

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED PUBLIC HEARING &
REGULAR MEETING
JULY 15, 2021**

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

July 15, 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 continued 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.

July 15, 2021

Board of Supervisors
Spring Lake Community Development District

Dear Board Members:

The Continued Public Hearing & Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District will be held on **Thursday, July 15, 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 AGENDA ITEMS**
- 3. RECESS TO CONTINUED PUBLIC HEARING**
- 4. CONTINUED PUBLIC HEARING ON ADOPTING RATES & RULES FOR DOCK APPLICATIONS**
 - A. Open the Continued 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
 - 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 of CDD-Owned Easements
 - B. Consideration of Resolution 2021-11; Regarding HOA and Drainage Areas Tab 04 Page
 - C. Discussion on OLM Agreement Tab 05 Page
 - D. Discussion on Draft Agreement of the Lake and Dock Rules and Policies Tab 06 Page
 - E. Discussion on Proposal for Development of Recreational Boating Recommendations Tab 07 Page
 - F. Discussion on Study Reserve Analysis Tab 08 Page
 - G. Discussion on Palms Trimming and Removal..... Tab 09 Page
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular Meeting June 1, 2021 Tab 10 Page
 - B. Consideration of Operations and Maintenance Expenditures May 2021..... Tab 11 Page
 - C. Review of Financial Statements Month Ending May 31, 2021 Tab 12 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 FOR DOCK REVIEW; PROVIDING
FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.**

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

WHEREAS, the District desires to adopt certain rates for review of dock applications through the rulemaking procedures set forth in Chapters 120 and 190, *Florida Statutes* to ensure that the applicant for a dock bears the cost of dock review rather than other residents of the District; and

WHEREAS, the District’s Board of Supervisors desires to adopt user rates for dock review, which rates are set forth in the attached **Exhibit A** (“Rates”); and

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

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

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

SECTION 2. Upon passage of this Resolution, the Rates are adopted.

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 15th day of July, 2021.

ATTEST:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chair, Board of Supervisors

Exhibit A
Rates

Category	Rate
Engineering Review of Dock Application taking less than fifteen minutes	No charge
Engineering Review of Dock Application taking more than fifteen minutes	\$170
Each Subsequent Review of Dock Application taking less than fifteen minutes	No charge
Each Subsequent Review of Dock Application taking more than fifteen minutes	\$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:

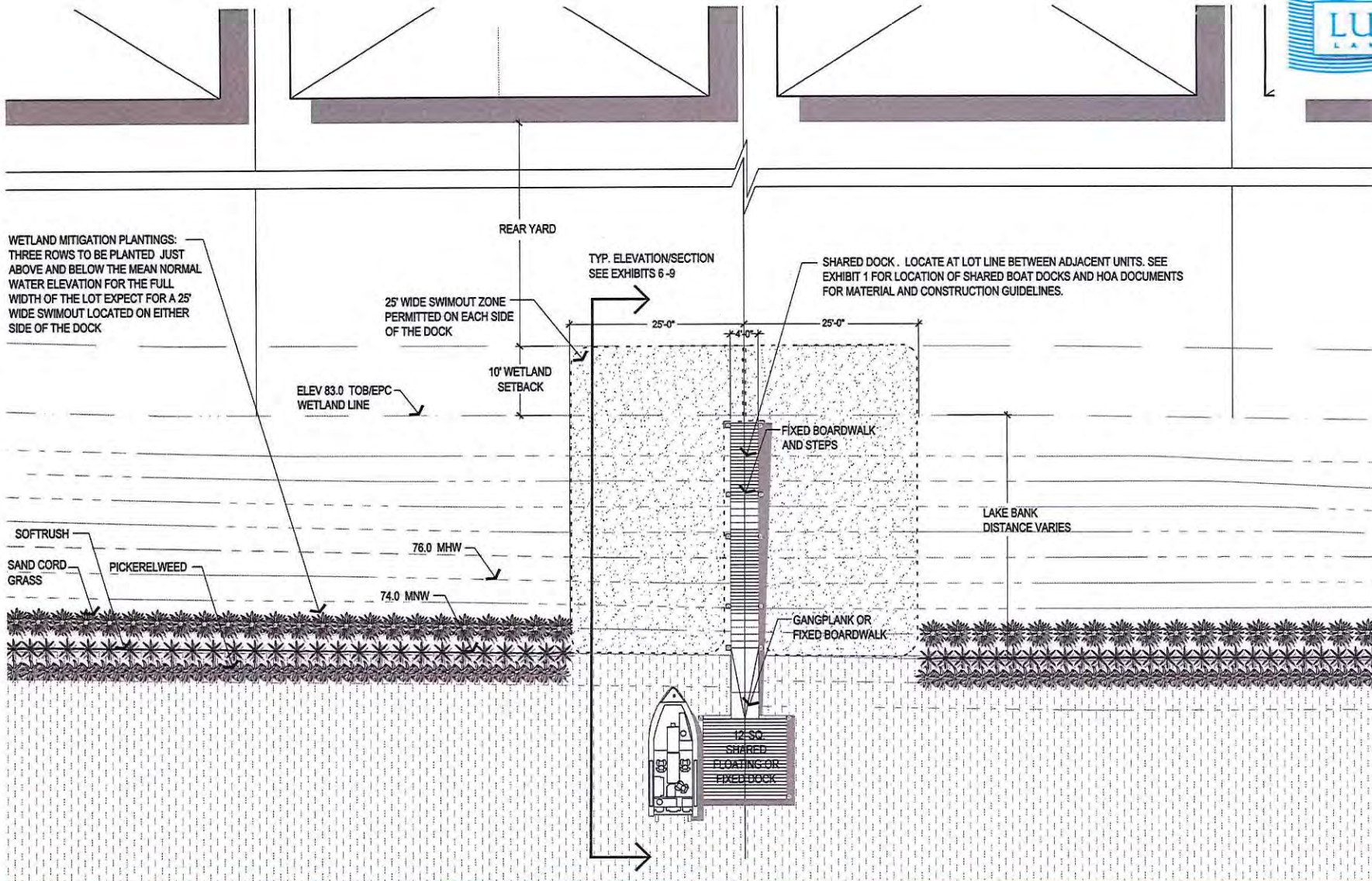
The staff of the Environmental Protection Commission (EPC) has completed the review of above referenced dock designs for shared docks and individual docks within the Lucaya Lake Club. The attached dock designs can be approved under a Miscellaneous Activities in Wetlands (MAIW) application to this agency. 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

