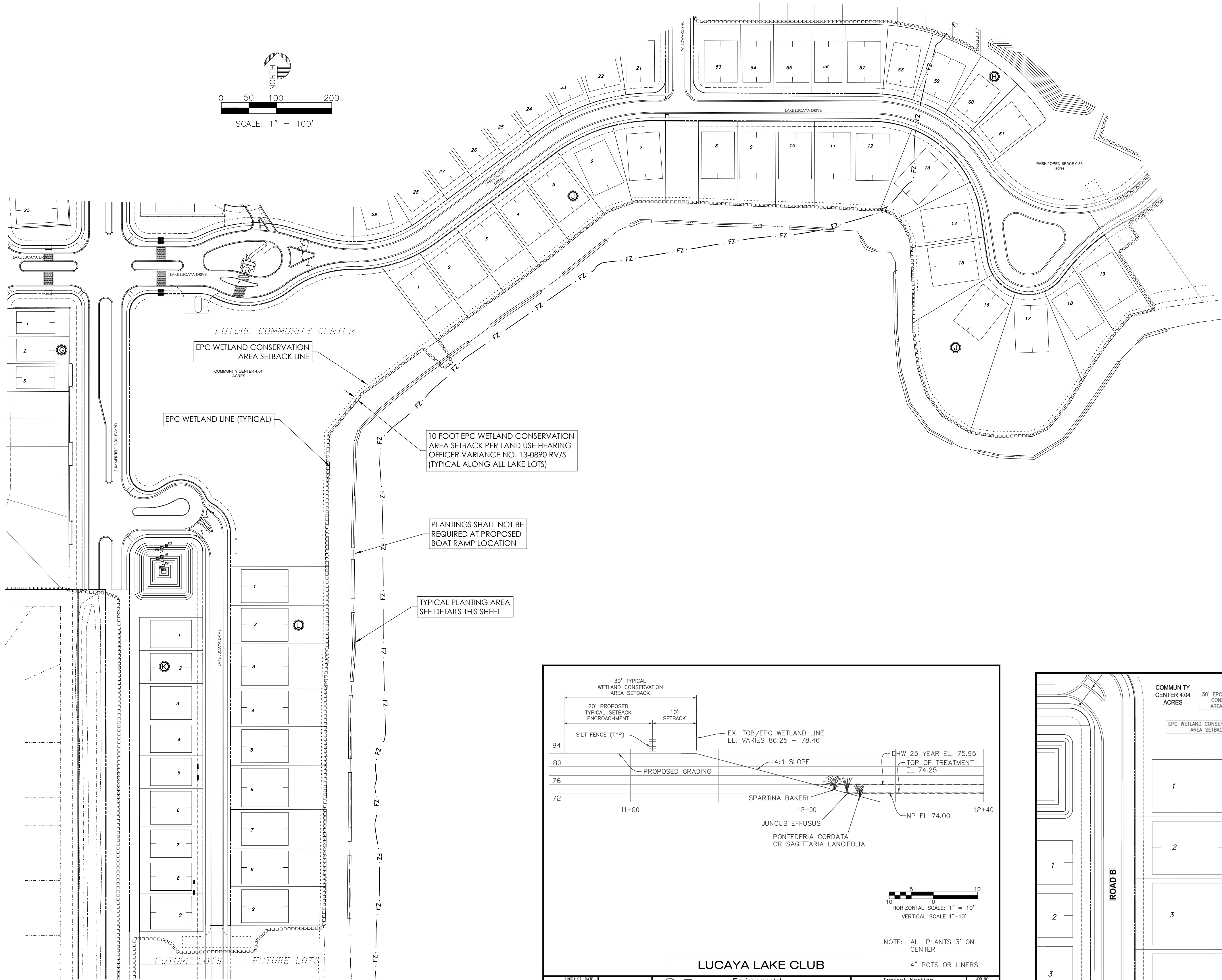
OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 8 TYPICAL SHARED AND INDIVIDUAL BASE FIXED DOCK SECTION

RECEIVED

APR 07 2014
EPC OF H.C.
WETLANDS



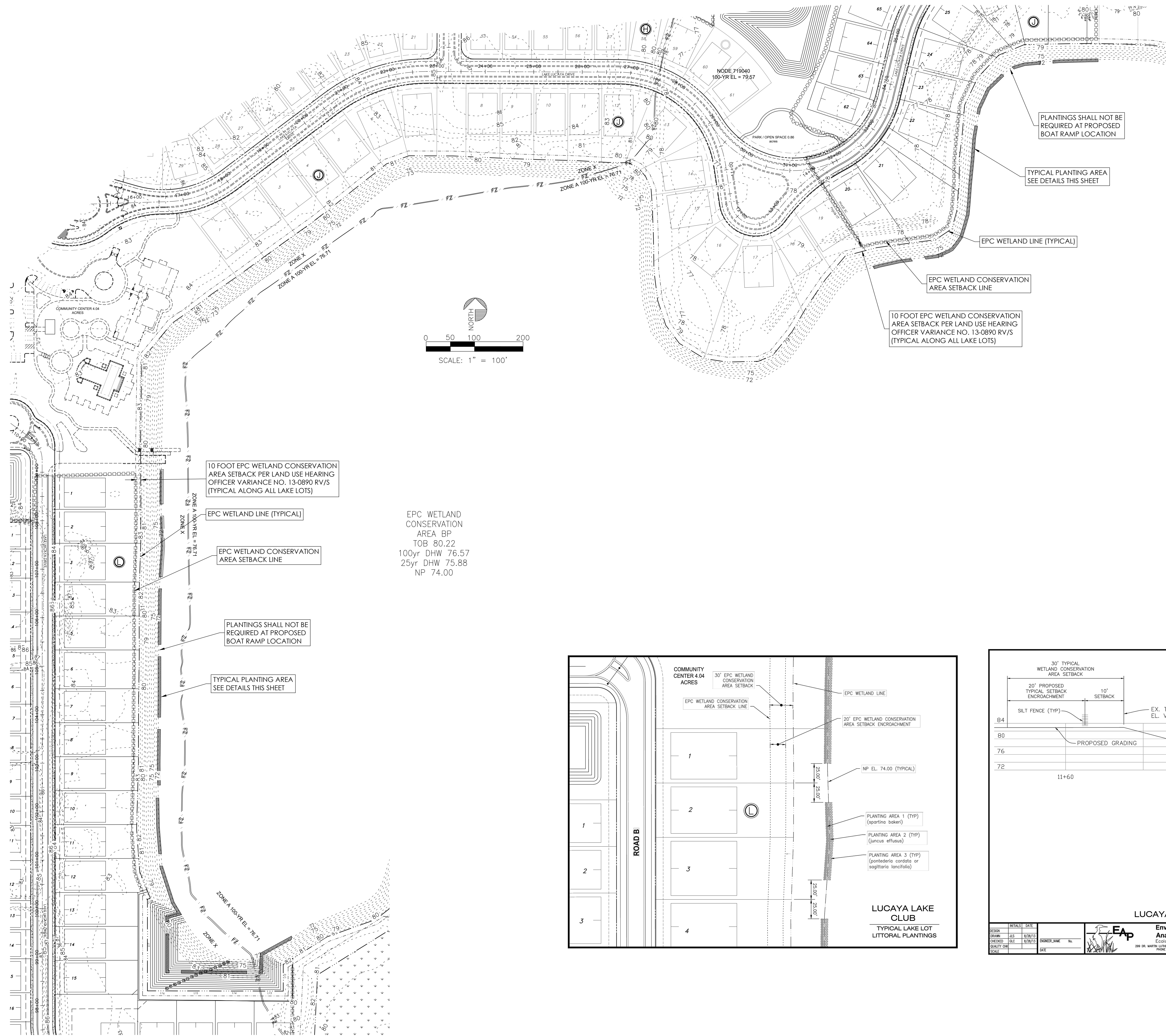


DESIGNER	DATE	PROJECT	NO.
AS	9/29/13	13045015E	
SEC	9/29/13		
DATE			
SCALE			

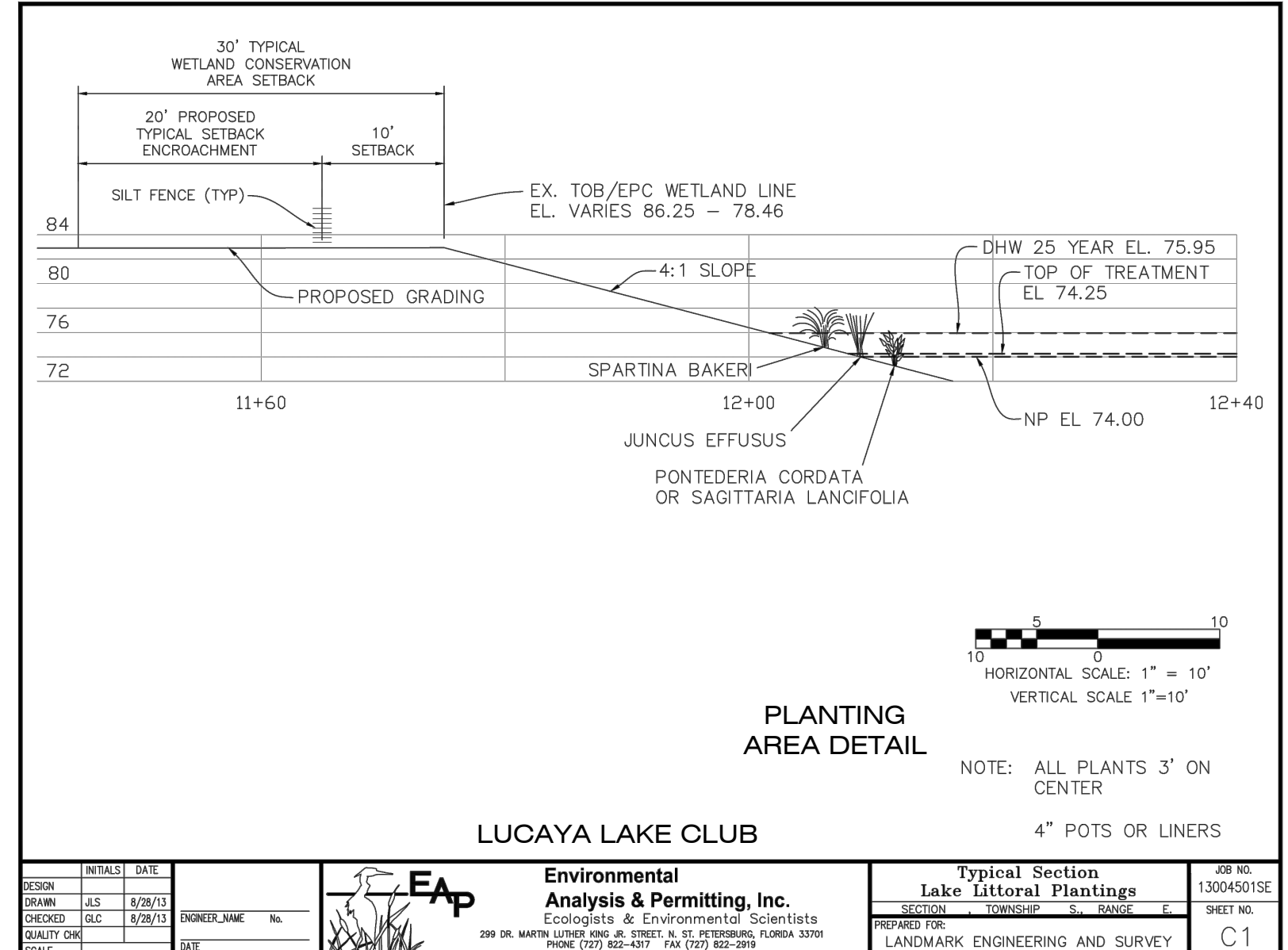
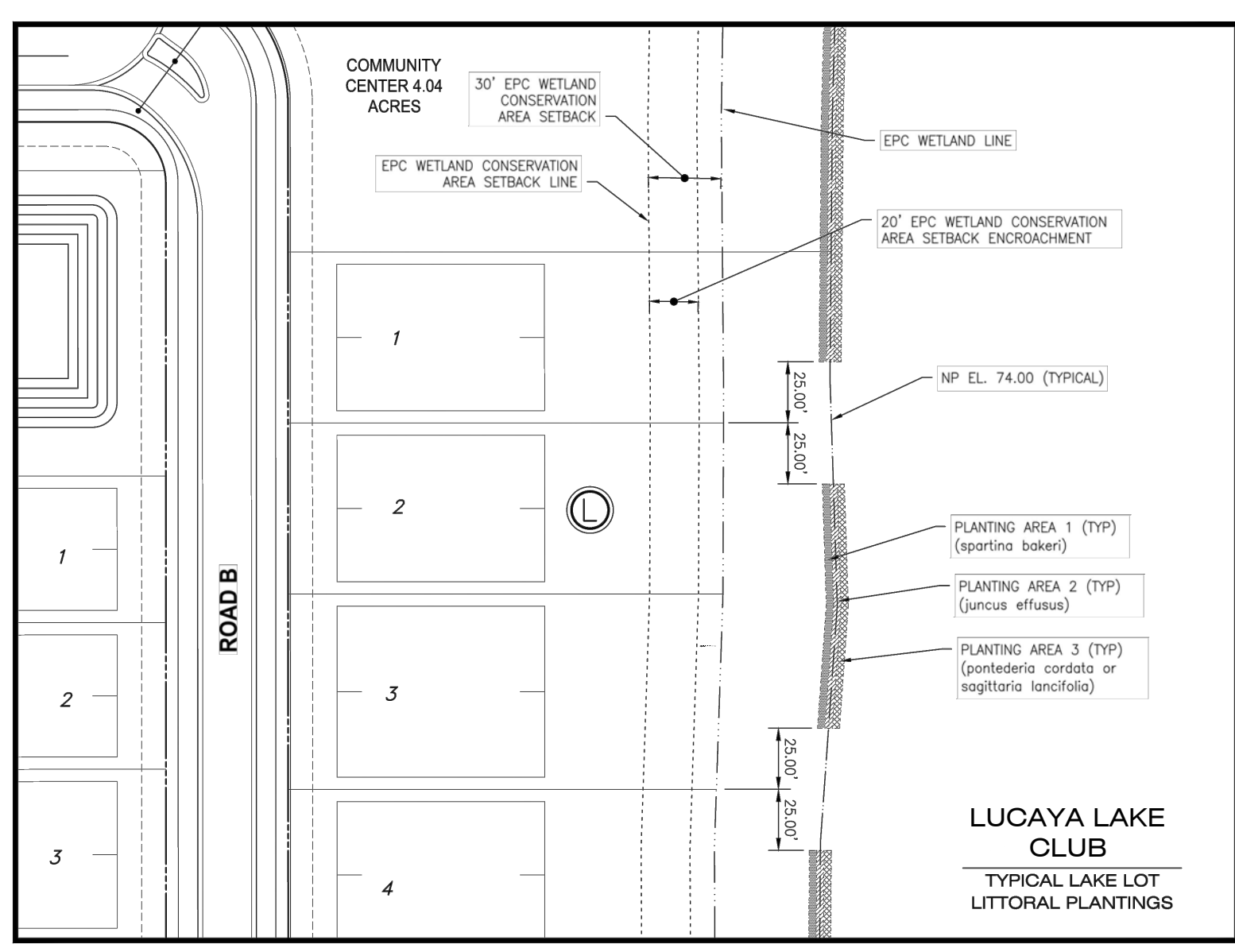
Environmental Analysis & Permitting, Inc.
 Ecologists & Environmental Scientists
 230 01 WATER LANE, SUITE 200, ST. PETERSBURG, FLORIDA 33706
 PHONE (727) 862-2377 FAX (727) 862-2399

Typical Section Lake Littoral Plantings
 SECTION: 13045015E
 SHEET NO. C1

WSP ENGINEERING & SURVEYING CORPORATION 8515 Palm River Road Tampa, Florida 33619 E.B. # 28014 Phone (813) 621-7841 Fax (813) 621-6761 www.llesc.com	OK Rhodine Road, LLC. 8875 Hidden River Parkway, Suite 150 Tampa, FL 33637 Office (813) 615-1244	LUCAYA LAKE CLUB PHASES 1A, 1B, 1C & 1D HILLSBOROUGH COUNTY, FLORIDA WETLAND SETBACK & PLANTING PLAN	DATE: 10/03/13 DRAWN BY: JEF CHECKED BY: EBY JOB NO.: 2130061	REVISIONS: E.B. # 28014 NORTH AMERICAN VERTICAL DATUM 1988 (NAV/D88) Conversion from NAV/D88 to NAV/D29 = +0.83 Feet	E. EVERETT MORROW, No. 30693 PROFESSIONAL ENGINEER
			WSP	64	