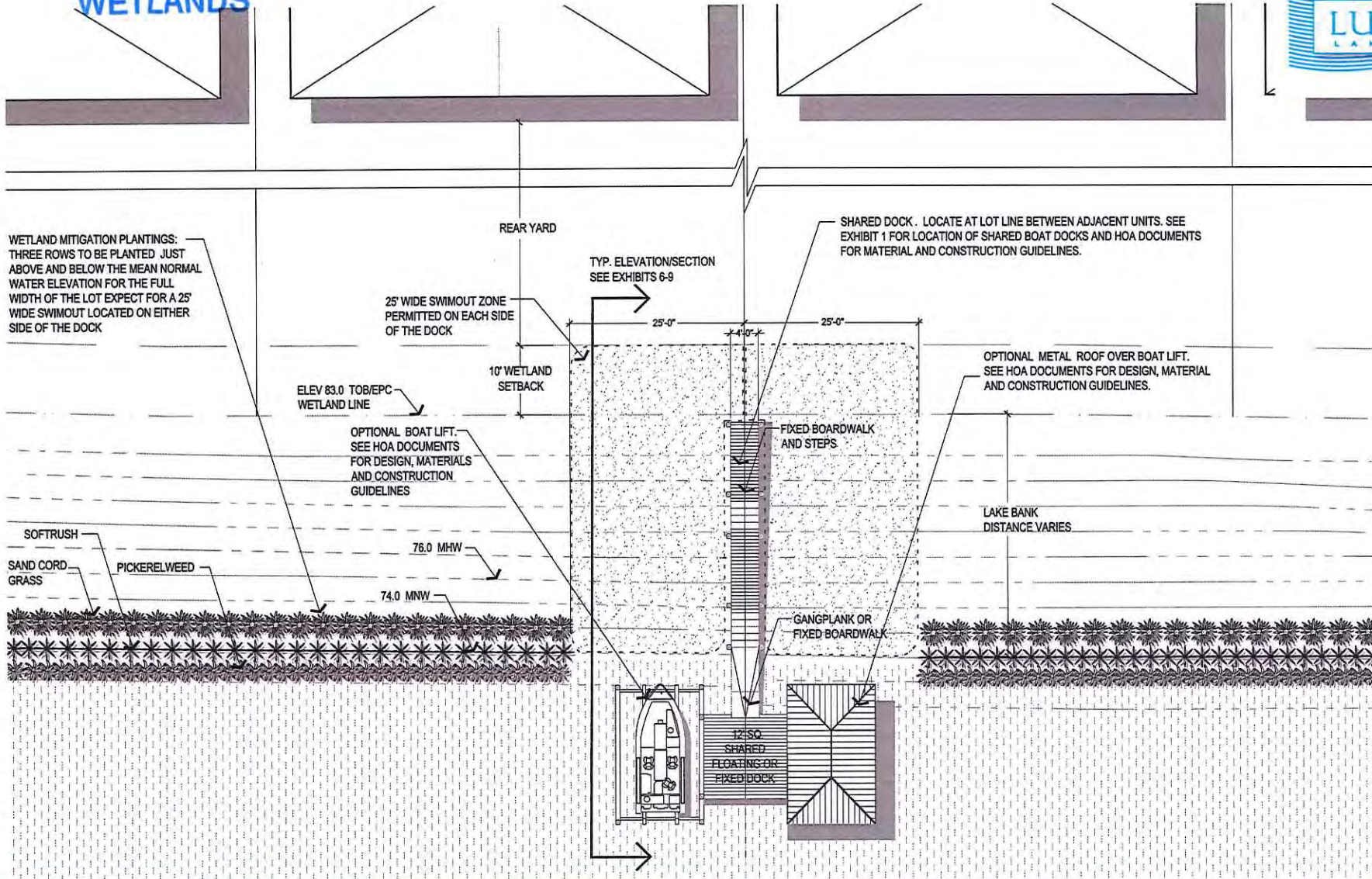
RECEIVED

EXHIBIT 2
TYPICAL SHARED BASE FLOATING OR FIXED DOCK LAYOUT

APR 07 2014
EPC OF H.C.
WETLANDS

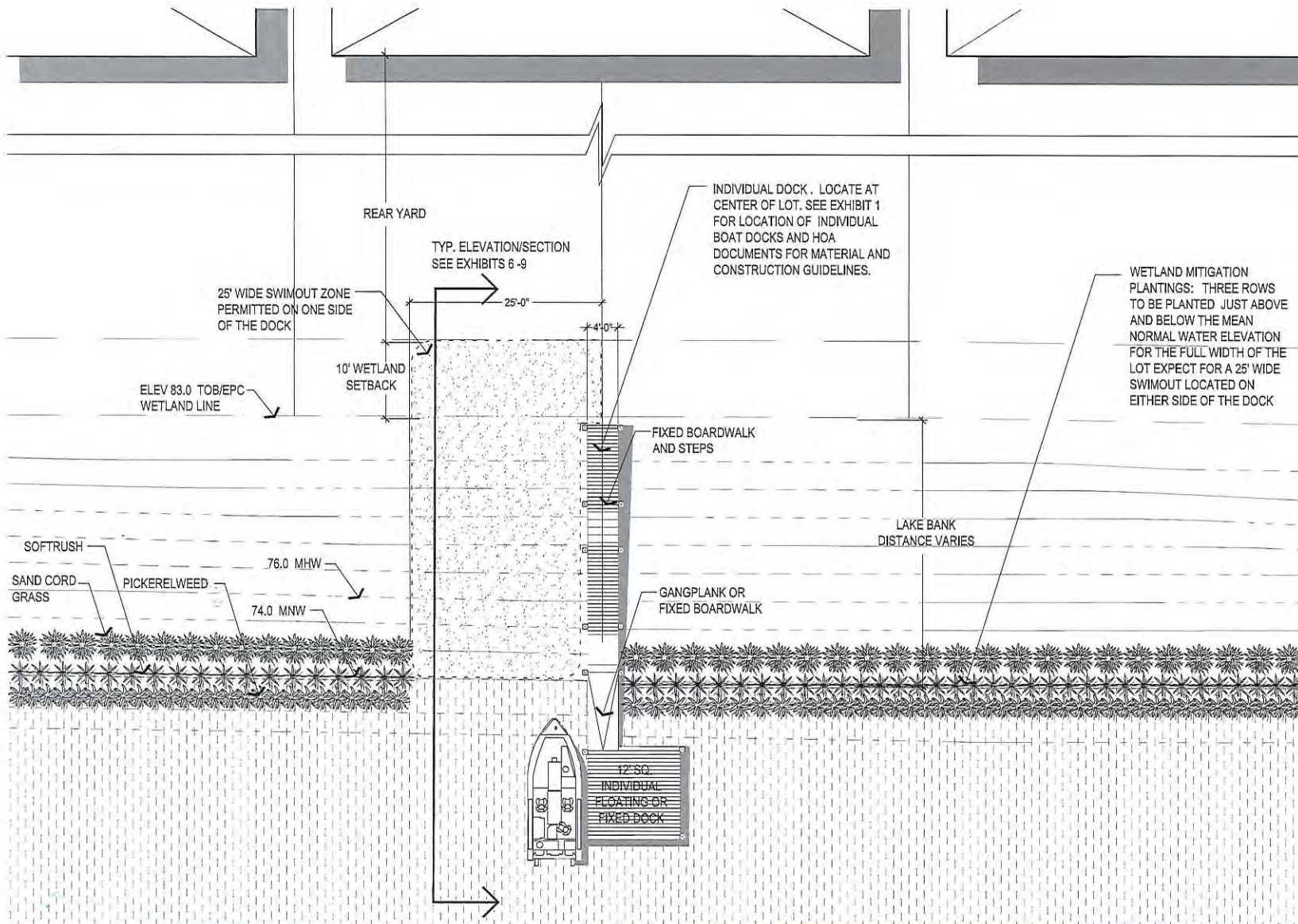
APR 07 2014

**EPC OF H.C.
WETLANDS**



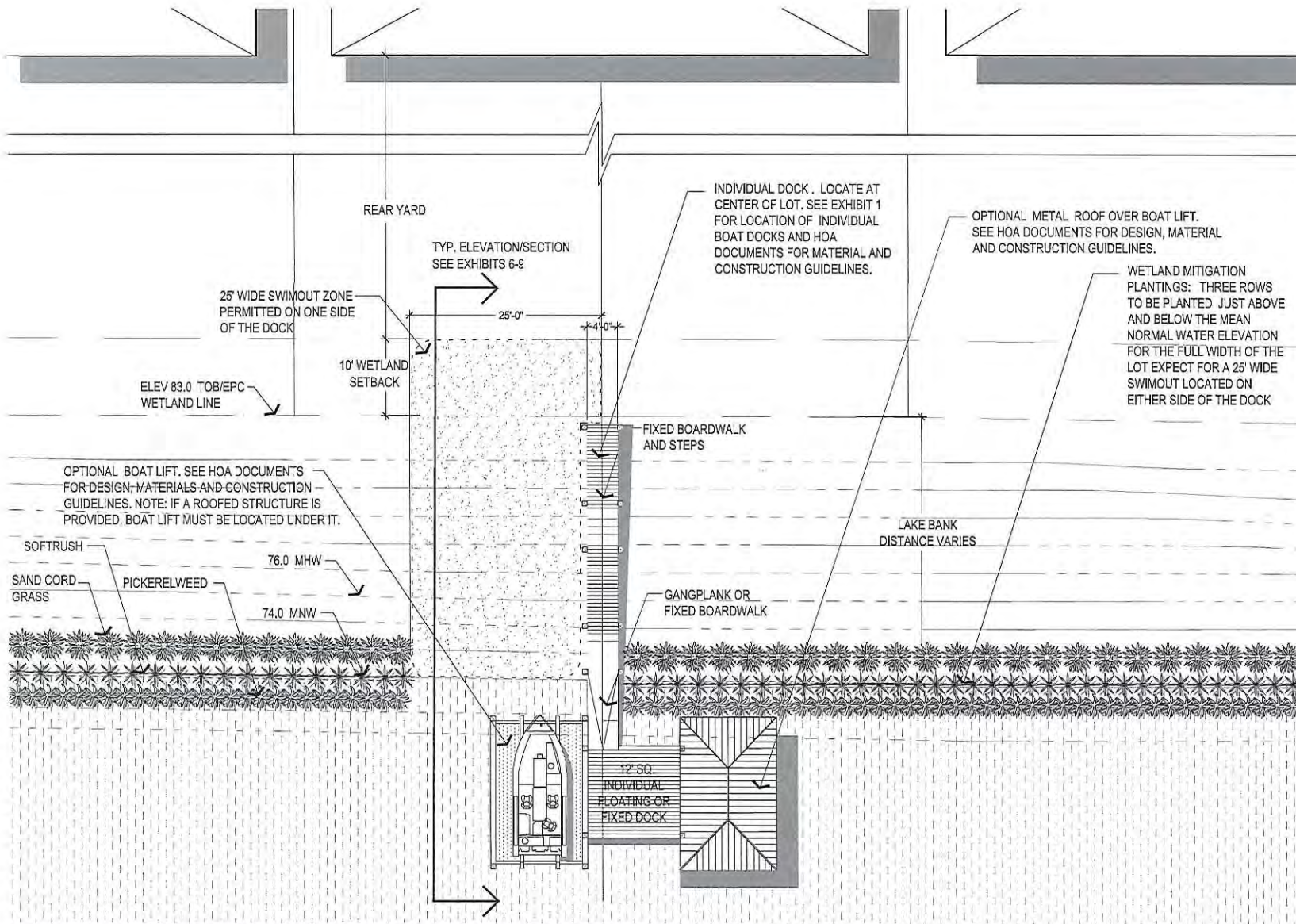
OK RHODLINE RD, LLC
TAMPA, FLORIDA

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



RECEIVED

MAY 08 2014
EPC OF H.C.
WETLANDS



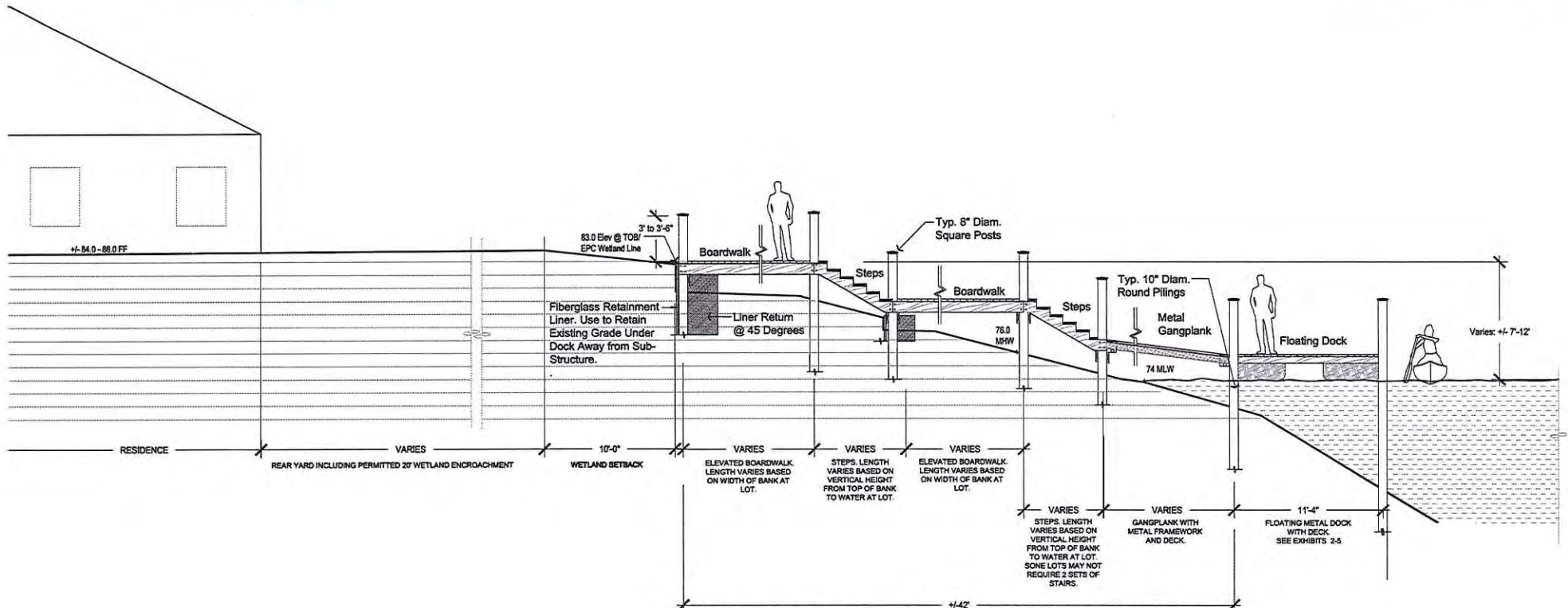
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MAY 08 2014
EPC OF H.C.
WETLANDS

RECEIVED

APR 07 2014

**EPC OF H.C.
WETLANDS**



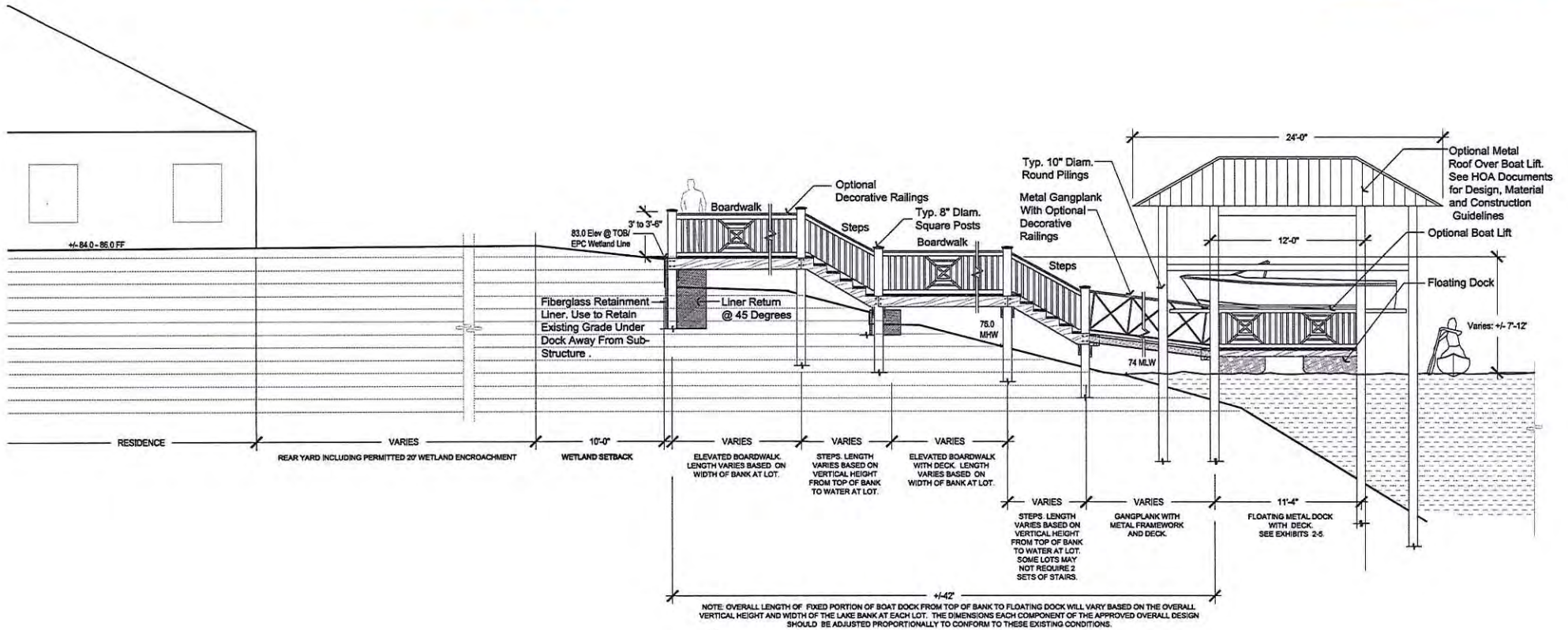
NOTE: OVERALL LENGTH OF FIXED PORTION OF BOAT DOCK FROM TOP OF BANK TO FLOATING DOCK WILL VARY BASED ON THE OVERALL VERTICAL HEIGHT AND WIDTH OF THE LAKE BANK AT EACH LOT. THE DIMENSIONS EACH COMPONENT OF THE APPROVED OVERALL DESIGN SHOULD BE ADJUSTED PROPORTIONALLY TO CONFORM TO THESE EXISTING CONDITIONS.

OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 6
TYPICAL SHARED AND INDIVIDUAL BASE FLOATING DOCK SECTION

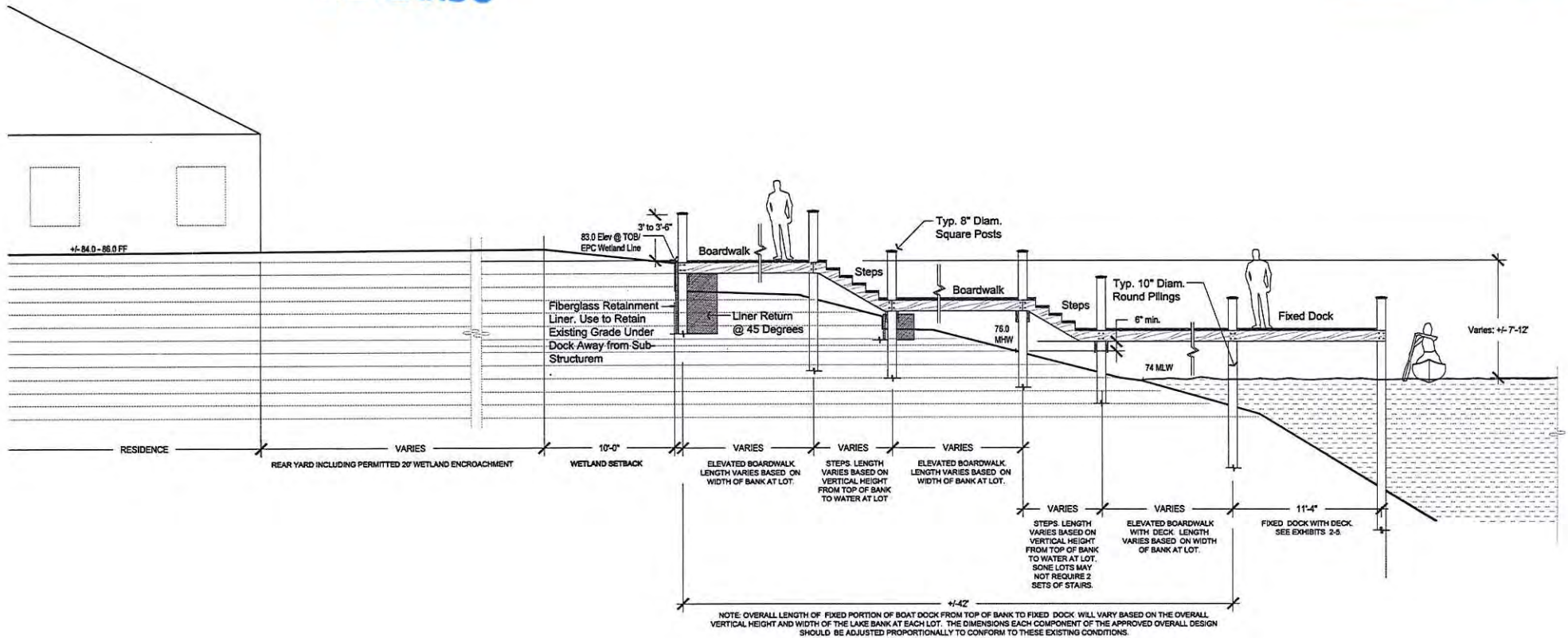
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APR 07 2014
EPC OF H.C.
WETLANDS