EPC WETLAND CONSERVATION AREA BP
 TOB 80.22
 100yr DHW 76.57
 25yr DHW 75.88
 NP 74.00



DESIGN	DATE	NO. NO.	130045015E
BY: J.S.	8/29/13	REVISION	1
CHECKED BY: J.S.	8/29/13	DATE	8/29/13
SCALE	AS SHOWN	PROJECT	LANDMARK ENGINEERING AND SURVEY

REVISIONS:
 DATE: 2015-05-08
 DRAWN BY: JEF
 CHECKED BY: EEM
 JOB NO.: 2140094

LUCAYA LAKE CLUB
 PHASES 2A, 2B, 2C, 2D, 2E & 2F
 HILLSBOROUGH COUNTY, FLORIDA

WETLAND SETBACK & PLANTING PLAN

OK Rhodine Road, LLC.
 8875 Hidden River Parkway, Suite 150
 Tampa, FL 33637
 Office (813) 615-1244

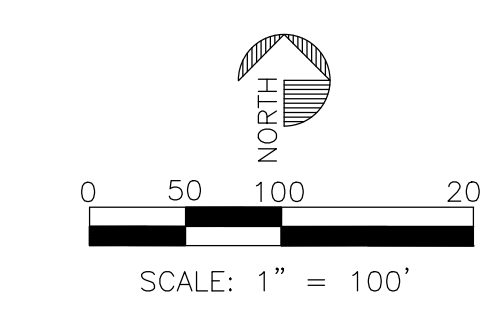
LANDMARK
 ENGINEERING & SURVEYING CORPORATION

8515 Palm River Road
 Tampa, Florida 33619
 E.B. # 28014

Phone (813) 621-7841
 Fax (813) 621-6761
 www.lmesc.com

WP

E. EVERETT MORROW, No. 30693
 PROFESSIONAL ENGINEER

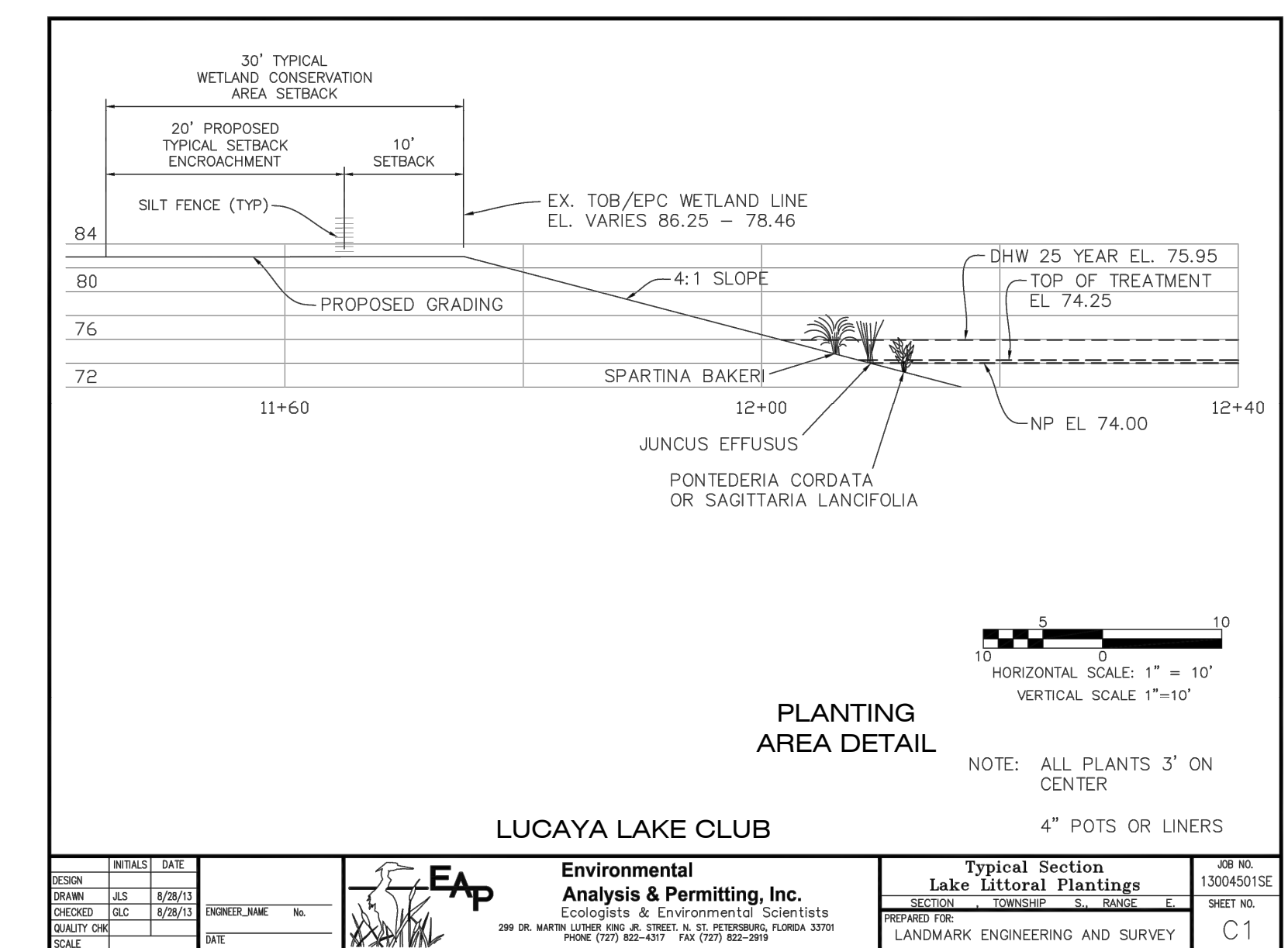
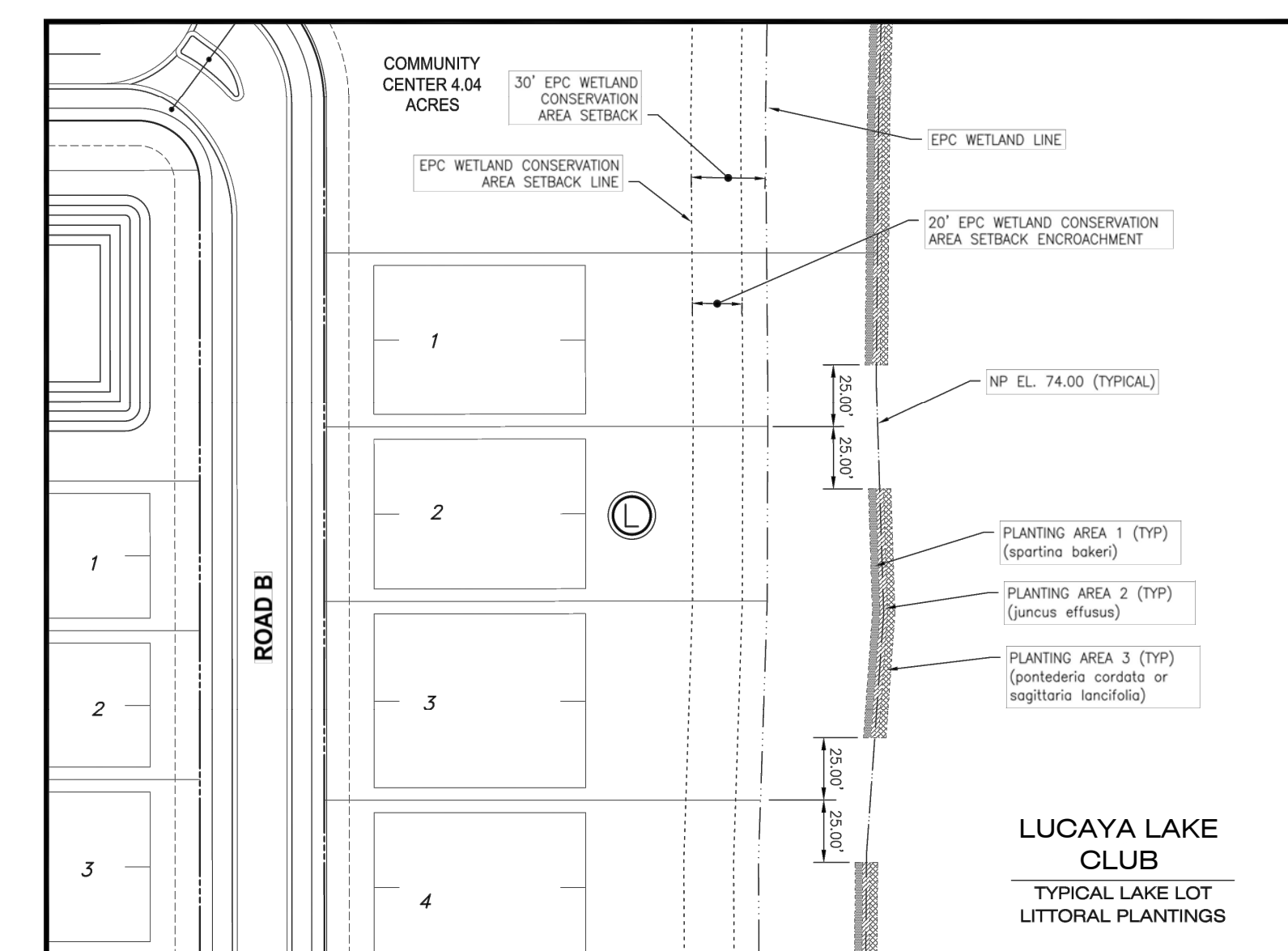


EPC WETLAND CONSERVATION AREA BP
 TOB 80.22
 100yr DHW 76.57
 25yr DHW 75.88
 NP 74.00

10 FOOT EPC WETLAND CONSERVATION AREA SETBACK PER LAND USE HEARING OFFICER VARIANCE NO. 13-0890 RV/S (TYPICAL ALONG ALL LAKE LOTS)