RECEIVED

APR 07 2014
EPC OF H.C.
WETLANDS

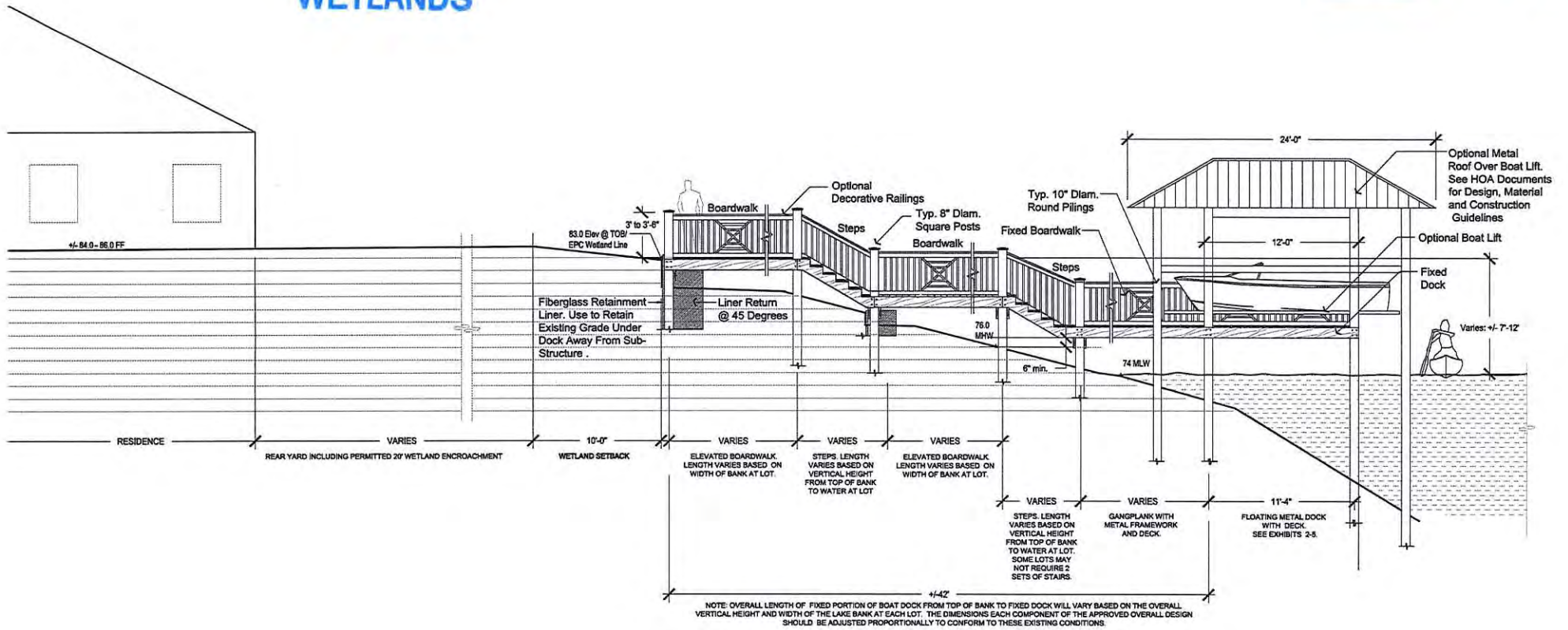


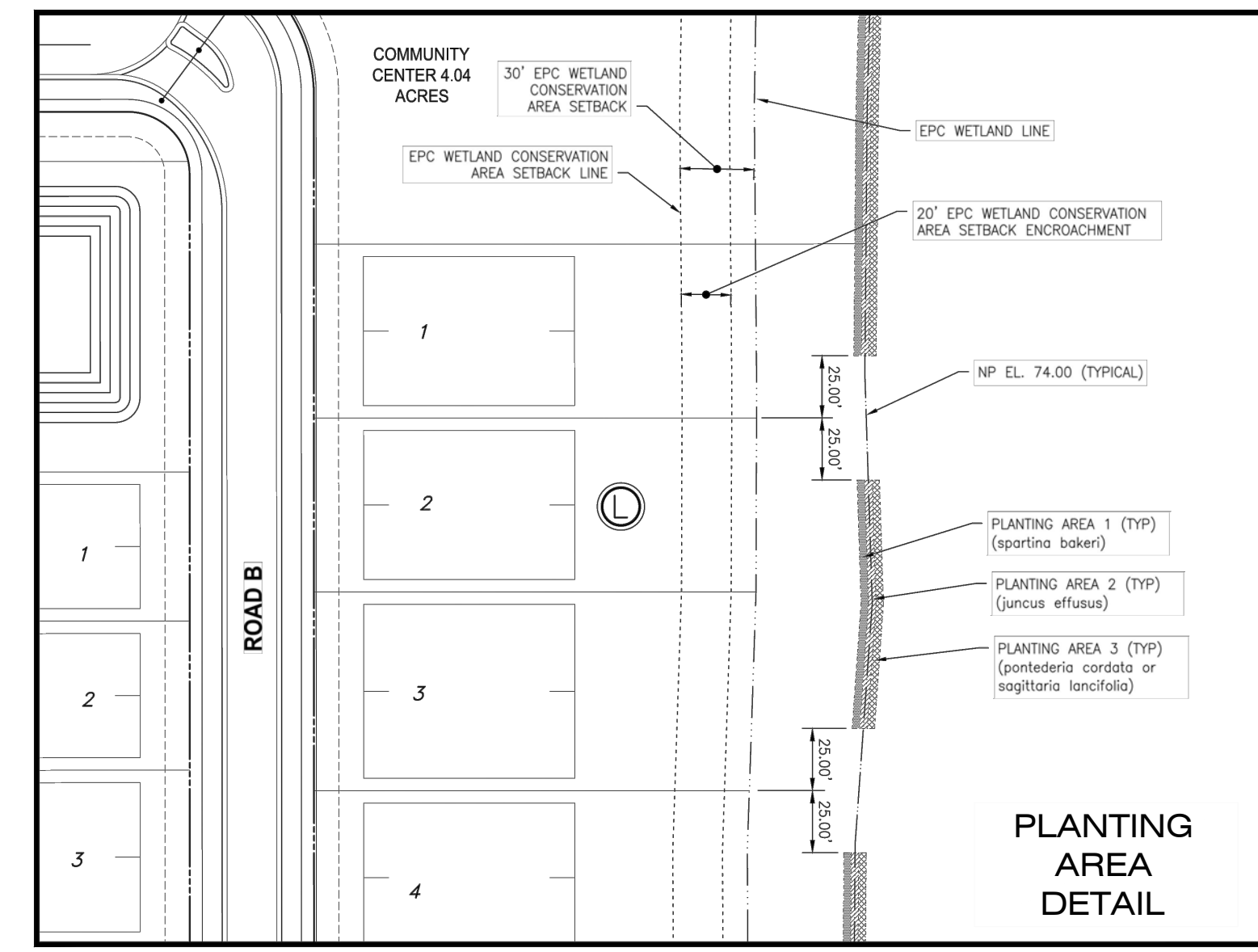
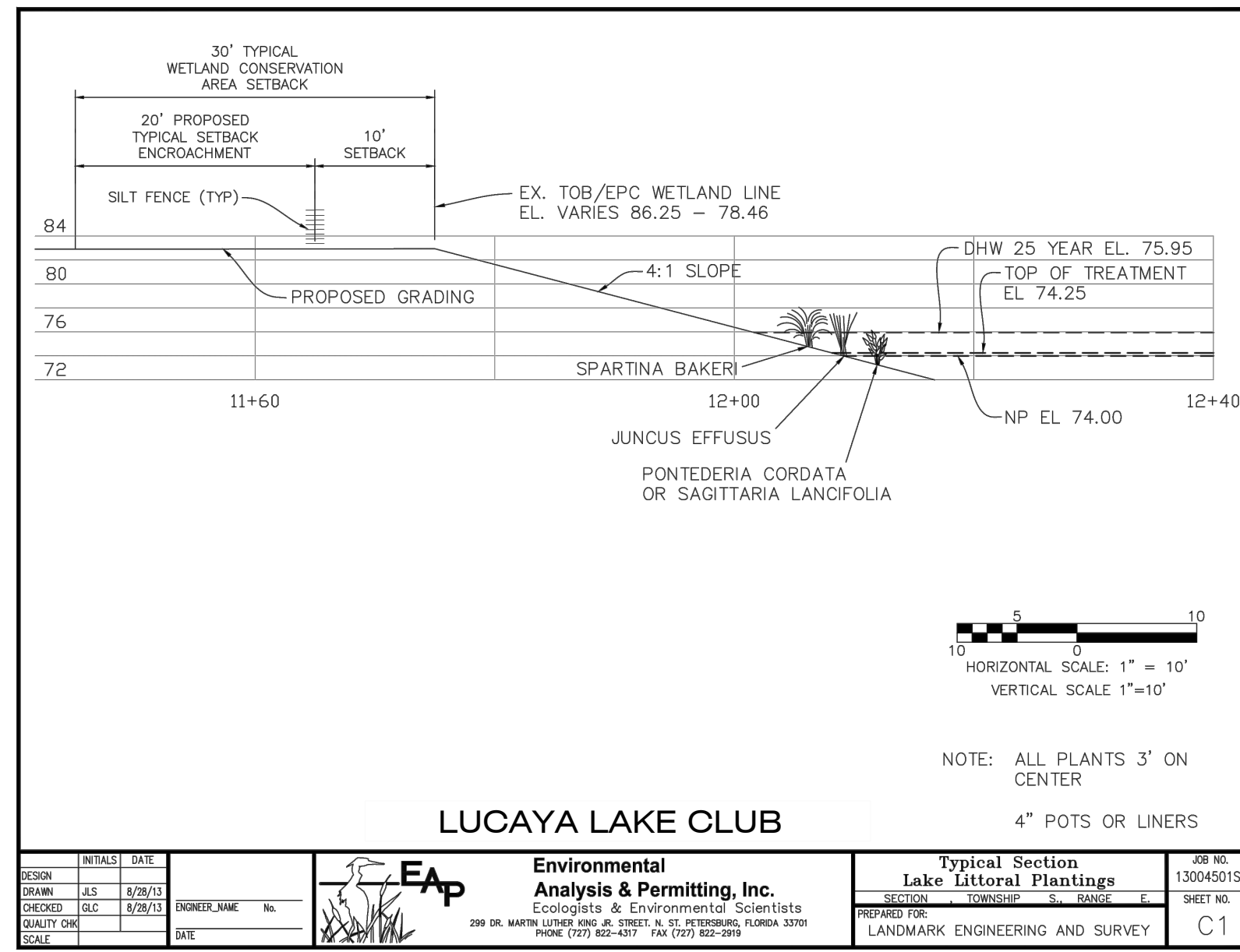
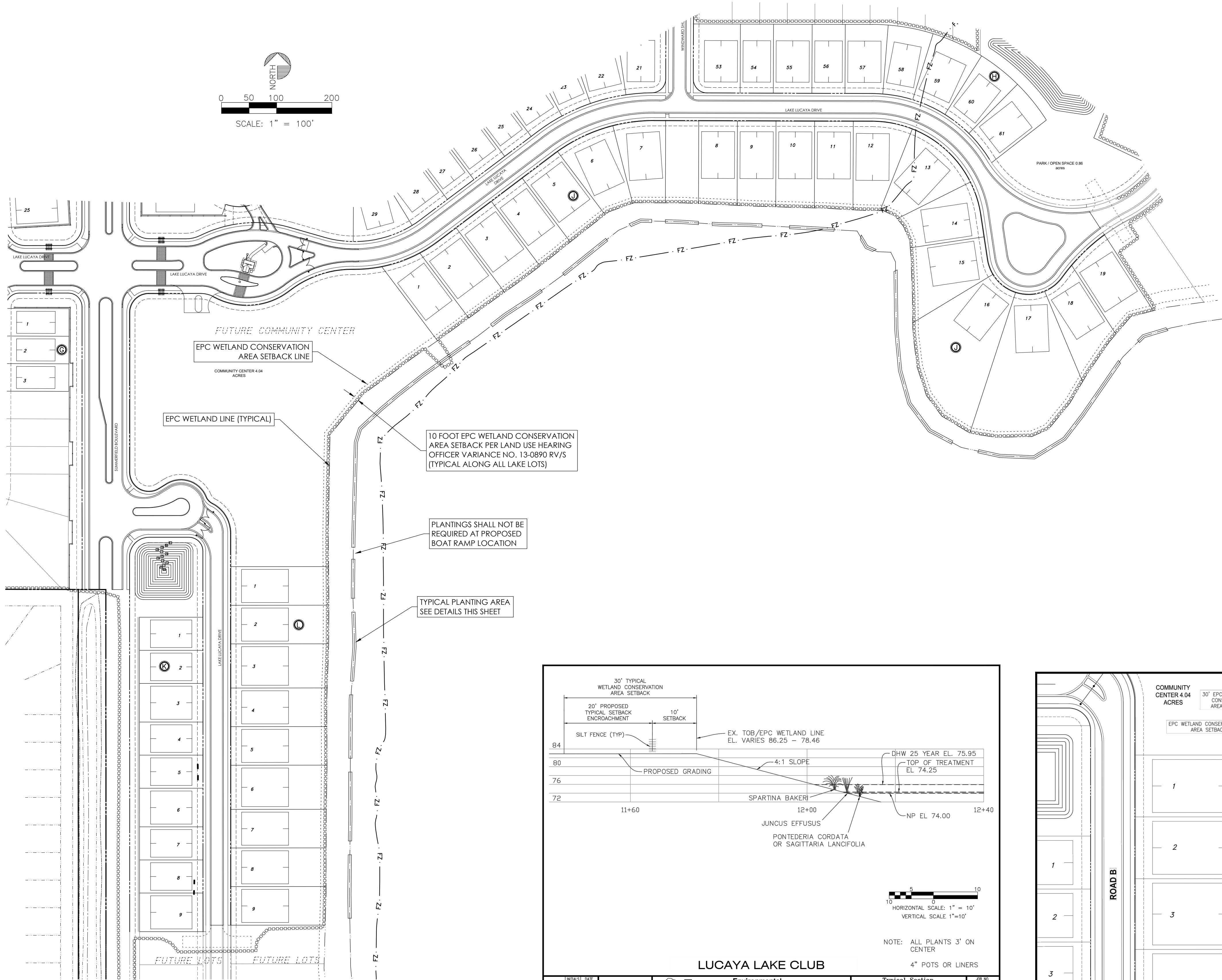
OK RHODLINE RD, LLC
TAMPA, FLORIDA

EXHIBIT 8 TYPICAL SHARED AND INDIVIDUAL BASE FIXED DOCK SECTION

RECEIVED

APR 07 2014
EPC OF H.C.
WETLANDS





DESIGNER	DATE	<p>Environmental Analysis & Permitting, Inc. Ecologists & Environmental Scientists 200 01 WATER LANE, SUITE 200, FT. WASHINGTON, FLORIDA 33507 PHONE (727) 842-2077 FAX (727) 842-2078</p>	JOB NO.
DRAWN	02/07/13		130045015E
CHECKED	02/07/13		SECTION
DATE			NOISE
SCALE			SHEET NO.
		LANDMARK ENGINEERING AND SURVEY	C1

REVISIONS:

DATE: 10/03/13
DRAWN BY: JEF
CHECKED BY: EBY
JOB NO.: 21-30061

LUCAYA LAKE CLUB
PHASES 1A, 1B, 1C & 1D
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

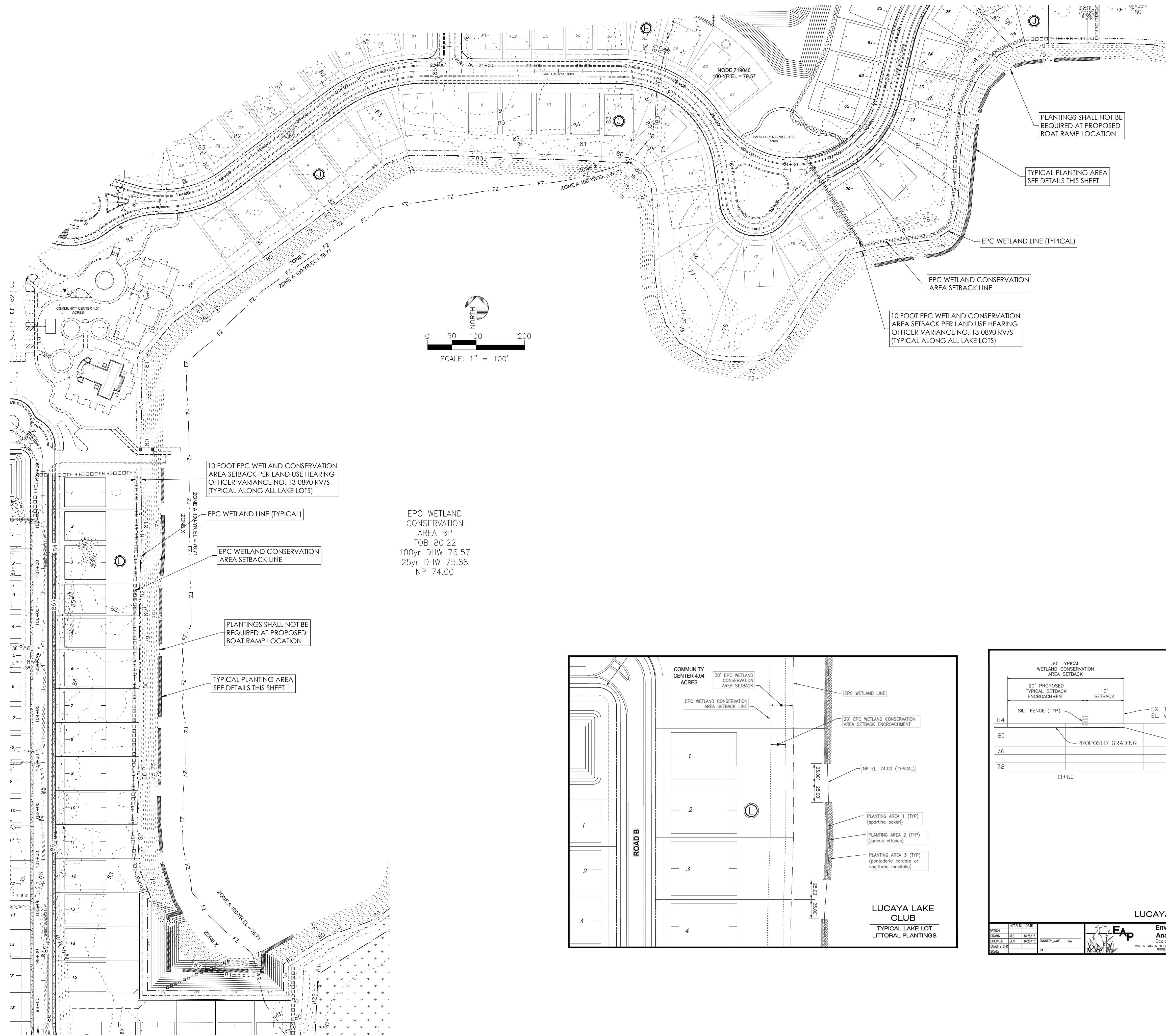
Phone (813) 621-7841
Fax (813) 621-6761
www.lmesc.com