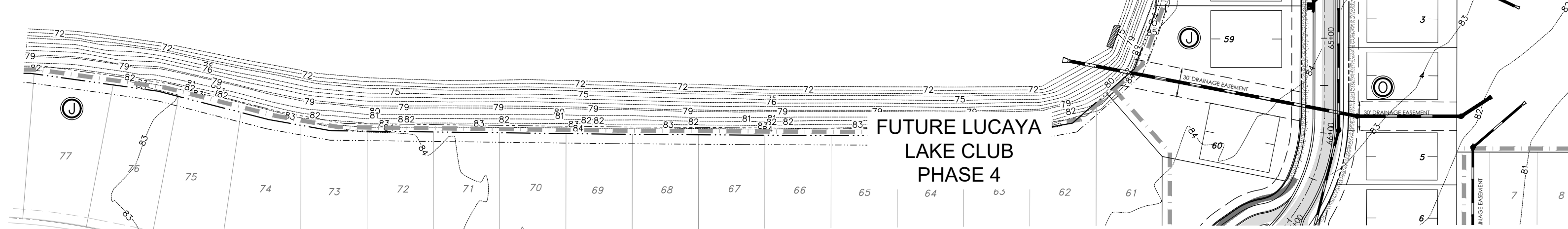
EPC WETLAND LINE (TYPICAL)
 EPC WETLAND CONSERVATION AREA SETBACK LINE

PLANTINGS SHALL NOT BE REQUIRED AT PROPOSED BOAT RAMP LOCATION
 TYPICAL PLANTING AREA SEE DETAILS THIS SHEET

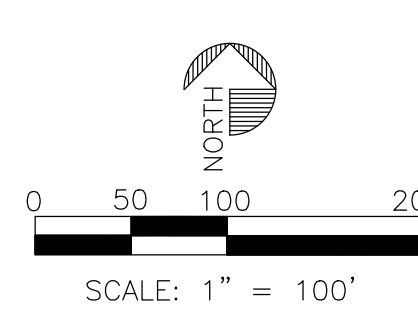
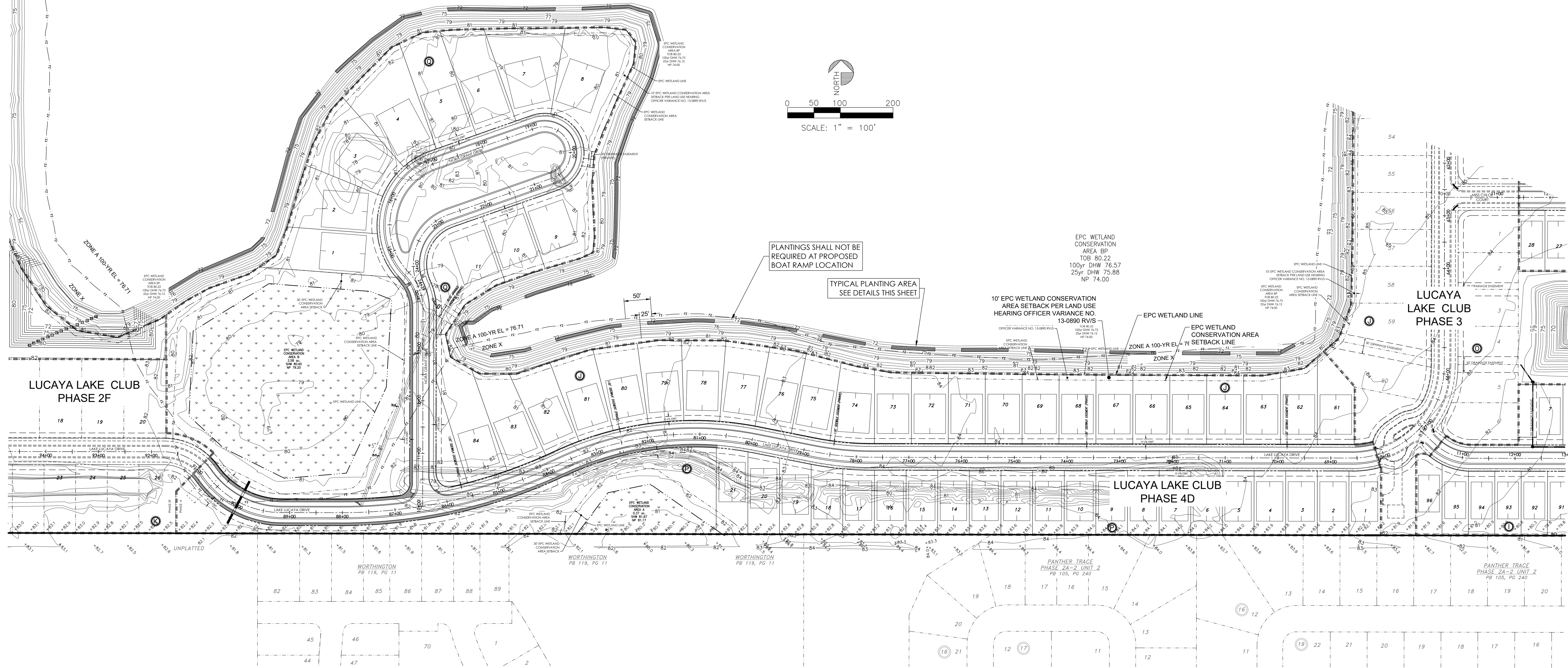
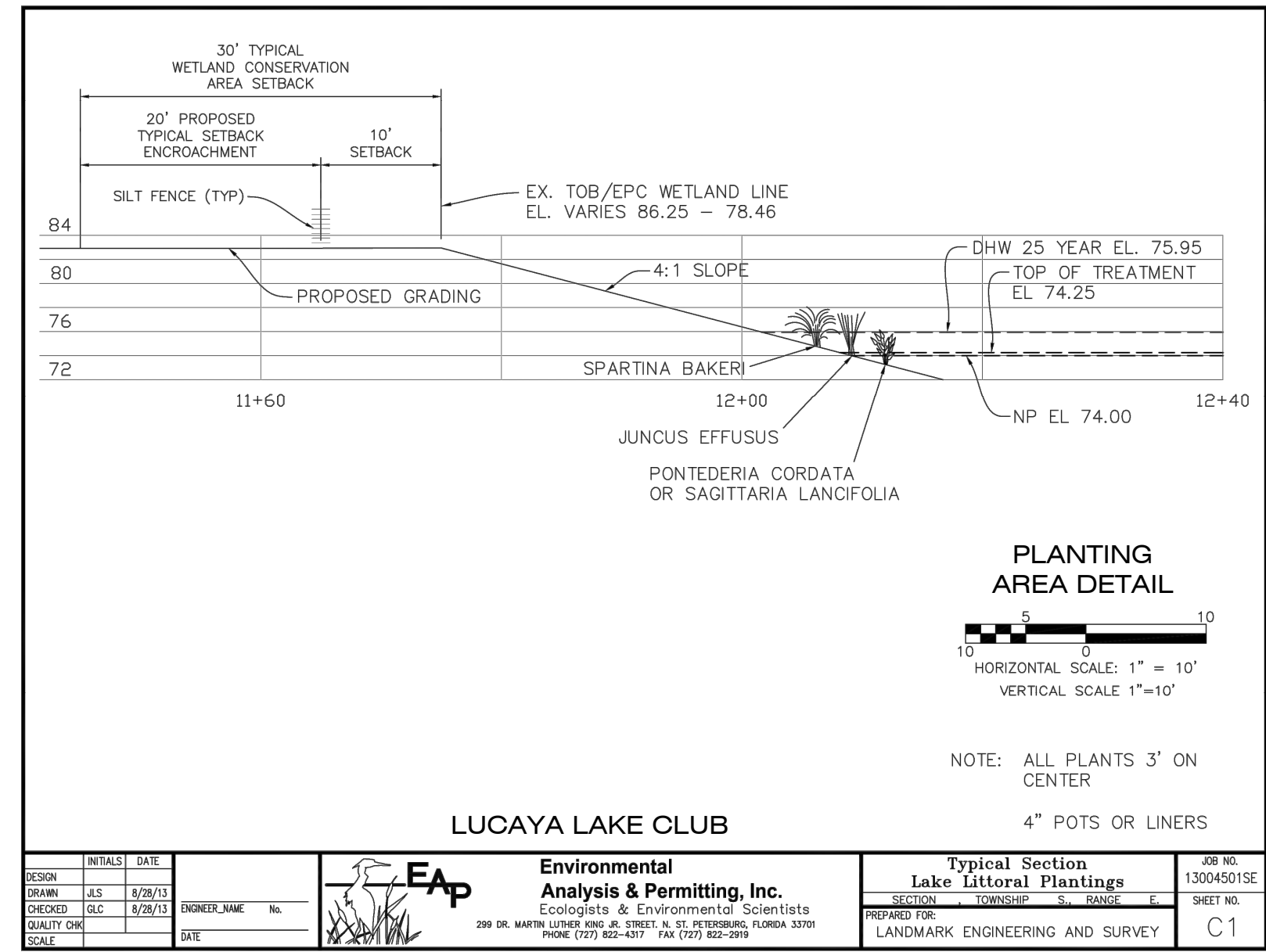
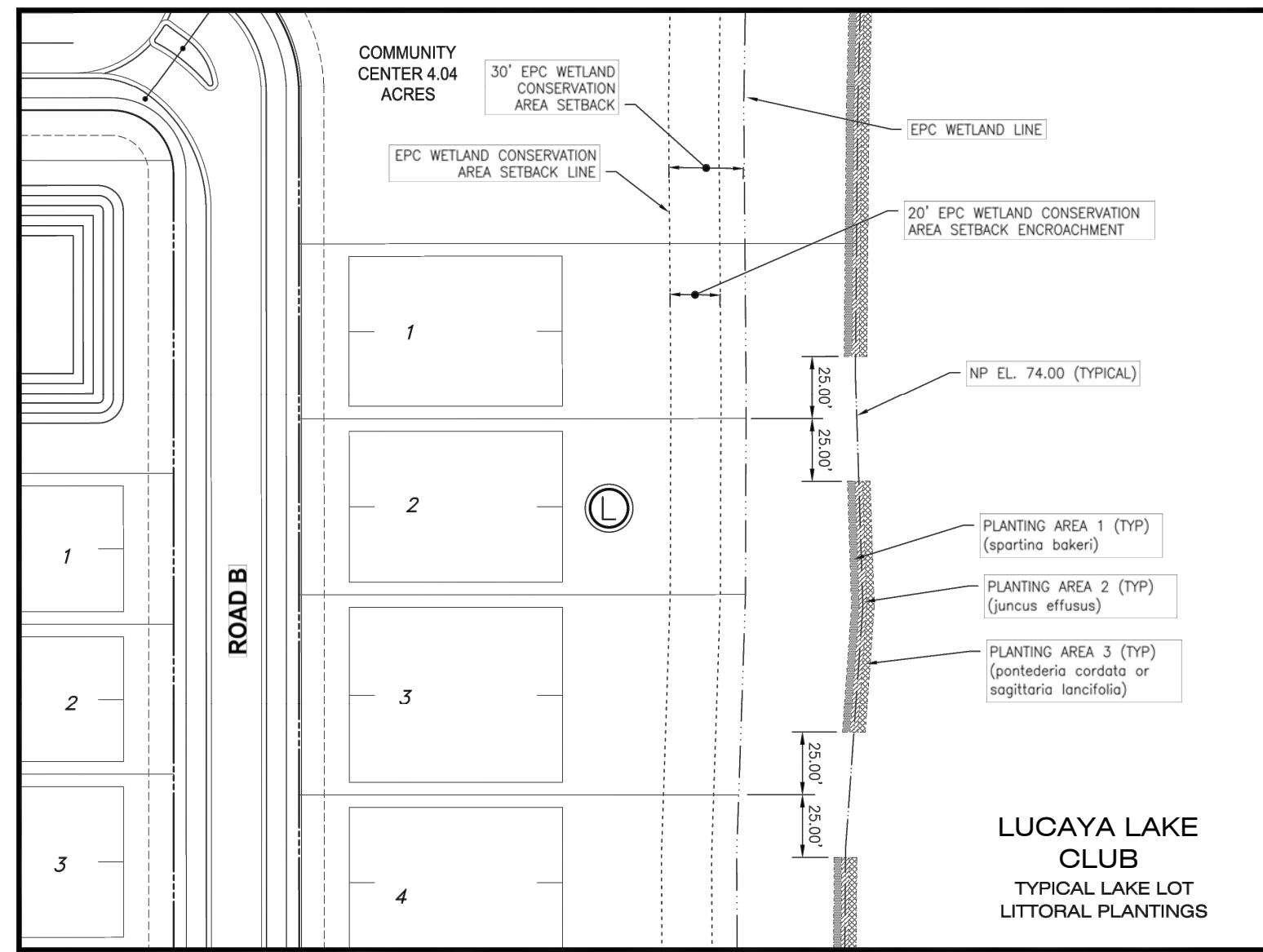


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<p>LANDMARK Engineering & Surveying Corporation 8515 Palm River Road Tampa, Florida 33619 (813) 821-7841 (813) 664-1832 (fax) www.lesc.com E.E. # 28014</p>	<p>DATE: 2017-03-03 DRAWN BY: JEF CHECKED BY: EEM JOB NO.: 2160044</p>	<p>E. EVERETT MORROW No. 30683 PROFESSIONAL ENGINEER</p>
	<p>LUCAYA LAKE CLUB PHASE 3 HILLSBOROUGH COUNTY, FLORIDA</p>	<p>WETLAND SETBACK & PLANTING</p>
<p>OK Rhodine Road, LLC. 8875 Hidden River Parkway, Suite 150 Tampa, FL 33637 Office (813) 615-1244</p>	<p>45</p>	<p>45</p>



REVISIONS:
2018-05-30 ALL SHEETS REPLOTTED (JEF)

DATE: 2018-04-18
DRAWN BY: JEF
CHECKED BY: TEM
JOB NO.: 2150003

LUCAYA LAKE CLUB
PHASES 4A, 4B, 4C & 4D
HILLSBOROUGH COUNTY, FLORIDA

WETLAND SETBACK & PLANTING

OK Rhodine Road, LLC,
14025 Riveredge Drive, Suite 175
Tampa, FL 33637
Office (813) 615-1244

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road
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38 / 38

Spring Lake CDD

June 6, 2021

Action Item Description	Responsible	Open Date	Date Due	Status	Comments
Landscape Mapping	Rick and Phil	4/10/21		Waiting on Agreement to transfer land	Final discussion on 5/4/2021 with Board and transfer of lands agreed. Map to be adjusted now and changes made by legal moving forward. We now have defined landscape responsibilities. Still pending final HOA approval and final agreements on transfers.
Lake Lucaya stocking of Shell Cracker and other fish species to aid in midge fly control and health of lake..	Cardno	2/3/21	Fall	Pending	Quotes from Cardno to be provided for September/October meetings for payment in 2022 budget
Cardno to prepare planting plan for Lake Lucaya based on developer plan.	Cardno	4/10/21	Fall	Pending	Quotes from Cardno to be provided for September/October meetings for payment in 2022 budget
11146 Abaco Island - Banana Palms placed on CDD Property need removed.	Jere and DM	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. 5/5/2021 some activity but still on CDD property. Board directed it be turned over to legal council. Letter sent by legal and given 30 days
Florida Reserve Advisors - Reserve Study	DM and Chair	5/4/21		Pending	5/4/2021 Board approved proceeding with Florida Reserve Advisors and Chair and DM to work with them as they develop the reserve study.
Well Pump issue south west corner of district.	Celia Nichols	12/8/20		In Progress	Celia Nichols has determined that the townhomes and well in question are interconnected. Pressure should be adequate with proper timer settings. GPM with clock separation should remain adequate. No larger pump should be needed if reset of clocks work. However we did find that if needed the district will qualify for a non consumptive reported additional well if needed.
11424 Emerald Shore Drive turf issues.	Brightview	1/6/21		Pending Install	Scheduled install Tuesday 5/11
Board RFP Status	District Manager	2/3/21	June Meeting	Pending Board Review to go to RFP	3/2/2021 OLM Presentation to Board of Supervisors. 5/4/2021 DM to obtain quote for both CDD and HOA at cost savings with summary of monthly inspection costs for the next meeting. June Meeting OLM to be present.

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. Email sent but no reply as of this time.
Additional issue with Weir 1 and 2 reported by Tom and follow-up by Phil.	Phil and DM	4/22/21		Completed	Completed
Repair of Weir panel M3	Phil and DM	4/22/21		Completed	Completed
Brightview to install mulch May 25,26th and 27th.	DM and Steve	5/4/21			RLR to coordinate Steve's verification on quantity of mulch being installed. Emailed Steve and Greg on 5/5/2021. Install taking place week of 5/24



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Lucaya

Date: Friday, May 28, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
---------------	---------------	-------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	2	-3	<u>Very dry</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>Dog Fennel in the St. Augustine</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	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	5	0	<u>Fresh mulch was recently added</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Dry due to restrictions</u>
CARRYOVERS	5	4	-1	<u>Turf weeds</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	92	-8	92%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Lucaya May



Some of the turf at the entrance has died from lack of water and will need to be replaced.



The Zoysia turf along Summerfield is dry but should recover with rain.



The St. Augustine turf along the Summerfield extension is infested with Dog Fennel weeds.



The turf at the park is very dry.



The Awabuki hedge in phase four is wilted.



The turf and plants in phase four are very dry.



The Viburnum plants are dying due to lack of water.



The Podocarpus plants at the mail kiosk in phase four are dying from lack of water.



The landscape around the clubhouse is in good condition.



The annuals look good.



Shrub trimming is better.



AGREEMENT FOR SERVICE

THIS AGREEMENT for OLM, Inc. Services (“Agreement”) is made and entered into this _____ day of _____ 2021, by and between Spring Lake Community Development District (“Owner”), and OLM, Inc., (“OLM”) hereinafter collectively referred to as the “Parties”.

WHEREAS, Owner desires to avail itself of the services of OLM for that certain property located in Riverview, Florida, commonly known as “Spring Lake CDD.”

1. FEES. OLM will perform the Services as defined in Section 4 for the following fees:

A. Monthly Landscape Maintenance Inspection:

1. Perform Grounds Inspection
2. Complete Inspection Report

Total Monthly Fees for A:

Spring Lake CDD \$750.00* *Owner Initials* _____

***This price is contingent upon completing the inspection with other properties in the area.**

These fee amounts quoted in Section 1 above are valid for one (1) year from the commencement of the term as defined in Section 3 below.

2. SIGNATURES. The parties hereto signing this Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

OLM, INC.

OWNER

Signature: _____

Signature: _____

Print Name: Thomas V. Medlock

Print Name: _____

Title: President

Title: _____

Date Signed: _____

Date Signed: _____

3. TERM. The term of this Agreement shall commence on , _____ 2021 and remain in force until terminated. Either party may terminate this Agreement, without cause, upon thirty (30) days written notice to the other Party

4. SERVICES. OLM will perform the following professional services (“Services”).
- A. Monthly Landscape Maintenance Inspection:
1. Perform Grounds Inspection
OLM will schedule and coordinate the Monthly landscape maintenance inspections that are performed once a month. These inspections of the property will consist of a thorough visit of the exterior landscape areas by OLM, the Owner’s representative and the landscape maintenance Contractor.
- a. Develop Monthly Landscape Maintenance Inspection Program
OLM will develop the Monthly maintenance inspection program where OLM and Owner will visit the property once per month with the Contractor. OLM will evaluate the Landscape Maintenance Contractor’s performance.
- b. Develop Weekly Maintenance Worksheets
OLM will develop a Weekly Maintenance Worksheet that the Contractor must turn in after each visit to the property. This worksheet is designed to be a communications tool for the Contractor to the Owner.
2. Complete Inspection Report
After each Monthly landscape maintenance inspection, OLM will develop a detailed report to be provided to the Owner and Contractor. All items on the report are the responsibility of the Contractor to perform or correct prior to the next grounds inspection. OLM is not responsible for identifying and resolving safety issues of any type.
- B. Additional Services:
Additional Services may be performed by OLM upon mutual agreement between the Parties by written amendment to the Agreement.
5. FEES AND EXPENSES.
- A. Monthly Landscape Inspection Fees and Expenses:
1. All printing, postage, shipping and long distance telephone costs necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
2. All travel costs including airfare, car rental, lodging, meals, etc. necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
6. PAYMENT. OLM will invoice for the Monthly Landscape Maintenance Inspections, including reimbursable expenses, upon completion of each inspection.

Payment by Owner shall be due within thirty (30) days of receipt of invoice from OLM.

OLM will invoice for any customer requests of services outside of the above stated services upon completion of such requests.

Invoices outstanding for sixty (60) days or more may result in the discontinuation of Services by OLM. Services will be resumed by OLM upon the receipt of payment in full for such outstanding invoices.

If full payment is not received within ninety (90) days, an interest charge of one and one-half percent (1-1/2%) per month (18% per annum) will be added to the invoice. All accrued interest charges shall be added to Owner’s account and shall be due and payable in full in the same manner as set forth for invoices herein. Acceptance by OLM of less than full payment shall not be a waiver of any of its rights.

Owner agrees to pay all costs of collection, including fifteen percent (15%) of the principal and interest due as attorney's fees, if any past due amounts are collected by legal action or through an attorney-at-law.

Should this Agreement be terminated by either Party, OLM will discontinue the Services and will deliver all completed and/or uncompleted work-products "as-is" to Owner and OLM will invoice an amount based on the percentage of work completed for the Maintenance Inspections, including all unpaid reimbursable expenses.

7. **INSURANCE.** During the life of this Agreement, OLM shall at all times carry on and maintain at OLM's sole expense, automobile liability insurance (including employer's non-Ownership liability) of not less than One Million Dollars (1,000,000) combined single limit for bodily injury and property damage and General Aggregate in the amount of Three Million Dollars (3,000,000).

OLM shall maintain all of the foregoing insurance coverage in full force and effect until the Services under this Agreement are fully completed.

8. **INDEMNIFICATION.** Each Party hereby indemnifies and saves harmless (including court costs and reasonable attorney's fees) the other Party and its officers, employees and agents from all suits, actions or claims of any nature resulting from the indemnifying party's negligence or willful or reckless conduct. A Party shall be relieved of liability under this indemnification to the extent that such liability arises out of any claim or suit which is attributable to the act or failure to act of the other Party. Each Party indemnifies and saves harmless the other Party from all such costs and claims arising out of such Party's failure to perform any obligation assigned to it hereunder.

9. **RELATIONSHIP BETWEEN THE PARTIES.** Nothing herein shall be interpreted or construed so as to create any permanent relationship between the Parties. In performing the services under this Agreement, OLM shall operate as an independent contractor and shall not act as or be an agent or employee of Owner. OLM shall in no way have authority to bind or obligate Owner in any respect.