WSP

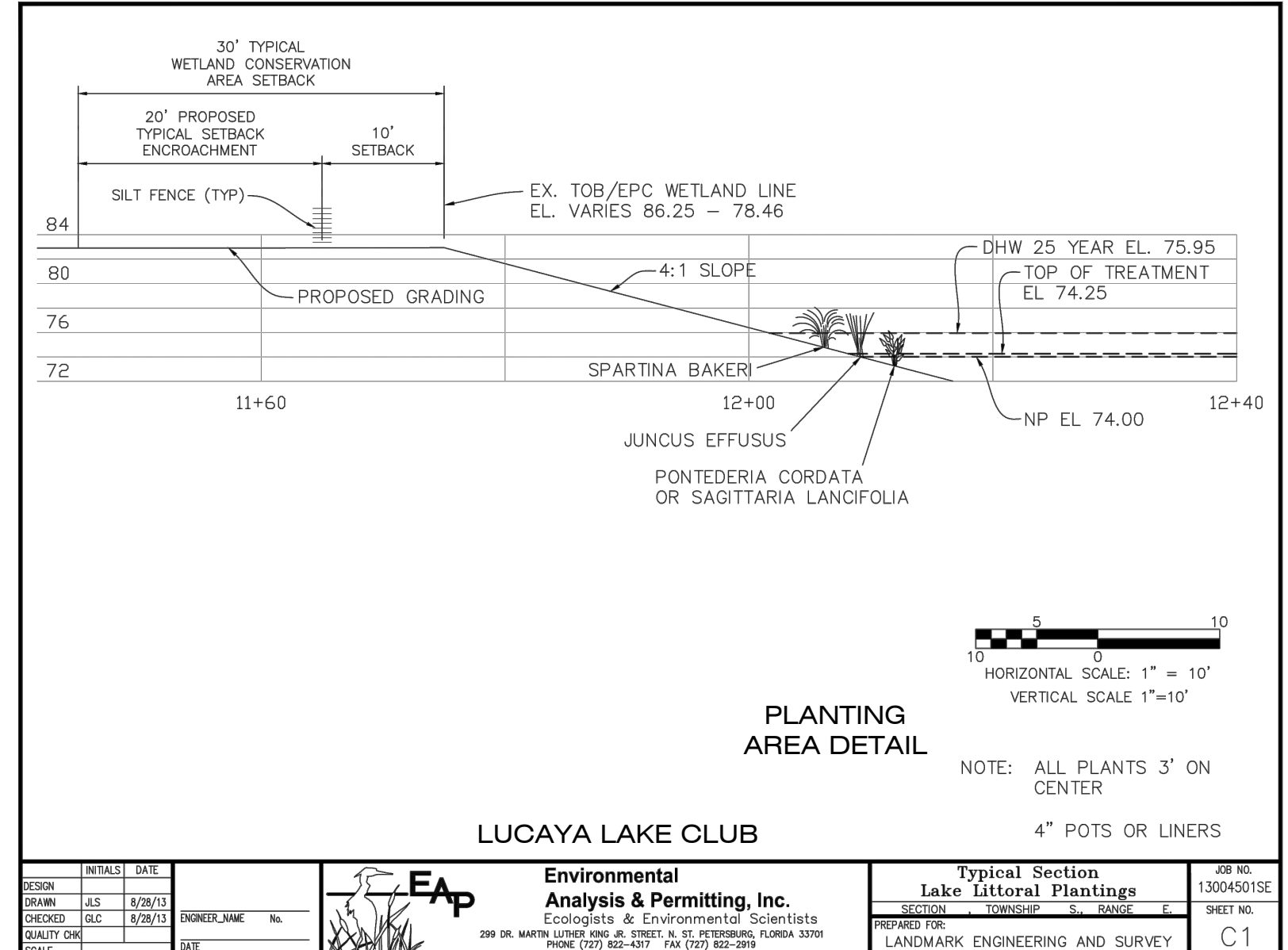
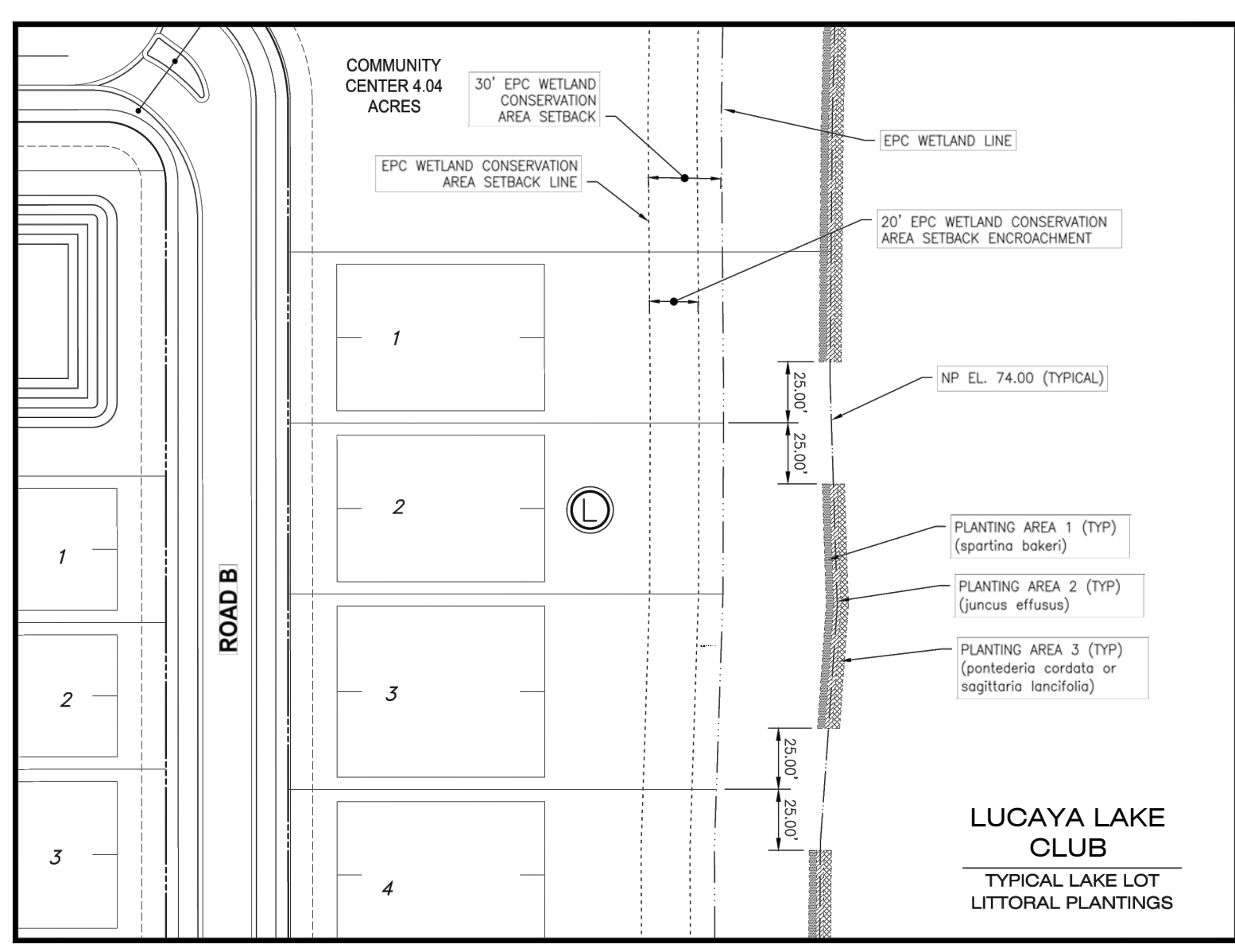
64

E. EVERETT MORROW, No. 30693
PROFESSIONAL ENGINEER

ENVIRONMENTAL ANALYSIS & PERMITTING, INC.
NORTH AMERICAN VERTICAL DATUM (NAVD83)
Conversion from NAVD83 to NGVD29 = +1.83 Feet



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



DESIGN	DATE	PROJECT	NO.
BY: JAS	8/29/13	Environmental Analysis & Permitting, Inc.	130045015E
CHECKED BY: JAS	8/29/13	Ecologists & Environmental Scientists	130045015E
SCALE	AS SHOWN	289 0th W. Palm River Rd., Suite 101, Palm River, FL 34697	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