10. **SUBCONTRACTORS.** OLM reserves the right to use a subcontractor(s) to perform any of the Services described in Section 4 above.

11. **NOTICES.** Notices shall be in writing, effective upon receipt, if mailed, emailed, or faxed to:

OLM: OLM, Inc.
975 Cobb Place Blvd., Suite 304
Kennesaw, GA 30144
Attn: Tommy Medlock
Phone: 770-420-0900
Fax: 770-420-0904
medlock@olminc.com

OWNER: Spring Lake CDD
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn.: Rick L. Reidt, District Manager
rick.reidt@merituscorp.com

12. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

13. MISCELLANEOUS. This Agreement, together with any Exhibits, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all previous agreements, both oral and written.

The invalidity in whole or in part of any provision of this Agreement shall not affect the validity of any other provision.

No subsequent agreement concerning this Agreement shall be effective unless made in writing and executed by authorized representatives of the Parties.



AGREEMENT FOR SERVICE

THIS AGREEMENT for OLM, Inc. Services (“Agreement”) is made and entered into this _____ day of _____ 2021, by and between Lucaya Lake Club Homeowner Association (“Owner”), and OLM, Inc., (“OLM”) hereinafter collectively referred to as the “Parties”.

WHEREAS, Owner desires to avail itself of the services of OLM for that certain property located in Riverview, Florida, commonly known as “Lucaya Lake Club HOA.”

1. FEES. OLM will perform the Services as defined in Section 4 for the following fees:

A. Monthly Landscape Maintenance Inspection:

1. Perform Grounds Inspection
2. Complete Inspection Report

Total Monthly Fees for A:

Spring Lake CDD \$1,000* *Owner Initials* _____

***This price is contingent upon completing the inspection with other properties in the area.**

These fee amounts quoted in Section 1 above are valid for one (1) year from the commencement of the term as defined in Section 3 below.

2. SIGNATURES. The parties hereto signing this Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

OLM, INC.

OWNER

Signature: _____

Signature: _____

Print Name: Thomas V. Medlock

Print Name: _____

Title: President

Title: _____

Date Signed: _____

Date Signed: _____

3. TERM. The term of this Agreement shall commence on , _____ 2021 and remain in force until terminated. Either party may terminate this Agreement, without cause, upon thirty (30) days written notice to the other Party

4. SERVICES. OLM will perform the following professional services (“Services”).
- A. Monthly Landscape Maintenance Inspection:
1. Perform Grounds Inspection
OLM will schedule and coordinate the Monthly landscape maintenance inspections that are performed once a month. These inspections of the property will consist of a thorough visit of the exterior landscape areas by OLM, the Owner’s representative and the landscape maintenance Contractor.
- a. Develop Monthly Landscape Maintenance Inspection Program
OLM will develop the Monthly maintenance inspection program where OLM and Owner will visit the property once per month with the Contractor. OLM will evaluate the Landscape Maintenance Contractor’s performance.
- b. Develop Weekly Maintenance Worksheets
OLM will develop a Weekly Maintenance Worksheet that the Contractor must turn in after each visit to the property. This worksheet is designed to be a communications tool for the Contractor to the Owner.
2. Complete Inspection Report
After each Monthly landscape maintenance inspection, OLM will develop a detailed report to be provided to the Owner and Contractor. All items on the report are the responsibility of the Contractor to perform or correct prior to the next grounds inspection. OLM is not responsible for identifying and resolving safety issues of any type.
- B. Additional Services:
Additional Services may be performed by OLM upon mutual agreement between the Parties by written amendment to the Agreement.
5. FEES AND EXPENSES.
- A. Monthly Landscape Inspection Fees and Expenses:
1. All printing, postage, shipping and long distance telephone costs necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
2. All travel costs including airfare, car rental, lodging, meals, etc. necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
6. PAYMENT. OLM will invoice for the Monthly Landscape Maintenance Inspections, including reimbursable expenses, upon completion of each inspection.

Payment by Owner shall be due within thirty (30) days of receipt of invoice from OLM.

OLM will invoice for any customer requests of services outside of the above stated services upon completion of such requests.

Invoices outstanding for sixty (60) days or more may result in the discontinuation of Services by OLM. Services will be resumed by OLM upon the receipt of payment in full for such outstanding invoices.

If full payment is not received within ninety (90) days, an interest charge of one and one-half percent (1-1/2%) per month (18% per annum) will be added to the invoice. All accrued interest charges shall be added to Owner’s account and shall be due and payable in full in the same manner as set forth for invoices herein. Acceptance by OLM of less than full payment shall not be a waiver of any of its rights.

Owner agrees to pay all costs of collection, including fifteen percent (15%) of the principal and interest due as attorney's fees, if any past due amounts are collected by legal action or through an attorney-at-law.

Should this Agreement be terminated by either Party, OLM will discontinue the Services and will deliver all completed and/or uncompleted work-products "as-is" to Owner and OLM will invoice an amount based on the percentage of work completed for the Maintenance Inspections, including all unpaid reimbursable expenses.

7. INSURANCE. During the life of this Agreement, OLM shall at all times carry on and maintain at OLM's sole expense, automobile liability insurance (including employer's non-Ownership liability) of not less than One Million Dollars (1,000,000) combined single limit for bodily injury and property damage and General Aggregate in the amount of Three Million Dollars (3,000,000).

OLM shall maintain all of the foregoing insurance coverage in full force and effect until the Services under this Agreement are fully completed.

8. INDEMNIFICATION. Each Party hereby indemnifies and saves harmless (including court costs and reasonable attorney's fees) the other Party and its officers, employees and agents from all suits, actions or claims of any nature resulting from the indemnifying party's negligence or willful or reckless conduct. A Party shall be relieved of liability under this indemnification to the extent that such liability arises out of any claim or suit which is attributable to the act or failure to act of the other Party. Each Party indemnifies and saves harmless the other Party from all such costs and claims arising out of such Party's failure to perform any obligation assigned to it hereunder.

9. RELATIONSHIP BETWEEN THE PARTIES. Nothing herein shall be interpreted or construed so as to create any permanent relationship between the Parties. In performing the services under this Agreement, OLM shall operate as an independent contractor and shall not act as or be an agent or employee of Owner. OLM shall in no way have authority to bind or obligate Owner in any respect.

10. SUBCONTRACTORS. OLM reserves the right to use a subcontractor(s) to perform any of the Services described in Section 4 above.

11. NOTICES. Notices shall be in writing, effective upon receipt, if mailed, emailed, or faxed to:

OLM: OLM, Inc.
975 Cobb Place Blvd., Suite 304
Kennesaw, GA 30144
Attn: Tommy Medlock
Phone: 770-420-0900
Fax: 770-420-0904
medlock@olminc.com

OWNER: Lucaya Lake Club Homeowner Association
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn.: Rick L. Reidt, District Manager
rick.reidt@merituscorp.com

12. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

13. MISCELLANEOUS. This Agreement, together with any Exhibits, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all previous agreements, both oral and written.

The invalidity in whole or in part of any provision of this Agreement shall not affect the validity of any other provision.

No subsequent agreement concerning this Agreement shall be effective unless made in writing and executed by authorized representatives of the Parties.



AGREEMENT FOR SERVICE

THIS AGREEMENT for OLM, Inc. Services (“Agreement”) is made and entered into this _____ day of _____ 2021, by and between Spring Lake Community Development District and Lucaya Lake Club Homeowner Association (“Owner”), and OLM, Inc., (“OLM”) hereinafter collectively referred to as the “Parties”.

WHEREAS, Owner desires to avail itself of the services of OLM for that certain property located in Riverview, Florida, commonly known as “Spring Lake CDD and Lucaya Lake Club HOA.”

1. FEES. OLM will perform the Services as defined in Section 4 for the following fees:

A. OLM Exterior Landscape Maintenance Bid Package:

- 1. Develop Request for Proposal (RFP)
- 2. Develop Landscape Maintenance Services and Specifications
- 3. Develop Seasonal Color Specifications
- 4. Submit Finalized Contract(s) for Execution

Total Fees for A:

Spring Lake CDD and Lucaya Lake Club HOA	\$ <u>7,000</u>	Owner Initials _____
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These fee amounts quoted in Section 1 above are valid for one (1) year from the commencement of the term as defined in Section 3 below.

2. SIGNATURES. The parties hereto signing this Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

OLM, INC.

OWNER

Signature: _____

Signature: _____

Print Name: Thomas V. Medlock

Print Name: _____

Title: President

Title: _____

Date Signed: _____

Date Signed: _____

3. TERM. The term of this Agreement shall commence on _____, 2021, and remain in force for twelve (12) months unless terminated by either Party.

4. SERVICES. OLM will perform the following professional services (“Services”).

A. OLM Exterior Landscape Maintenance Bid Package:

1. Develop Request for Proposal (RFP)
OLM will develop a customized RFP document that will be sent to qualified landscape maintenance contractors. The RFP will include specific bidder instructions regarding site visits, pricing instructions, bid forms, proposal preparation and delivery. Also included will be the customized scope of work and the contract format.
2. Develop Landscape Maintenance Services and Specifications
OLM will tailor a detailed scope of work for the property(ies) including specifications for turf, shrub, tree and perennial maintenance, groundcover, mulch, natural areas, irrigation systems, etc.
3. Develop Seasonal Color Specifications
OLM will prepare seasonal color specifications, establishing yearly seasonal color operating budgets. Complete installation costs and maintenance costs of beds and plant material will be furnished in this contract.
4. Submit Finalized Contract(s) for Execution
OLM will submit final contract documents for execution.

B. Additional Services:

Additional Services may be performed by OLM upon mutual agreement between the Parties by written amendment to the Agreement.

5. BID PACKAGE NON-EXCLUSIVE LICENSE. Upon execution of this Agreement and receipt of payment for the Exterior Landscape Maintenance Bid Package services, OLM and Thomas V. Medlock, President, shall grant to Owner a non-exclusive license to use the copyrighted bid package materials for the properties identified on page one (1) of this Agreement.

6. FEES AND EXPENSES.

A. Bid Package Fees and Expenses:

1. All printing, postage, shipping and blueprinting costs necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
2. All travel costs including airfare, car rental, lodging, meals, etc. necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.

7. PAYMENT. OLM will invoice for the Exterior Landscape Maintenance Bid Package upon delivery of the Bid Summary Package described in Section 4.A.5 above.

The fee will be billed over 12 equal monthly payments. Payment shall be due within thirty (30) days of receipt of invoice from OLM.

OLM will invoice for any customer requests of services outside of the above stated services upon completion of such requests.

Invoices outstanding for sixty (60) days or more may result in the discontinuation of Services by OLM. Services will be resumed by OLM upon the receipt of payment in full for such outstanding invoices.

If payment is not received within ninety (90) days, an interest charge of one and one-half percent (1-1/2%) per month (18% per annum) will be added to the invoice. All accrued interest charges shall be added to Managing Agent's account and shall be due and payable in full in the same manner as set forth for invoices herein. Acceptance by OLM of less than full payment shall not be a waiver of any of its rights.

Owner agrees to pay all costs of collection, including fifteen percent (15%) of the principal and interest due as attorney's fees, if any past due amounts are collected by legal action or through an attorney-at-law.

Should this Agreement be terminated by either Party, OLM will discontinue the Services and will deliver all completed and/or uncompleted work-products "as-is" to Owner and OLM will invoice an amount based on the percentage of work completed for the Bid Package and Maintenance Inspections, including all unpaid reimbursable expenses.

8. PROPRIETARY INFORMATION. The Exterior Landscape Maintenance Bid Package materials, including specifications, designs and reports and all other related information as instruments of the Services shall remain the property of OLM, whether the project(s) for which they were made is executed or not, and shall not be reproduced in any form without the written consent of OLM.

9. INSURANCE. During the life of this Agreement, OLM shall at all times carry on and maintain at OLM's sole expense, automobile liability insurance (including employer's non-Ownership liability) of not less than One Million Dollars (1,000,000) combined single limit for bodily injury and property damage and General Aggregate in the amount of Three Million Dollars (3,000,000).

OLM shall maintain all of the foregoing insurance coverage in full force and effect until the Services under this Agreement are fully completed.

10. INDEMNIFICATION. Each Party hereby indemnifies and saves harmless (including court costs and reasonable attorney's fees) the other Party and its officers, employees and agents from all suits, actions or claims of any nature resulting from the indemnifying party's negligence or willful or reckless conduct. A Party shall be relieved of liability under this indemnification to the extent that such liability arises out of any claim or suit which is attributable to the act or failure to act of the other Party. Each Party indemnifies and saves harmless the other Party from all such costs and claims arising out of such Party's failure to perform any obligation assigned to it hereunder.

11. RELATIONSHIP BETWEEN THE PARTIES. Nothing herein shall be interpreted or construed so as to create any permanent relationship between the Parties. In performing the services under this Agreement, OLM shall operate as an independent contractor and shall not act as or be an agent or employee of Managing Agent. OLM shall in no way have authority to bind or obligate Owner in any respect.

12. SUBCONTRACTORS. OLM reserves the right to use a subcontractor(s) to perform any of the Services described in Section 4 above.

13. NOTICES. Notices shall be in writing, effective upon receipt, if mailed, emailed, or faxed to:

OLM: OLM, Inc.
975 Cobb Place Blvd., Suite 304
Kennesaw, GA 30144
Attn: Tommy Medlock
Phone: 770-420-0900
Fax: 770-420-0904
tmedlock@olminc.com

OWNER: Spring Lake CDD and Lucaya Lake Club Homeowner Association
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn.: Rick L. Reidt, District Manager
rick.reidt@merituscorp.com

14. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

15. MISCELLANEOUS. This Agreement, together with any Exhibits, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all previous agreements, both oral and written.

The invalidity in whole or in part of any provision of this Agreement shall not affect the validity of any other provision.

No subsequent agreement concerning this Agreement shall be effective unless made in writing and executed by authorized representatives of the Parties.

Spring Lake Community Development District
Lake and Dock Rules (Draft)
(As of May 31, 2021)

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2021 at a duly noticed public meeting, the Board of Supervisors of the Spring Lake Community Development District adopted the following Rules to govern the use of Lake Lucaya, the use and operation of watercraft and vessels upon the lake, and construction and use of private Docks within the lake.

1. **Introduction.** These Rules address the terms and conditions associated with the use of Lake Lucaya, the use and operation of watercraft and vessels within Lake Lucaya, and construction and use of private Docks within Lake Lucaya. The Spring Lake Community Development District (CDD) is a public entity. All applicable regulations and statutes pertaining to waters of the State of Florida apply.
2. **Hours of Operation.** Residents, their guests and authorized users may use Lake Lucaya from dawn to dusk.
3. **Usage Guidelines.** Lake Lucaya is designed for fishing and recreational use. Swimming is not permitted as the lake is NOT designed for swimming. Residents, their guests, and authorized users utilize Lake Lucaya at their own risk. Hazards include but are not limited to alligators, snakes, toxic algae, parasites, bacteria, and amoeba.
4. **Fishing.** Fishing at Lake Lucaya is catch and release. Residents, their accompanied guests, and authorized users may fish from the Community Dock and the lake bank behind the Club House and Pool. Fishing from watercraft and vessels registered with the Lucaya Lake Club Homeowners Association (LLC HOA) is allowed. Lakefront residents and their guests may also fish from the CDD-owned lake banks adjacent to their property or from their privately-owned docks. Residents, their guests, and authorized users must comply with the provisions of s. 379.354 (2020) and be properly licensed to fish in freshwater unless exempt under s. 379.353 (2020).
5. **Non-motorized Watercraft and Non-motorized Vessel Registration and Operation Requirements.** Lucaya Lake Club Residents shall first register all non-motorized canoes, kayaks, paddleboards, paddleboats, sailboards, sailboats, windsurfing boards and rowboats with the Lake Lucaya Club Homeowners Association before such non-motorized watercraft/vessels may operate upon Lake Lucaya. These non-motorized watercraft/vessels may not exceed seventeen (17)

feet in length and must prominently display a valid LLC HOA registration sticker on the starboard/right side of the bow/front of the non-motorized watercraft/vessel.

- a. Submission of Application. Applications to register a Non-motorized Watercraft/Vessel to operate on Lake Lucaya shall be submitted by a homeowner or their designated tenant owning the watercraft/vessel with fees required to the LLC HOA Community Association Manager who shall have the authority to approve or deny such application in accordance with the provisions of these Rules. Applications shall be made using the Lucaya Lake Club HOA Boater Registration Form. The Community Association Manager shall issue a Lake Lucaya Registration Sticker for a non-motorized vessel if the requirements of these Rules are satisfied.
 - b. Display of Lucaya Lake Club Watercraft/Vessel Registration Sticker. All Registration Stickers issued by the LLC HOA to a non-motorized watercraft/vessel under this rule must be posted on the watercraft/vessel in a manner such that they are plainly visible on the starboard/right side of the watercraft/vessel's bow.
 - c. Non-Motorized Watercraft/Vessel Launch. Non-motorized watercraft/vessels may be launched from the Lake Bank behind the Club House and Pool, the Beach or the Community Dock. Please coordinate with the LLC HOA Manager for access to the Community Dock. Lakefront residents may launch non-motorized watercraft/vessels from the lake bank adjacent to their property.
 - d. Safety Equipment Required. The owner and operator of a watercraft/vessel is responsible for carrying, store, maintenance and use of the safety equipment required by the United States Coast Guard and Ch. 327 and Ch. 328 of the Florida Statutes.
 - e. Adoption of Procedures. If necessary or appropriate, the Board of Supervisors of the District shall be authorized to adopt procedures to regulate watercraft/vessel certification in a manner consistent with these Rules.
6. **Motorized Vessel Registration and Operation Requirements.** All Lakefront property residents shall first register with the HOA and District any vessel, as said term is defined in s. 327.02(46), Fla. Stat. (2020), before such vessel may operate upon Lake Lucaya. Vessels must prominently display a valid Lucaya Lake Club HOA motorized vessel registration sticker on the starboard/right side of the bow. Motorized vessels may not exceed twenty-four (24) feet in length and two-hundred fifty (250) horsepower (hp) or exceed a wet weight of three thousand (3,000) pounds. Lakefront residents may register up to two (2) motorized vessels, however, they may only operate one registered motorized vessel within the Lake at a time.
- a. Prohibition on Airboats, Personal Watercraft, Two (2)-Stroke Outboard Motors, Wakeboats, and Vessels with Ballast. Airboats; Personal Watercraft; Two (2)-Stroke Outboard Motors; Wakeboats and motorized vessels equipped

with ballast, ballast tanks or ballast bags and/or wave surf shapers/wedges are NOT authorized to operate on Lake Lucaya.

- b. Lakefront Property Owner/Authorized Tenant Requirement. The Application to Register and operate a motorized vessel upon Lake Lucaya shall be submitted with all required fees by a lakefront property homeowner or their designated tenant owning the motorized vessel to the LLC HOA Community Association Manager. Applications shall be made using the LLC HOA Boater Registration Information Form (*to be updated in coordination with the LLC HOA*). After screening the application for eligibility, the HOA Community Association Manager shall forward the Application to the CDD Manager for final review before approving the Application.
- c. Motorized Vessel Registration Requirements for Lake Lucaya. The District Manager shall review the Application to insure:
 - (1) Proof of insurance coverage for the vessel in amounts approved by the District Manager.
 - (2) Copy of the current registration of the vessel with the State of Florida in accordance with the requirements of Ch. 328, Fla. Stat. (2018). Lake Lucaya is owned by the Spring Lake CDD which is considered a public entity. Therefore, the provisions of s. 328.03(1)(a), Fla. Stat. (2018) apply.
 - (3) Copies of Florida Boater Safety ID Cards for anyone born on or after January 1, 1988 who will be operating a motorized vessel in Lake Lucaya with an engine of ten (10) horsepower or more.

The CDD Manager shall notify the HOA Manager when the above requirements are satisfied. The HOA Manager shall then issue an LLC Registration Sticker for a motorized vessel.

- d. Display of LLC HOA Vessel Registration Sticker. All LLC HOA Registration Stickers issued to a motorized vessel under these Rules must be posted on the registered vessel in a manner such that they are plainly visible on the starboard/right side of the vessel bow.
- e. LLC HOA Registration Fees. All Motorized Vessels registering under these Rules shall pay any required registration fees to the LLC HOA.
- f. Fee Waiver. Any motorized vessel which has been registered pursuant to a registration program administered by the Lucaya Lake Club HOA prior to the effective date of these Rules shall be required to reapply for registration within sixty (60) days of the effective date of these Rules. However, the registration fees shall be waived. Motorized vessels not meeting the requirements of this Policy will not be allowed to re-register and must be removed from the Lake within thirty (30) days.

- g. Wake Restrictions. When operating a vessel on plane or creating a wake, the vessel must remain a minimum of one hundred fifty (150) feet away from the shoreline and avoid repetitive passes. Be a considerate boater. Other residents using the Lake, fish, wildlife habitats, shorelines and shoreline structures are vulnerable to the effects of wakes and wash.
 - h. Safety Equipment Required. The owner and operator of a vessel is responsible for carrying, store, maintenance and use of the safety equipment required by the United States Coast Guard and Ch. 327 and Ch. 328 of the Florida Statutes.
 - i. Adoption of Procedures. If necessary or appropriate, the District Manager shall be authorized to adopt procedures to regulate motorized vessel registration in a manner consistent with these Rules.
7. **Approval of Dock Structures**. No Dock Structure may be constructed, altered or added to within Lake Lucaya except in accordance with the following requirements. The term “Dock Structure” used herein shall refer to a dock and related improvements constructed in the Lake consisting of, without limitation, a deck/walking surface (ie. Boardwalk) on pilings and/or flotation devices, railings, roof, outer boat lift pilings and boat lift, and related improvements which is located adjacent to the rear boundary line of the benefitted lot.
- a. Adoption of the Lucaya Lake Club Master Dock Plan. The Lucaya Lake Club Master Dock Plan (“Master Dock Plan”) Revised June 24, 2020 attached hereto as **Exhibit A**, is hereby adopted. The Master Dock Plan shall govern the type, design and location of private Dock Structures which may be constructed only from properties bordering Lake Lucaya.
 - b. Application Required. Prior to construction, alteration, or addition of any Dock Structure, the owner of such lot shall submit a completed “Request for Review of Dock Plans” (*to be updated in coordination with the LLC HOA*), together with all submittals and fees required therefore, to the HOA Community Association Manager.
 - (1) Review by HOA Community Association Manager. The HOA Community Association Manager will insure the request is (i) submitted by an authorized Lakefront property owner, (ii) is correct for either a shared dock or an individual dock structure as depicted on the Master Dock Plan, and (iii) in the location depicted on the Master Dock Plan. The Community Association Manager will then forward the application to the Design Review Committee.
 - (2) Review by Lucaya Lake Club Design Review Committee (DRC). Upon completion of the architectural review, the DRC will provide their recommendation to the Community Association Manager. If approved, the Community Association Manager will forward the application to the Spring

Lake CDD Manager.

- (3) Review by Spring Lake CDD Manager. The District Manager will review the application for completeness then forward it to the District Engineer for review. Upon the District Engineer's recommendation for approval or denial, the District Manager will send a written approval or denial to the Homeowner and copy of such letter to the LLC HOA. If approved, the homeowner and their Dock construction company will then coordinate logistics regarding the dock construction with the District Manager. No Dock Structure may be constructed, altered, or added until the District Manager has provided a written approval for such construction, alteration, or addition in accordance with these Rules.
 - (4) Review by Spring Lake CDD Engineer. Upon receipt of a fully completed Application, the District Engineer shall review the Application for the limited purpose of determining the consistency of the Application with the provisions of the Master Dock Plan, the District's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the District's Rules and Policies. Upon completion of such review, the District Engineer shall formulate a written recommendation to the District Manager as to whether or not the Application complies with the foregoing. Should the District Engineer determine that the Application is consistent with the Master Dock Plan, the District's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the District's Rules and Policies, the District Engineer shall so advise the District Manager. Should the District Engineer determine that the Application fails to comply with the provisions of the Master Dock Plan, the District's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the District's Rules and Policies, then the District Engineer shall so advise the Homeowner and provide the Homeowner with an opportunity to amend the Application, to include payment of an additional Engineering Services Fee for each resubmittal. If the Homeowner refuses to amend the Application or the amendment of the Application does not cure the failure to comply, then the District Engineer shall so advise the District Manager and advise of the basis upon which the District Engineer determined that the Application fails to comply with the foregoing.
 - (5) Approval Letter for Construction. Following receipt of the District Engineer's approval of the Application, the District Manager shall then issue the Approval Letter for Construction.
- c. Appeal of Denial. An applicant whose Application was not approved by the District Engineer may appeal such denial by furnishing written notice of appeal to the District Manager within ten (10) days of receipt of the denial notice. The written notice of appeal shall set forth the grounds for the appeal to the CDD Board of Supervisors. The CDD Board of Supervisors shall exercise good faith

efforts to consider the appeal as soon as reasonably possible following receipt of the appeal at a regularly scheduled meeting of the Board of Supervisors. The determination of the Board of Supervisors regarding the appeal shall be final.

- d. Scope of Review. The District's review of the Application is limited to a determination of whether the proposed Dock Structure is consistent with the Master Dock Plan, the District's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the District's Rules and Policies. The District shall not be responsible for determining whether the proposed Dock Structure complies with any applicable laws, rules and regulations, code and ordinances, including, without limitation, zoning ordinances, subdivision regulations and current building codes, nor shall the District be responsible for confirming the receipt or existence of any necessary legal rights to conduct the work and install and operate the proposed Dock Structure, including but not limited to applicable permits, real estate rights, licenses, and/or approvals of the Lucaya Lake Club Homeowners Association. The District shall have no liability or obligation to determine whether the proposed Dock complies with any such laws, rules, regulations, codes or ordinances and/or whether any such rights and/or approvals have been obtained.
 - e. Dock Structure Size Limitations. No Dock shall be larger than twelve feet by twelve feet (12x12). No Boardwalk walkway shall be more than four (4) feet wide or thirty-five (35) feet long. No Boat Lift roof structure shall be larger than twelve by twenty-four (12x24) feet and must run perpendicular to the dock. A Boat Lift may be designed to accommodate two vessels, providing the stored vessels do not exceed the limits of the approved roof dimensions.
 - f. No Vested Rights. Nothing contained in this rule or the Master Dock Plan shall be construed or interpreted to vest or create in the owner of any lot bordering the Lake Lucaya the right to construct a Dock from such lot.
8. **Vessel Operating Regulations**. All operators of any vessel operating upon Lake Lucaya shall comply with the following operating regulations.
- a. Compliance with Applicable Law. All operators of any vessels operating upon Lake Lucaya shall comply with all applicable federal, state and local laws, rules and regulations pertaining to boating and navigational safety.
 - b. Navigational Lights. All navigation lights of any vessel must be on during any period of restricted visibility.
 - c. Right of Way. Vessels not under motorized power (e.g., sailboats, canoes, kayaks, rowboats, etc.) shall have the right of way upon Lake Lucaya. Nevertheless, operators of vessels not under power shall make every effort to stay out of the way of motorized vessels.
 - d. Lake Bank. In order to prevent damage to the storm water management system,

no motorized vessel shall be tied, or otherwise secured, to the lake bank.

9. **Authority of District Manager and Engineer.** The District Manager and Engineer shall have the authority to take such actions as may be necessary to implement and administer the provisions of these Rules.





EXHIBIT A: Lake Lucaya Master Dock Plan

Specific Authority: §§ 120.69, 190.011, 190.012, Fla. Stat.
Law Implemented: §§ 120.69, 190.011, 190.012, Fla. Stat.

EXHIBIT A:
Lake Lucaya Master Dock Plan
(Revised June 24, 2020)

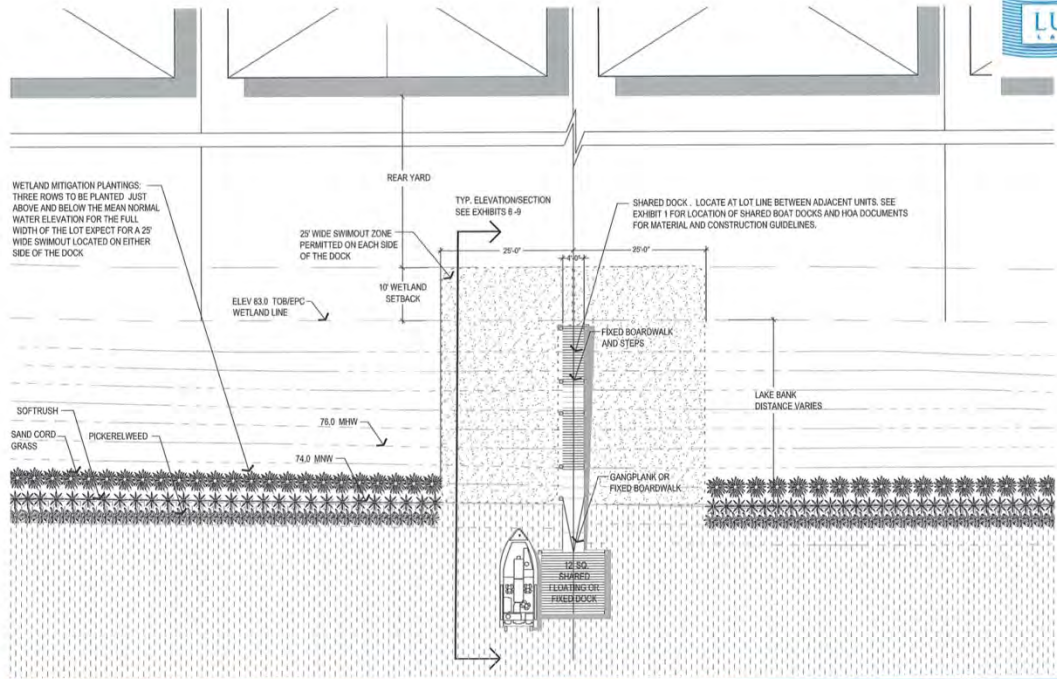


LEGEND

-  Typical Pairs of Lots With Shared Docks
-  Typical Pairs of Lots With Shared Docks
-  Typical Lot With with Individual Dock
-  Location of Detailed Dock Plans and Cross Sections. See Exhibits 2-7.