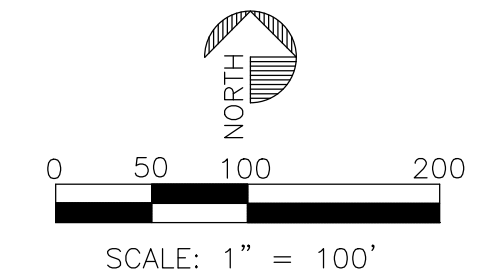
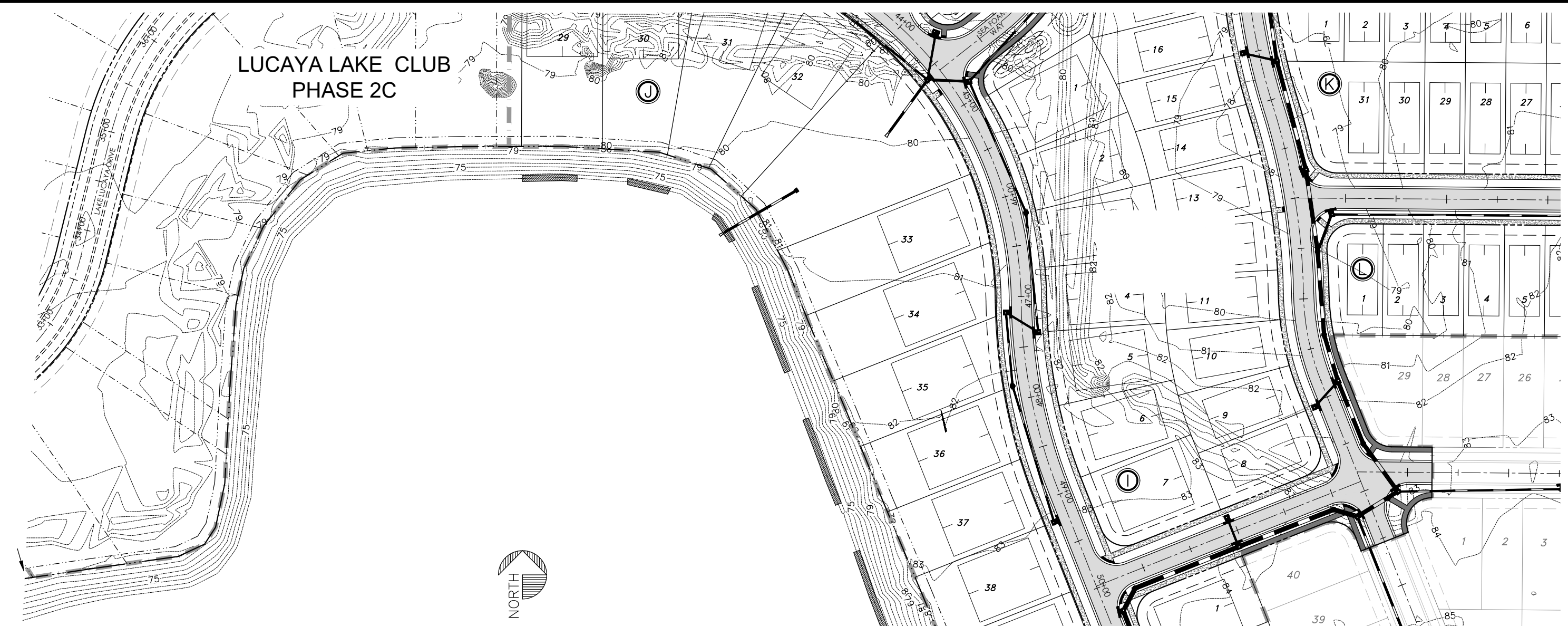
OK Rhodine Road, LLC.
 8875 Hidden River Parkway, Suite 150
 Tampa, FL 33637
 Office (813) 615-1244

LANDMARK
 ENGINEERING & SURVEYING CORPORATION

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

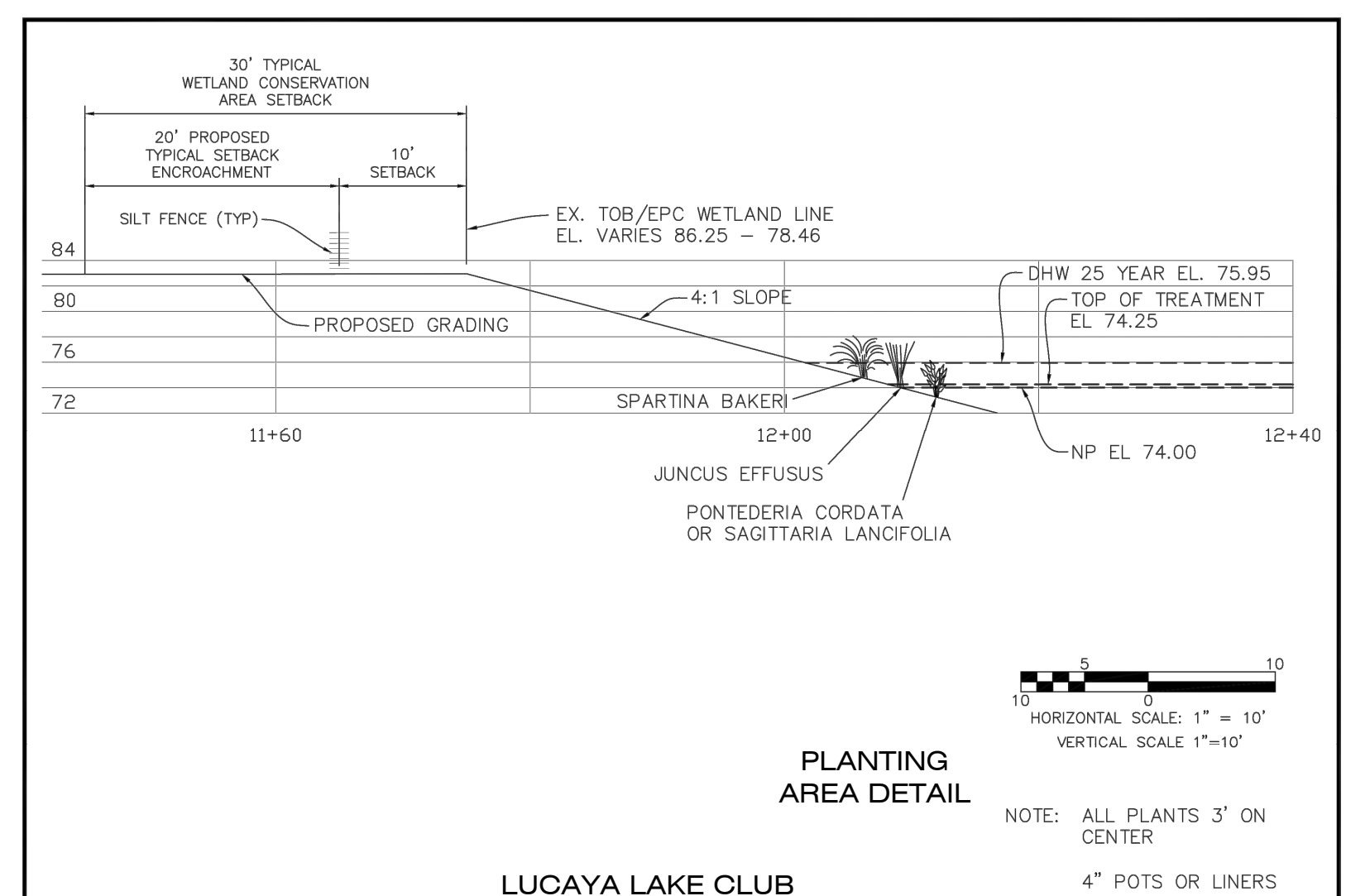
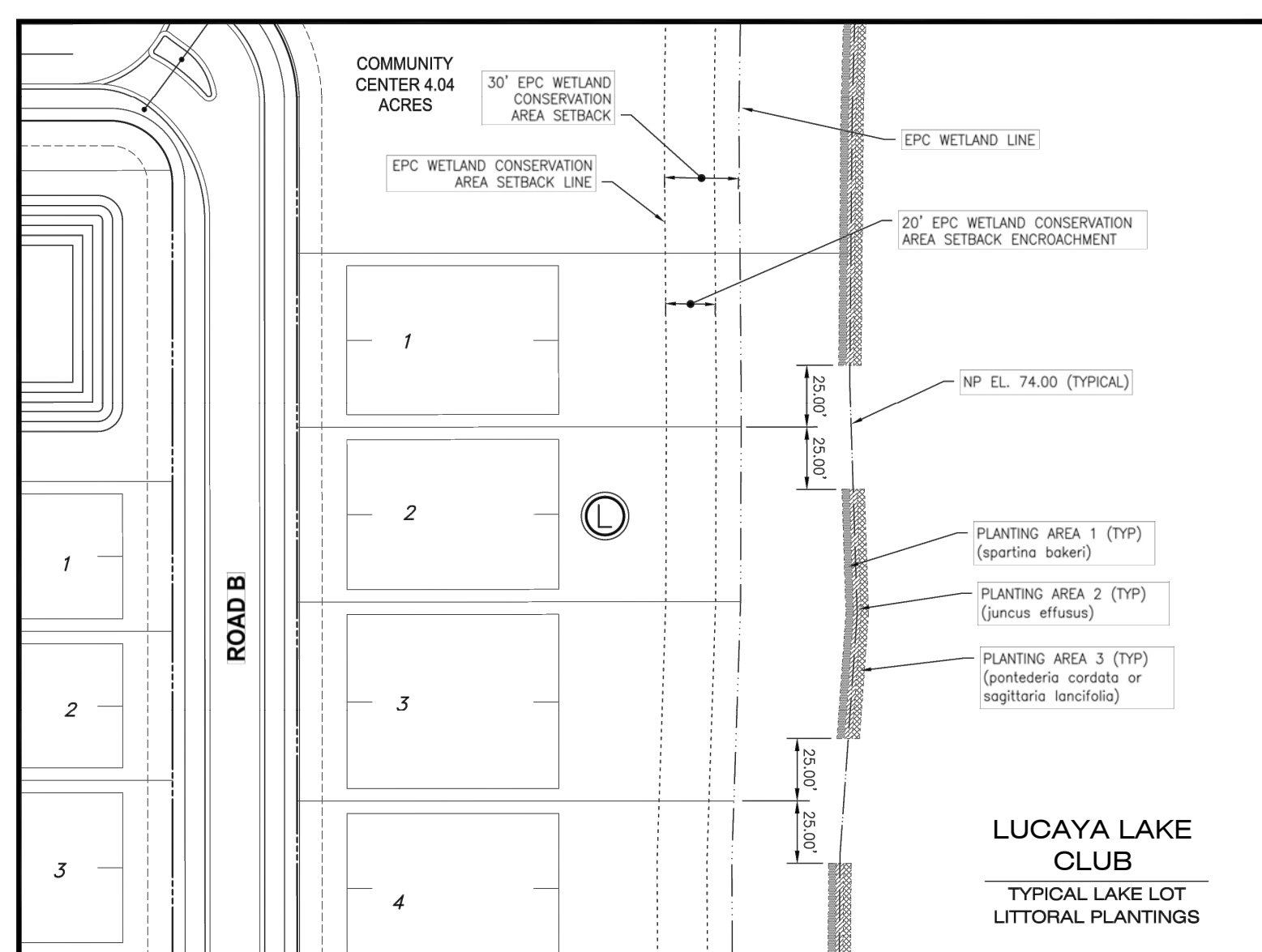
10 FOOT EPC WETLAND CONSERVATION AREA SETBACK PER LAND USE HEARING OFFICER VARIANCE NO. 13-0890 RV/S (TYPICAL ALONG ALL LAKE LOTS)