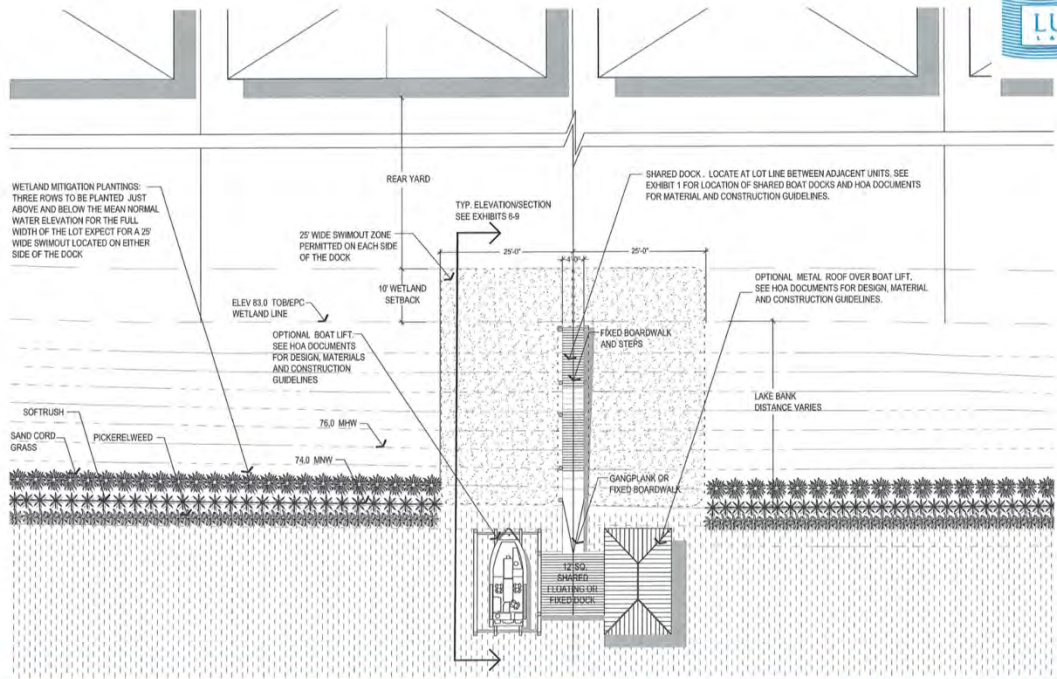
OK RHODLINE RD, LLC
TAMPA, FLORIDA
REVISED: JUNE 24, 2020

EXHIBIT 1
MASTER DOCK PLAN KEY MAP



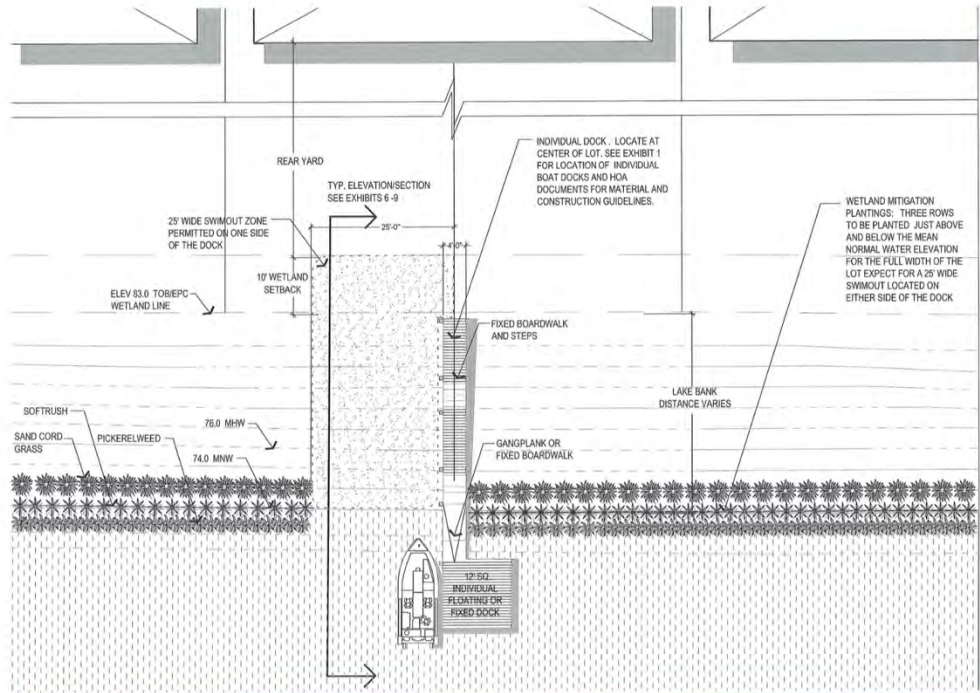
OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 2
TYPICAL SHARED BASE FLOATING OR FIXED DOCK LAYOUT



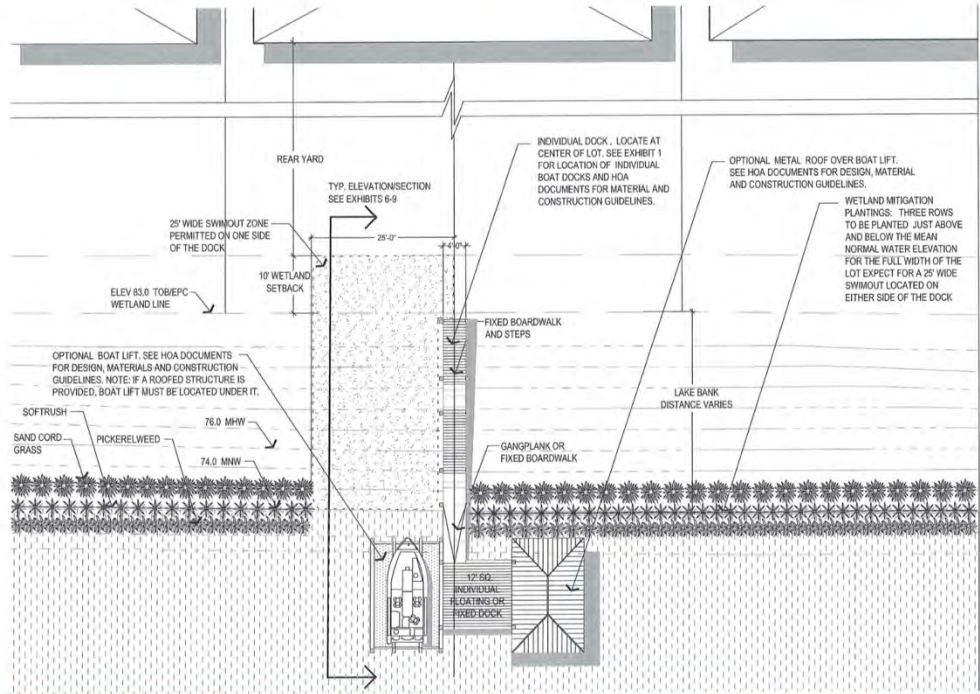
OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 3
TYPICAL SHARED BASE FLOATING OR FIXED DOCK LAYOUT WITH DESIGN OPTIONS



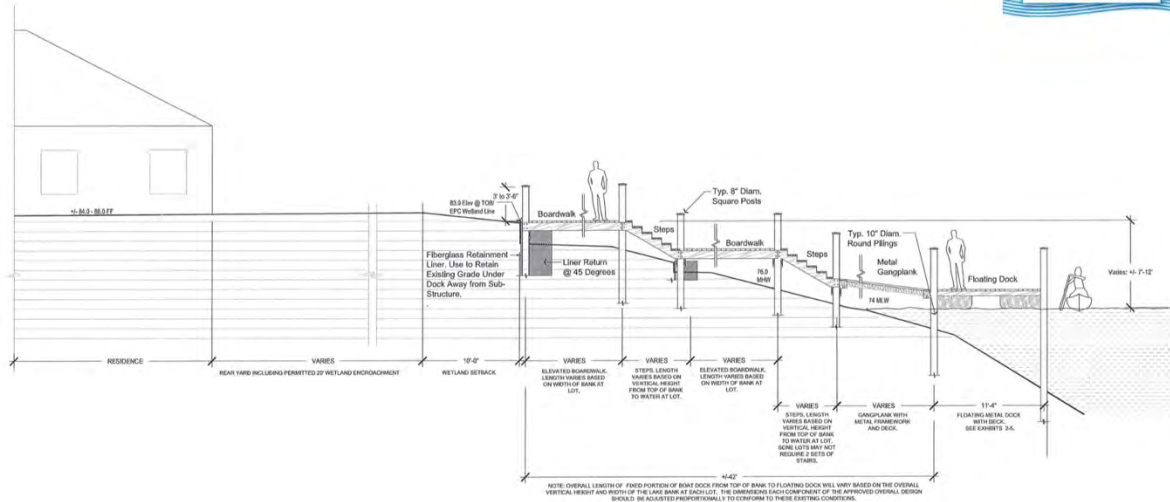
OK RHODLINE, LLC
TAMPA, FLORIDA

EXHIBIT 4
TYPICAL INDIVIDUAL BASE FLOATING OR FIXED DOCK LAYOUT



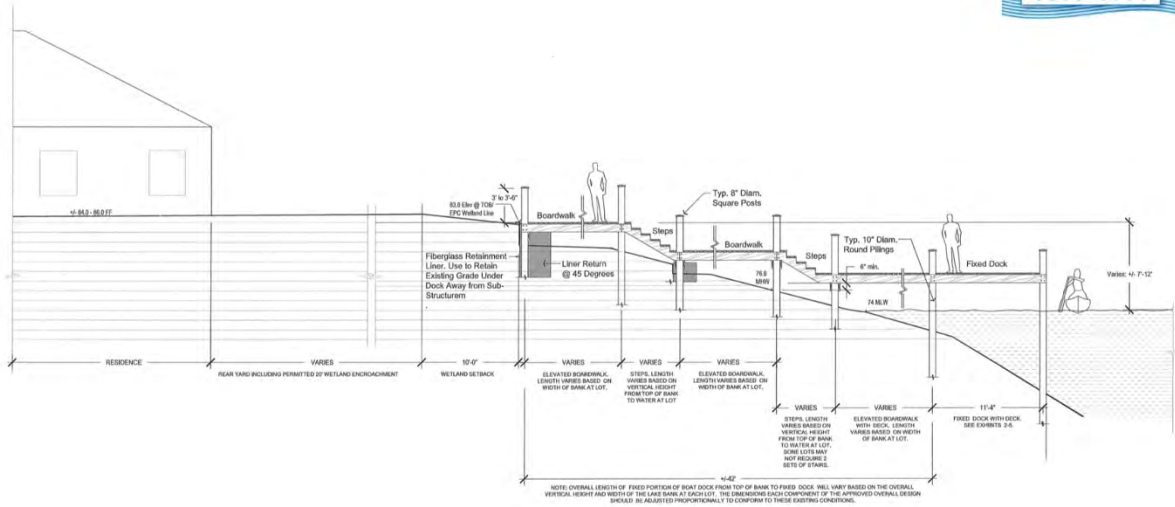
OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 5
TYPICAL INDIVIDUAL BASE FLOATING OR FIXED DOCK LAYOUT WITH DESIGN OPTIONS



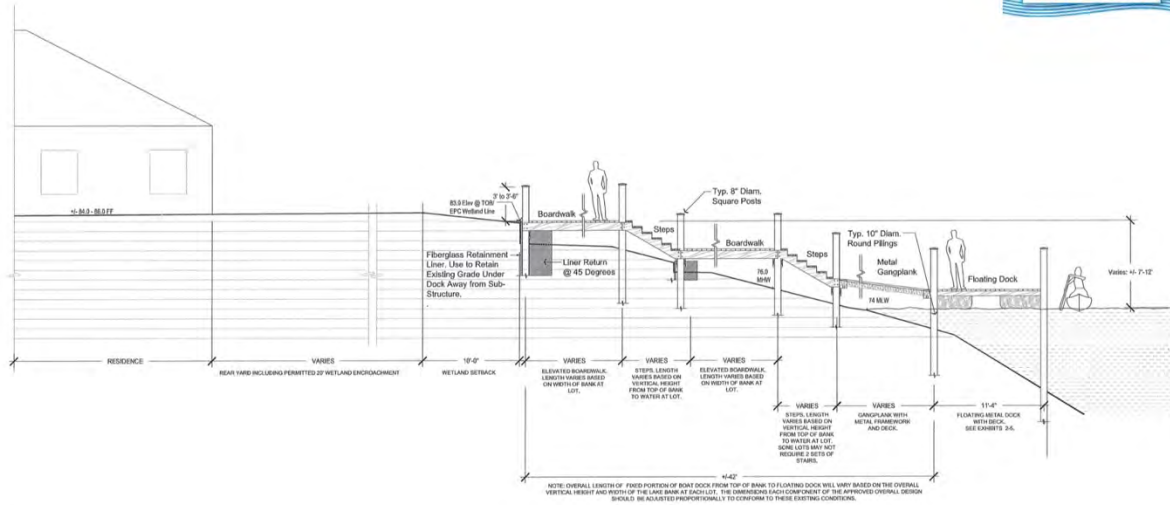
OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 6
TYPICAL SHARED AND INDIVIDUAL BASE FLOATING DOCK SECTION



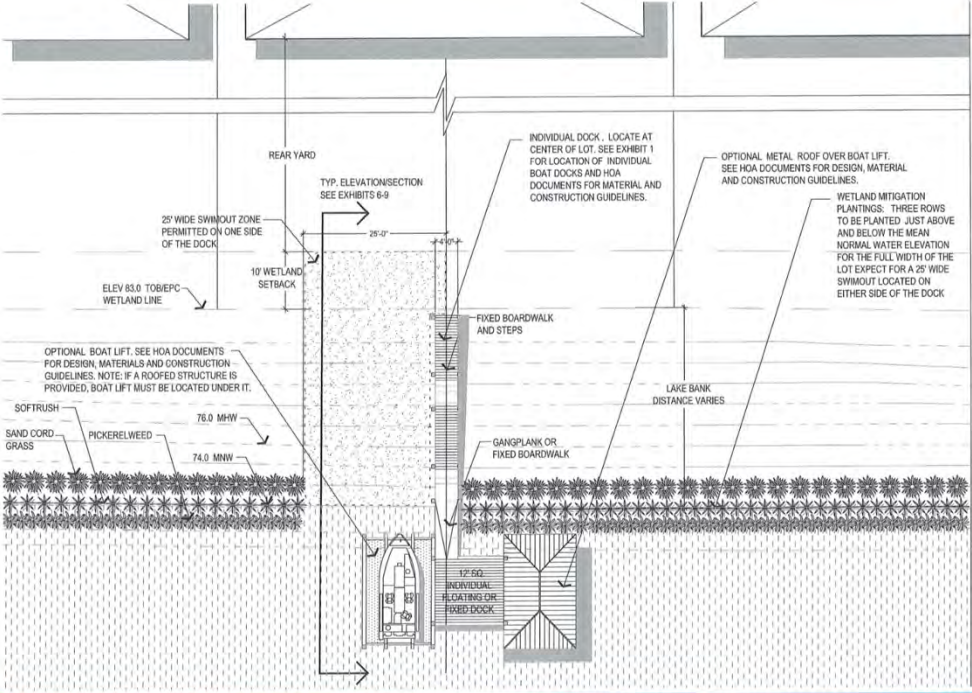
OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 8
TYPICAL SHARED AND INDIVIDUAL BASE FIXED DOCK SECTION



OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 6
TYPICAL SHARED AND INDIVIDUAL BASE FLOATING DOCK SECTION



OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 5
TYPICAL INDIVIDUAL BASE FLOATING OR FIXED DOCK LAYOUT WITH DESIGN OPTIONS

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

May 4, 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, May 4, 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, May 4, 2021 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Warren Keipper	Chair	
Ruth Brown	Vice-Chair	
William Kidwell	Supervisor	
Chrissy Nieves	Supervisor	<i>via conference call</i>
Tom Bigelow	Supervisor	

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>
Michael Eckert	District Counsel, Hopping Green & Sams	<i>via conference call</i>
Greg Funk	Brightview Landscaping	

There were 24 audience members in attendance.

The President of the HOA was also in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

11711, 11726, 11723, 11727 Lake Lucaya Drive residents all spoke on easement encroachments.

A resident provided a letter to the Board on PBB and discussed HOA land suggestions.

3. STAFF REPORTS

A. District Engineer

i. Discussion on Fence Encroachment on Lake Bank

Mr. Chang and Mr. Eckert went over the fence encroachments on the lake bank in detail. The Board appointed Supervisor Brown to work with Mr. Reidt and the Engineer to develop a

45 District policy on easements to be presented at the next meeting. The Board took no further
46 action at this time on the encroachments.

47
48 The Board then discussed the DRC docks and the Master Docks Plan. The Board also discussed
49 the Lucaya Lake rules and enforcement, including trespassing as CDD enforcement. The Board
50 assigned Supervisor Brown to work with the District Manager and Counsel on lake rules and
51 dock policies, as well as boat permits. The policies will be presented at the next meeting.

52
53 **B. District Counsel**

54 **i. Discussion on Revised Rate Fees from District Counsel**

55
56 The Board discussed the revised rate fees for District Counsel.

57
58 MOTION TO: Approve the revised rate fees for District Counsel.
59 MADE BY: Supervisor Brown
60 SECONDED BY: Supervisor Warren
61 DISCUSSION: None further
62 RESULT: Called to Vote: Motion PASSED
63 4/0 - Motion Passed Unanimously

64
65 **ii. Discussion on HOA/CDD Land Transfers**

66
67 The Board discussed the HOA/CDD land transfers. The Board agreed to transfer Tract E the park
68 area for only inside of the gate, to include the pergola and improvements, with easement rights
69 for access to the rear drainage area behind, which will remain CDD. Tract D was approved for
70 transfer to the CDD with the easement for the mailboxes going to the HOA.

71
72 MOTION TO: Have the Tract E park area only to be transferred to
73 the HOA, including the pergola with improvements,
74 with easement access and drainage for the easement
75 allowed to the CDD, and including the Tract D
76 transfer to the CDD.
77 MADE BY: Supervisor Bigelow
78 SECONDED BY: Supervisor Keipper
79 DISCUSSION: None further
80 RESULT: Called to Vote: Motion PASSED
81 4/0 - Motion Passed Unanimously

82
83 The Board continued to discuss the transfer. The mapping will be finalized, and Mr. Eckert and
84 Mr. Chang will finalize all transfers with the HOA.

87 **C. District Manager**

88 **i. Action Item List**

89 **ii. Community Inspection Reports**

90
91 Mr. Reidt reviewed the action item list and community inspection reports with the Board.

92
93
94 **4. BUSINESS ITEMS**

95 **A. Discussion on Brightview Amendment #3 to Landscape & Irrigation Maintenance**

96
97 The Board discussed the amendment.

98
99
100 MOTION TO: Approve Brightview Amendment #3.
101 MADE BY: Supervisor Keipper
102 SECONDED BY: Supervisor Kidwell
103 DISCUSSION: None further
104 RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

105
106 **B. Discussion on Landscaping Enhancement Proposals**

107
108 Greg Funk from Brightview went over that the mulch will be installed May 25-27. Steven will
109 verify the quantities. The Phase 4 palm removals will begin this week, and the Emerald Shores turf
110 and viburnum will be installed early next week. The Board requested to have the center island Tract
111 A cleaned by Ryan Homes and for Brightview to trim the plant material. The Board also wanted to
112 make sure that the sod destroyed by Lot 1 and the old sod in the wetland area is cleared and
113 corrected by Ryan Homes.

114
115 The Board discussed the plant replacement along Rhodine.

116
117
118 MOTION TO: Approve the Brightview plant replacement proposal
for \$4,681.63.
119 MADE BY: Supervisor Brown
120 SECONDED BY: Supervisor Bigelow
121 DISCUSSION: None further
122 RESULT: Called to Vote: Motion PASSED
123 4/0 - Motion Passed Unanimously

124
125

126 **C. Discussion on OLM and RFP for Landscaping**

127
128 The Board discussed doing an RFP for landscaping and hiring OLM to help with the process. The
129 Board directed Mr. Reidt to contact Paul Woods at OM to make a presentation to jointly bid the
130 HOA and CDD at the same time. Mr. Reidt will ask Mr. Woods to attend the next meeting.

131
132 **D. Consideration of Resolution 2021-09; Approving Fiscal Year 2022 Proposed**
133 **Budget & Setting Public Hearing**

134
135 Mr. Reidt went over the budget line items with the Board. The Board discussed the budget. The
136 public hearing will be set for August 3, 2021 at 6:30 p.m. at the same location.

137
138 MOTION TO: Approve Resolution 2021-09.
139 MADE BY: Supervisor Kidwell
140 SECONDED BY: Supervisor Bigelow
141 DISCUSSION: None further
142 RESULT: Called to Vote: Motion PASSED
143 4/0 - Motion Passed Unanimously

144
145 **E. Annual Notice of Qualified Electors**

146
147 Mr. Reidt announced that as of April 15, 2021, Spring Lake CDD had 1,179 qualified electors.

148
149 **F. Discussion on Reserve Study Proposal**

150
151 The Board discussed the reserve study proposal.

152
153 MOTION TO: Approve the Florida Reserve Study and Appraisal
154 Level 1 proposal with the Chair and Mr. Reidt
155 working with them to prepare it.
156 MADE BY: Supervisor Brown
157 SECONDED BY: Supervisor Keipper
158 DISCUSSION: None further
159 RESULT: Called to Vote: Motion PASSED
160 4/0 - Motion Passed Unanimously

161
162
163

164 **5. CONSENT AGENDA**

165 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting April 6,**
166 **2021**

167 **B. Consideration of Operations and Maintenance Expenditures March 2021**
168

169 The Board reviewed the minutes and O&Ms.
170

MOTION TO:	Approve Consent Agenda items A and B.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

171
172
173
174
175
176
177 **C. Review of Financial Statements Month Ending March 31, 2021**

178 The Board reviewed the financials. Mr. Reidt noted that the District is doing well.
179
180
181

182
183 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
184

185 Supervisor Bigelow reported on the M1 and M2 weir video to Mr. Chang. Mr. Reidt stated that
186 additional repairs to that and to the other outflow have been approved by management under
187 spending authority.
188

189 Supervisor Brown discussed other lake rules for surrounding communities that were shared with
190 her.
191

192 There was a resident request to have the mulch quantity verified on delivery. The Board directed
193 for Steven to do the count on site with the vendor. A resident noted that two trees from 2018
194 were removed and not replaced. Mr. Reidt will look into it. Mr. Reidt will also work with Paul to
195 do phased gradual mulch installation moving forward and will address the Lot 1 turf and
196 dumping with Ryan Homes.
197
198

199 **7. ADJOURNMENT**
200

201	MOTION TO:	Adjourn at 9:22 p.m.
202	MADE BY:	Supervisor Bigelow
203	SECONDED BY:	Supervisor Brown
204	DISCUSSION:	None further
205	RESULT:	Called to Vote: Motion PASSED
206		4/0 - Motion Passed Unanimously

207
208 **These minutes were done in summary format.*
209

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

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

215
216 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
217 **meeting held on _____.**
218

219 _____
220 **Signature** _____
221 **Signature**

222 _____
223 **Printed Name** _____
224 **Printed Name**

225 **Title:** **Title:**
226 **Secretary** **Chairman**
227 **Assistant Secretary** **Vice Chairman**
228

229
230 *Recorded by Records Administrator*
231

232
233
234 _____
235 *Signature*

236
237 _____
238 *Date*



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cardno	309811	\$ 585.00		Maintenance - April 2021
Meritus Districts	10514	3,888.49		District Management Services - April 2021
Monthly Contract Sub-Total		\$ 4,473.49		

Variable Contract				
Cardno	309784	\$ 420.00		Monthly Lake Mgmt - 04/05/2021
Cardno	309826	1,060.00	\$ 1,480.00	Lake Mgmt & Open Water Maint - 04/05/2021
Grau & Associates	20835	700.00		Audit FYE 09/30/2020
Hopping Green & Sams	121979	7,361.21		Professional Services - 04/23/21
Johnson Engineering Inc.	4	1,742.50		Engineering Services thru 04/11/2021
Variable Contract Sub-Total		\$ 11,283.71		

Utilities				
Tampa Electric	211001371262 042021	\$ 194.42		Electric Service thru 04/15/2021
Tampa Electric	211001371445 042021	4,617.12		Electric Service thru 04/14/2021
Tampa Electric	211001371635 042021	662.49		Electric Service thru 04/14/2021
Tampa Electric	211005013209 042021	33.95		Electric Service thru 04/14/2021
Tampa Electric	221000910945 042121	2,713.73		Electric Service thru 04/15/2021
Tampa Electric	221007738356 042021	452.66		Electric Service thru 04/14/2021
Tampa Electric	221007741822 042021	528.43		Electric Service thru 04/14/2021
Tampa Electric	221007753553 042121	387.51		Electric Service thru 04/15/2021
Tampa Electric	221008035422 042021	975.94	\$ 10,566.25	Electric Service thru 04/14/2021
Utilities Sub-Total		\$ 10,566.25		

Regular Services				
BrightView	7284439	\$ 850.00		Medjool Removal - 03/23/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
BrightView	7308944	2,835.00	\$ 3,685.00	Palm Trimming - 03/29/2021
Landmark	2130085 86	427.50		Engineer Service - 04/15/2021
Supervisor: Mary Christiana Nieves	MN040621	200.00		Supervisor Fee - 04/06/2021
Supervisor: Ruth Brown	RB040621	200.00		Supervisor Fee - 04/06/2021
Supervisor: Thomas Bigelow	TB040621	200.00		Supervisor Fee - 04/06/2021
Supervisor: Warren Keipper	WK040621	200.00		Supervisor Fee - 04/06/2021
Supervisor: William Kidwell	WMK040621	200.00	\$ 1,000.00	Supervisor Fee - 04/06/2021
Regular Services Sub-Total		\$ 5,112.50		
Additional Services				
Greenview Landscaping	4SLPLAGRM21	\$ 3,000.00		Mulch Installment - 04/02/2021
Additional Services Sub-Total		\$ 3,000.00		
TOTAL:		\$ 34,435.95		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



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 St.
 Suite A
 Tampa FL 33607**

**Invoice # : 309811
 Invoice Date : 04/05/2021
 Terms : 30 Days
 Project : R19X448500
 Project Manager : Boser, Patrick G.**

Project Name : Spring Lake CDD: Lucaya Lake Club Maintenance

EMAIL ONLY- 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: 3/26/2021

Phase: 56 - Maintenance

	Amount
Monthly Fee	585.00
-March Event	
Subtotal	585.00
Total This Phase	\$585.00
Total Fee Type CPM:	585.00

Amount Due this Invoice

\$585.00

53900
4308
2162

Outstanding Invoices

Number	Date	Balance
309811	04/05/2021	585.00
Total Now Due		585.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
585.00	0.00	0.00	0.00

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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


INVOICE

Invoice Number: 10514
 Invoice Date: Apr 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		4/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		3,750.00
		Postage - February		13.49
		Website Administration		125.00
				

Subtotal	3,888.49
Sales Tax	
Total Invoice Amount	3,888.49
Payment/Credit Applied	
TOTAL	3,888.49



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 # : 309784
Invoice Date : 04/05/2021
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: 3/26/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Mgmt. 7/2020	5,040.00	41.67	2,100.00	1,680.00	420.00
Total Fee Type LS:	5,040.00		2,100.00	1,680.00	420.00

Amount Due this Invoice **\$420.00**

Outstanding Invoices

Number	Date	Balance
309784	04/05/2021	420.00
Total Now Due		420.00

Aging Balances

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

53900
4308
AMB

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
03/11/21	treated
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
01/00/00	0

SPECIES TREATED:					
algae	X	paragrass	-	Additional Services:	
alligator weed	-	pennywort	-	dead fish clean up	-
azola	-	primrose willow	X	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	X
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	X		
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
 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 # : 309826
Invoice Date : 04/05/2021
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: 3/26/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Management 7/2020	12,720.00	75.00	9,540.00	8,480.00	1,060.00
58B20 - Quarterly Open Water Maint. 11/20	900.00	50.00	450.00	450.00	0.00
Total Fee Type LS:	13,620.00		9,990.00	8,930.00	1,060.00

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

Outstanding Invoices

Number	Date	Balance
309826	04/05/2021	1,060.00
Total Now Due		1,060.00

Aging Balances

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

53900
4308
020

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. 20835
Date 04/02/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>700.00</u>
Current Amount Due	\$ <u>700.00</u>

51300
3202

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
700.00	0.00	0.00	0.00	0.00	700.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

April 23, 2021

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

Bill Number 121979
Billed through 03/31/2021

General Counsel
SLCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

03/01/21	MCE	Confer with Mahoney; follow up.	0.20 hrs
03/02/21	MCE	Prepare for, travel to and attend board meeting; return travel.	7.70 hrs
03/05/21	MCE	Follow up from board meeting; confer with Reidt; confer with Mahoney.	0.60 hrs
03/13/21	MCE	Review deed and bill of sale regarding tract I; confer with Mahoney.	0.20 hrs
03/14/21	MCE	Review homeowner association's covenants; prepare comments to same.	2.90 hrs
03/15/21	MCE	Review homeowner association's declaration and proposed amendment; confer with Brown.	4.50 hrs
03/16/21	MCE	Confer with Mahoney; confer with Brown; prepare comments to homeowner association's declaration.	0.20 hrs
03/17/21	MCE	Confer with Mahoney regarding second amendment to homeowner association's declaration.	0.30 hrs
03/18/21	MCE	Review homeowner association covenants and easements; review e-mails regarding homeowner association declaration; confer with Brown.	1.80 hrs
03/18/21	MGC	Review response to auditor request letter.	0.20 hrs
03/18/21	KBB	Prepare response to auditor request letter regarding fiscal year 2019-2020.	1.20 hrs
03/22/21	MCE	Confer with Mahoney; confer with Brown.	0.30 hrs
03/25/21	MKR	Review correspondence from Joint Legislative Audit Committee regarding fiscal year 2018-2019 findings; research history regarding audit findings and prior responses.	0.80 hrs
03/26/21	MCE	Confer with Reidt; prepare dock documents.	0.20 hrs
03/28/21	MCE	Prepare resolution and notices regarding rate making for dock review.	1.20 hrs
03/29/21	MKR	Research district budget and audit findings history; prepare draft response to Joint Legislative Auditing Committee letter regarding fiscal year 2018-2019 audit finding.	1.80 hrs

03/30/21 MCE Review changes to declaration of covenants; develop dock processes and procedures; prepare response to audit letter; review draft agenda. 3.80 hrs

Total fees for this matter \$7,065.50

DISBURSEMENTS

Travel 273.71

Travel - Meals 22.00

Total disbursements for this matter \$295.71

MATTER SUMMARY

Baxter, Kenda B. - Legal Asst. 1.20 hrs 100 /hr \$120.00

Eckert, Michael C. 23.90 hrs 265 /hr \$6,333.50

Collazo, Mike 0.20 hrs 265 /hr \$53.00

Rigoni, Michelle K. 2.60 hrs 215 /hr \$559.00

TOTAL FEES \$7,065.50

TOTAL DISBURSEMENTS \$295.71

TOTAL CHARGES FOR THIS MATTER \$7,361.21

BILLING SUMMARY

Baxter, Kenda B. - Legal Asst. 1.20 hrs 100 /hr \$120.00

Eckert, Michael C. 23.90 hrs 265 /hr \$6,333.50

Collazo, Mike 0.20 hrs 265 /hr \$53.00

Rigoni, Michelle K. 2.60 hrs 215 /hr \$559.00

TOTAL FEES \$7,065.50

TOTAL DISBURSEMENTS \$295.71

TOTAL CHARGES FOR THIS BILL \$7,361.21

Please include the bill number with your payment.

*51400
3107
OK A*

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

April 20, 2021
 Project No: 20214001-000
 Invoice No: 4

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

FEID #59-1173834

Project 20214001-000 Spring Lake CDD Professional Engineering Services

Professional Services through April 11, 2021

Phase 1.0 General Engineering Services

Professional Personnel

			Hours	Rate	Amount
Professional 6					
Chang, Philip	3/8/2021	Storm pond site visit;	4.00	170.00	680.00
Chang, Philip	3/11/2021	Mark up ownership map based on comments from CDD meeting; verify plat information vs ownership map;	1.50	170.00	255.00
Chang, Philip	3/23/2021	Review pool application as it relates to lake slope impacts;	.25	170.00	42.50
Chang, Philip	3/24/2021	Site visit to verify that erosion repairs are complete;	1.75	170.00	297.50
Chang, Philip	3/29/2021	Research plans and respond to question related to homeowner french drain request; Prepare memo for meeting book summarizing pond observations;	1.25	170.00	212.50
Chang, Philip	4/6/2021	Attend monthly meeting via conference call;	.75	170.00	127.50
Chang, Philip	4/7/2021	Coordination/contact vendor to request quote to repair skimmer at M1;	.25	170.00	42.50
Chang, Philip	4/8/2021	Research/review related to french drain at "big" lake; respond to Meritus;	.50	170.00	85.00
Totals			10.25		1,742.50
Total Labor					1,742.50

Total this Phase \$1,742.50

Total this Invoice \$1,742.50

51300
 3103
 ALA

Received
 APR 22 2021

Statement Date: 04/20/2021
Account: 211001371262

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



Current month's charges:	\$194.42
Total amount due:	\$194.42
Payment Due By:	05/11/2021

Your Account Summary

Previous Amount Due	\$192.50
Payment(s) Received Since Last Statement	-\$192.50
Current Month's Charges	\$194.42
Total Amount Due	\$194.42

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00000039-0000404-Page 15 of 26

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Account: 211001371262

Current month's charges:	\$194.42
Total amount due:	\$194.42
Payment Due By:	05/11/2021

Amount Enclosed \$ _____

603235439977

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

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

603235439977211001371262000000194426

Account: 211001371262
Statement Date: 04/20/2021
Current month's charges due 05/11/2021



Details of Charges – Service from 03/17/2021 to 04/15/2021

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	04/15/2021	86,677	84,842	1,835 kWh	1	30 Days

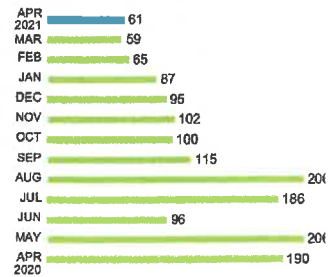
Basic Service Charge				\$18.06
Energy Charge	1,835 kWh @ \$0.05928/kWh			\$108.78
Fuel Charge	1,835 kWh @ \$0.03167/kWh			\$58.11
Storm Protection Charge	1,835 kWh @ \$0.00251/kWh			\$4.61
Florida Gross Receipt Tax				\$4.86
Electric Service Cost				\$194.42

Total Current Month's Charges

\$194.42

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



0000029-000045-Page 17 of 25

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Statement Date: 04/20/2021
Account: 211001371445

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



Current month's charges:	\$4,617.12
Total amount due:	\$4,617.12
Payment Due By:	05/11/2021

Your Account Summary

Previous Amount Due	\$4,617.16
Payment(s) Received Since Last Statement	-\$4,617.16
Current Month's Charges	\$4,617.12
Total Amount Due	\$4,617.12

00000038-0000406-Page 19 of 25

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Account: 211001371445

Current month's charges:	\$4,617.12
Total amount due:	\$4,617.12
Payment Due By:	05/11/2021

Amount Enclosed \$ _____
603235439978

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

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

6032354399782110013714450000004617124

Account: 211001371445
Statement Date: 04/20/2021
Current month's charges due 05/11/2021



Details of Charges – Service from 03/16/2021 to 04/14/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	3580 kWh @ \$0.02712/kWh	\$97.09
Fixture & Maintenance Charge	119 Fixtures	\$1827.33
Lighting Pole / Wire	119 Poles	\$2562.07
Lighting Fuel Charge	3580 kWh @ \$0.03136/kWh	\$112.27
Storm Protection Charge	3580 kWh @ \$0.00354/kWh	\$12.67
Florida Gross Receipt Tax		\$5.69
Lighting Charges		\$4,617.12

Total Current Month's Charges

\$4,617.12

00000036-0000407-Page 21 of 26

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/20/2021
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:	05/11/2021

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

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See reverse side for more information

Account: 211001371635

Current month's charges:	\$662.49
Total amount due:	\$662.49
Payment Due By:	05/11/2021

Amount Enclosed \$ _____
603235439979

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

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

603235439979211001371635000000662490



ACCOUNT INVOICE

tampaelectric.com



Account: 211001371635
Statement Date: 04/20/2021
Current month's charges due 05/11/2021



Details of Charges – Service from 03/16/2021 to 04/14/2021

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$140.91

Details of Charges – Service from 03/16/2021 to 04/14/2021

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$521.58

Total Current Month's Charges

\$662.49

00000039-0000409-Page 25 of 26

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Statement Date: 04/20/2021
Account: 211005013209

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

Current month's charges:	\$33.95
Total amount due:	\$33.95
Payment Due By:	05/11/2021



Your Account Summary

Previous Amount Due	\$35.49
Payment(s) Received Since Last Statement	-\$35.49
Current Month's Charges	\$33.95
Total Amount Due	\$33.95

0000014-000035-Page 57 of 60

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See reverse side for more information

Account: 211005013209

Current month's charges:	\$33.95
Total amount due:	\$33.95
Payment Due By:	05/11/2021
Amount Enclosed	\$ _____

636568720156

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: 04/20/2021
Current month's charges due 05/11/2021



Details of Charges – Service from 03/16/2021 to 04/14/2021

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	04/14/2021	960		799		161 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	161 kWh @ \$0.05928/kWh	\$9.54
Fuel Charge	161 kWh @ \$0.03167/kWh	\$5.10
Storm Protection Charge	161 kWh @ \$0.00251/kWh	\$0.40
Florida Gross Receipt Tax		\$0.85
Electric Service Cost		\$33.95

Total Current Month's Charges

\$33.95

00000014-0000336-Page 59 of 60

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Statement Date: 04/21/2021
Account: 221000910945

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

Current month's charges:	\$2,713.73
Total amount due:	\$2,713.73
Payment Due By:	05/12/2021

Your Account Summary

Previous Amount Due	\$2,713.71
Payment(s) Received Since Last Statement	-\$2,713.71
Current Month's Charges	\$2,713.73
Total Amount Due	\$2,713.73

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00004090-0009071-Page 5 of 8

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Yard project?

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See reverse side for more information

Account: 221000910945

Current month's charges:	\$2,713.73
Total amount due:	\$2,713.73
Payment Due By:	05/12/2021

Amount Enclosed \$ _____
682247610647



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: 221000910945
Statement Date: 04/21/2021
Current month's charges due 05/12/2021

Details of Charges – Service from 03/17/2021 to 04/15/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	2863 kWh @ \$0.02712/kWh	\$77.64
Fixture & Maintenance Charge	77 Fixtures	\$873.81
Lighting Pole / Wire	77 Poles	\$1657.81
Lighting Fuel Charge	2863 kWh @ \$0.03136/kWh	\$89.78
Storm Protection Charge	2863 kWh @ \$0.00354/kWh	\$10.14
Florida Gross Receipt Tax		\$4.55

Lighting Charges **\$2,713.73**

Total Current Month's Charges **\$2,713.73**

00004090-0009072-Page 7 of 8



Statement Date: 04/20/2021
Account: 221007738356

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



Current month's charges:	\$457.97
Total amount due:	\$452.66
Payment Due By:	05/11/2021

Your Account Summary

Previous Amount Due	-\$5.31
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$5.31
Current Month's Charges	\$457.97
Total Amount Due	\$452.66

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00000039-0000398-Page 3 of 26

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

Yard project? Avoid damage and fines

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007738356

Current month's charges:	\$457.97
Total amount due:	\$452.66
Payment Due By:	05/11/2021
Amount Enclosed	\$ _____

676074788559

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

APR 22 2021

6760747885592210077383560000000452668

Account: **221007738356**
 Statement Date: 04/20/2021
 Current month's charges due **05/11/2021**



Details of Charges – Service from 03/16/2021 to 04/14/2021

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

Rate Schedule: **Lighting Service**

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

Lighting Energy Charge	247 kWh @ \$0.02712/kWh	\$6.70
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.03136/kWh	\$7.75
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.39
Lighting Charges		\$457.97

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

0000039-0000399-Page 5 of 26

Important Messages

Adjust for Summer Pricing

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/20/2021

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:	05/11/2021



Your Account Summary

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

tampaelectric.com/budgetforhome

tampaelectric.com/budgetforbusiness

00000039-0000400-Page 7 of 26

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

Yard project?

Avoid damage and fines

Learn more at tampaelectric.com/811

CALL
811

WAIT two
business days

Start
DIGGING!

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:	05/11/2021

Amount Enclosed \$ _____
676074788560

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

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

6760747885602210077418220000000528438

Account: 221007741822
Statement Date: 04/20/2021
Current month's charges due 05/11/2021



Details of Charges – Service from 03/16/2021 to 04/14/2021

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

Rate Schedule: Lighting Service

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

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

Lighting Charges **\$528.43**

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

00000039-0000401-Page 3 of 26

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Statement Date: 04/21/2021
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:	05/12/2021

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

Smoooooth out your energy costs this year.

Plan more and stress less!
Free Budget Billing evens out your bill so you pay about the same amount every month - it's that simple!

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tampaelectric.com/budgetforbusiness

00004090-0009069-Page 1 of 8

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

Yard project?
Avoid damage and fines
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CALL 811 **WAIT** two business days **Start DIGGING!**

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:	05/12/2021
Amount Enclosed	\$

606939133204

00004090 02 AV 0.39 33607 FTECO104212122573110 00000 02 01000000 008 02 10324 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

Account: 221007753553
Statement Date: 04/21/2021
Current month's charges due 05/12/2021

Details of Charges – Service from 03/17/2021 to 04/15/2021

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

Rate Schedule: Lighting Service

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

0000-0300-0009070-Page 3 of 8





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/20/2021
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:	05/11/2021

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

Smooooth out
your energy costs this year.

Plan more and stress less!
Free Budget Billing evens out your bill so you pay about the same amount every month - it's that simple!

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0000039-0000402-Page 11 of 26

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

Yard project?
Avoid damage and fines
Learn more at tampaelectric.com/811

CALL 811

WAIT two business days

Start **DIGGING!**

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:	05/11/2021

Amount Enclosed \$ 621753928985

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

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

621753928985221008035422000000975941



ACCOUNT INVOICE

tampaelectric.com



Account: 221008035422
Statement Date: 04/20/2021
Current month's charges due 05/11/2021



Details of Charges – Service from 03/16/2021 to 04/14/2021

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$975.94

Total Current Month's Charges

\$975.94

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Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.



INVOICE

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

Customer #: 19968821
Invoice #: 7284439
Invoice Date: 3/23/2021
Sales Order: 7459310
Cust PO #:

Project Name: Springlake CDD 3/09/2021
Project Description: Remove Medjool infected with Lethal Bronzing

Job Number	Description	Amount
341900277	Brightview will provide all the necessary equipment to remove Medjool Palm infected with Lethal Bronzing. The above mentioned includes the following. Spring Lake CDD Emergency Medjool Removal	850.00
<i>53900</i> <i>4605</i> <i>ALD</i>		Total Invoice Amount 850.00 Taxable Amount Tax Amount Balance Due 850.00

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 #: 7284439
 Invoice Date: 3/23/2021

Amount Due: \$ 850.00

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 #: 7308944
Invoice Date: 3/29/2021
Sales Order: 7431277
Cust PO #:

Project Name: Spring Lake 2/3/2021
Project Description: Summer field palm trimming

Job Number	Description	Amount
341900277	Spring Lake CDD Trim 105 Palms along Summerfield pkwy	2,835.00
<i>53900</i> <i>4605</i> <i>RLD</i>		
Total Invoice Amount		2,835.00
Taxable Amount		
Tax Amount		
Balance Due		2,835.00

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 #: 7308944
 Invoice Date: 3/29/2021

Amount Due: \$ 2,835.00

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



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: Apr 15, 2021
Invoice No: 2130085-86
Billing Through: Mar 31, 2021

Spring Lake CDD (2130085:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
2130085:	Spring Lake CDD				\$427.50
	File Review & Combination for New CDD Engineer				
	<i>Description</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>	
	Designer / Senior CADD	4.50	\$95.00	\$427.50	

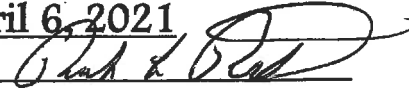
Amount Due This Invoice: \$427.50

51300
 3103
 RLD

SPRING LAKE CDD

MEETING DATE: April 6, 2021

DMS Staff 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

mn 040621

SPRING LAKE CDD

MEETING DATE: April 6, 2021

DMS Staff 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 040621

SPRING LAKE CDD

MEETING DATE: April 6, 2021

DMS Staff Signature 

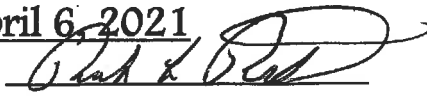
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	200.00
William Kidwell	✓	SALARY ACCEPTED	200.00
Ruth Brown	✓	SALARY ACCEPTED	200.00
Warren Keipper	✓	SALARY ACCEPTED	200.00

TB 040621

SPRING LAKE CDD

MEETING DATE: April 6, 2021

DMS Staff Signature



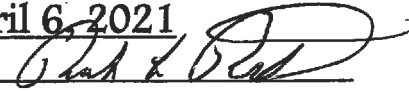
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	200.00
William Kidwell	✓	SALARY ACCEPTED	200.00
Ruth Brown	✓	SALARY ACCEPTED	200.00
Warren Keipper	✓	SALARY ACCEPTED	200.00

WK 040621

SPRING LAKE CDD

MEETING DATE: April 6, 2021

DMS Staff 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

WmK 040621

Greenview Landscaping Inc.

P.O. BOX 12668
ST. PETE, FLORIDA 33733
727-906-8864

Invoice

Date	Invoice #
4/2/2021	4SLPLAGRM21

Bill To
SPRING LAKE CDD

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
60	EXTRA CHARGES INSTALLED 60 YARDS OF CERTIFIED PLAYGROUND MULCH FOR THE PLAYGROUND PARK	0.00 50.00	0.00 3,000.00
THANK FOR YOUR BUSINESS. PAYMENT DUE AT TIME OF RECEIPT		Total	\$3,000.00

53900
4605
RWD

Spring Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2021

(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>20,097</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,665,000</u>	<u>15,685,097</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	227,393	168,924	197,395	0	1	0	0	593,713
Total Fund Equity & Other Credits Contributed Capital	<u>293,261</u>	<u>1,035,009</u>	<u>1,356,751</u>	<u>0</u>	<u>2</u>	<u>23,168,114</u>	<u>0</u>	<u>25,853,136</u>
Total Liabilities & Fund Equity	<u><u>313,358</u></u>	<u><u>1,035,009</u></u>	<u><u>1,356,751</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>41,538,234</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 4/30/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget Variance	Budget Variance %
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	500,513	498,746	(1,767)	(0)%
Interest Earnings				
Interest Earnings	0	919	919	0 %
Total Revenues	500,513	499,665	(848)	(0)%
Expenditures				
Legislative				
Supervisor Fees	12,000	4,400	7,600	63 %
Financial & Administrative				
District Manager	45,000	26,250	18,750	42 %
District Engineer	5,000	17,122	(12,122)	(242)%
Disclosure Report	10,000	10,000	0	0 %
Trustees Fees	10,000	5,658	4,342	43 %
Auditing Services	6,000	5,700	300	5 %
Postage, Phone, Faxes, Copies	250	453	(203)	(81)%
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	875	625	42 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	8,000	21,009	(13,009)	(163)%
Electric Utility Services				
Electric Utility Services	100,000	67,396	32,604	33 %
Other Physical Environment				
Mulch/Tree Trimming	35,000	0	35,000	100 %
Waterway Management Program - Contract	18,760	11,865	6,895	37 %
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	50,290	32,702	39 %
Landscape Enhancements	45,000	7,331	37,669	84 %
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	272,272	228,242	46 %
Excess of Revenues Over (Under) Expenditures	0	227,393	227,393	0 %
Exc of Rev / Other Sources Over Expend / Other Uses	0	227,393	227,393	0 %
Fund Balance, Beginning of Period	0	40,352	40,352	0 %
Fund Balance, End of Period	0	267,745	267,745	0 %

Spring Lake CDD
Statement of Revenues and Expenditures

200 - Debt Service - Series 2014
 From 10/1/2020 Through 4/30/2021
 (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	473,820	339	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>51</u>	<u>51</u>	<u>0 %</u>
Total Revenues	<u>473,481</u>	<u>473,871</u>	<u>390</u>	<u>0 %</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>168,924</u>	<u>168,924</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>168,924</u>	<u>168,924</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>1,035,009</u></u>	<u><u>1,035,009</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 4/30/2021
 (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	653,483	(2,448)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>65</u>	<u>65</u>	<u>0 %</u>
Total Revenues	<u>655,931</u>	<u>653,548</u>	<u>(2,383)</u>	<u>(0)%</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>197,395</u>	<u>197,395</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>197,395</u>	<u>197,395</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>890,228</u></u>	<u><u>890,228</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 4/30/2021
(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 4/30/2021
(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: 04/30/2021

Reconciliation Date: 4/30/2021

Status: Locked

Bank Balance	303,136.69
Less Outstanding Checks/Vouchers	400.00
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	302,736.69
Balance Per Books	<u>302,736.69</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: 04/30/2021

Reconciliation Date: 4/30/2021

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
2067	4/15/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
Outstanding Checks/Vouchers			400.00	

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2021

Reconciliation Date: 4/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
2058	4/1/2021	System Generated Check/Voucher	6,916.00	BrightView Landscape Services, Inc.
2059	4/1/2021	System Generated Check/Voucher	3,888.49	Meritus Districts
2060	4/1/2021	System Generated Check/Voucher	3,136.71	Tampa Electric
2064	4/6/2021	Series 2017 FY21 Tax Dist ID 522	8,532.83	Spring Lake CDD
2065	4/6/2021	Series 2014 FY21 Tax Dist ID 522	6,186.90	Spring Lake CDD
2061	4/8/2021	System Generated Check/Voucher	3,685.00	BrightView Landscape Services, Inc.
2062	4/8/2021	System Generated Check/Voucher	700.00	Grau and Associates
2063	4/8/2021	System Generated Check/Voucher	3,000.00	Greenview Landscaping Inc.
2066	4/15/2021	System Generated Check/Voucher	2,065.00	Cardno, Inc.
2068	4/15/2021	System Generated Check/Voucher	200.00	Ruth S.O. Brown
2069	4/15/2021	System Generated Check/Voucher	200.00	Thomas Patrick Bigelow
2070	4/15/2021	System Generated Check/Voucher	200.00	Warren C. Keipper
2071	4/15/2021	System Generated Check/Voucher	200.00	William H. Kidwell
Cleared Checks/Vouchers			53,495.76	

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/2021
Reconciliation Date: 4/30/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR387	4/6/2021	Tax Distribution - 04.06.21	21,232.07	
Cleared Deposits			21,232.07	