EPC WETLAND LINE (TYPICAL)

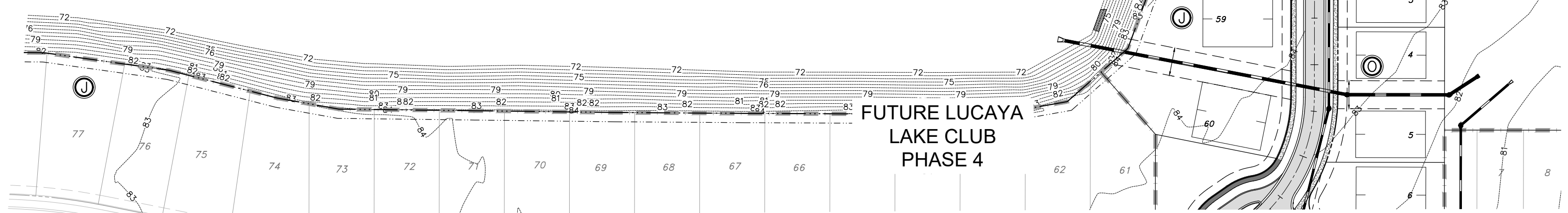
EPC WETLAND CONSERVATION AREA SETBACK LINE

PLANTINGS SHALL NOT BE REQUIRED AT PROPOSED BOAT RAMP LOCATION

TYPICAL PLANTING AREA SEE DETAILS THIS SHEET



<table border="1"> <tr><th>NO.</th><th>DATE</th></tr> <tr><td>1</td><td>8/28/13</td></tr> <tr><td>2</td><td>8/28/13</td></tr> <tr><td>3</td><td>8/28/13</td></tr> <tr><td>4</td><td>8/28/13</td></tr> </table>	NO.	DATE	1	8/28/13	2	8/28/13	3	8/28/13	4	8/28/13	<table border="1"> <tr><th>NO.</th><th>DATE</th></tr> <tr><td>1</td><td>8/28/13</td></tr> <tr><td>2</td><td>8/28/13</td></tr> <tr><td>3</td><td>8/28/13</td></tr> <tr><td>4</td><td>8/28/13</td></tr> </table>	NO.	DATE	1	8/28/13	2	8/28/13	3	8/28/13	4	8/28/13	<table border="1"> <tr><th>NO.</th><th>DATE</th></tr> <tr><td>1</td><td>8/28/13</td></tr> <tr><td>2</td><td>8/28/13</td></tr> <tr><td>3</td><td>8/28/13</td></tr> <tr><td>4</td><td>8/28/13</td></tr> </table>	NO.	DATE	1	8/28/13	2	8/28/13	3	8/28/13	4	8/28/13	<table border="1"> <tr><th>NO.</th><th>DATE</th></tr> <tr><td>1</td><td>8/28/13</td></tr> <tr><td>2</td><td>8/28/13</td></tr> <tr><td>3</td><td>8/28/13</td></tr> <tr><td>4</td><td>8/28/13</td></tr> </table>	NO.	DATE	1	8/28/13	2	8/28/13	3	8/28/13	4	8/28/13
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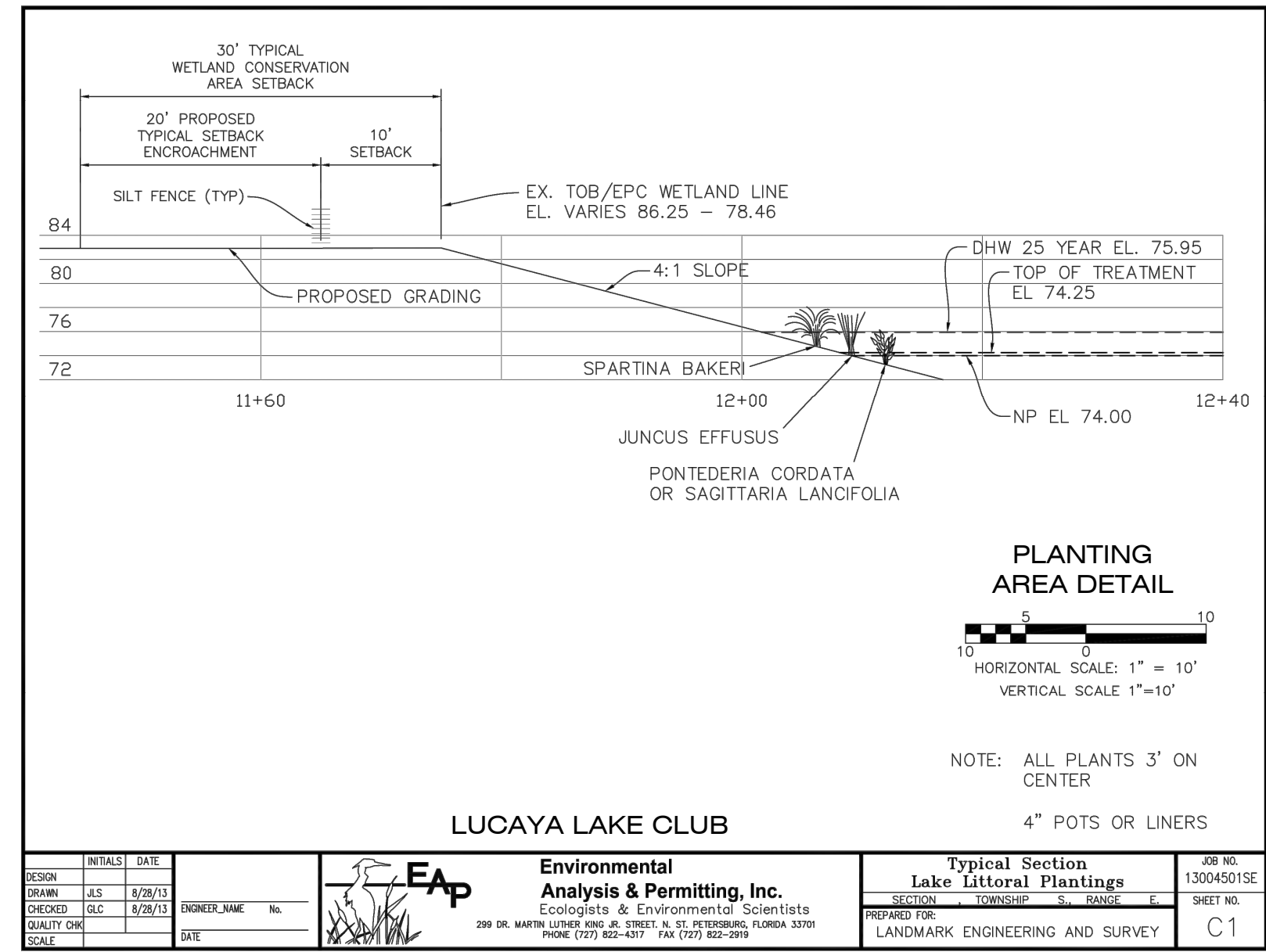
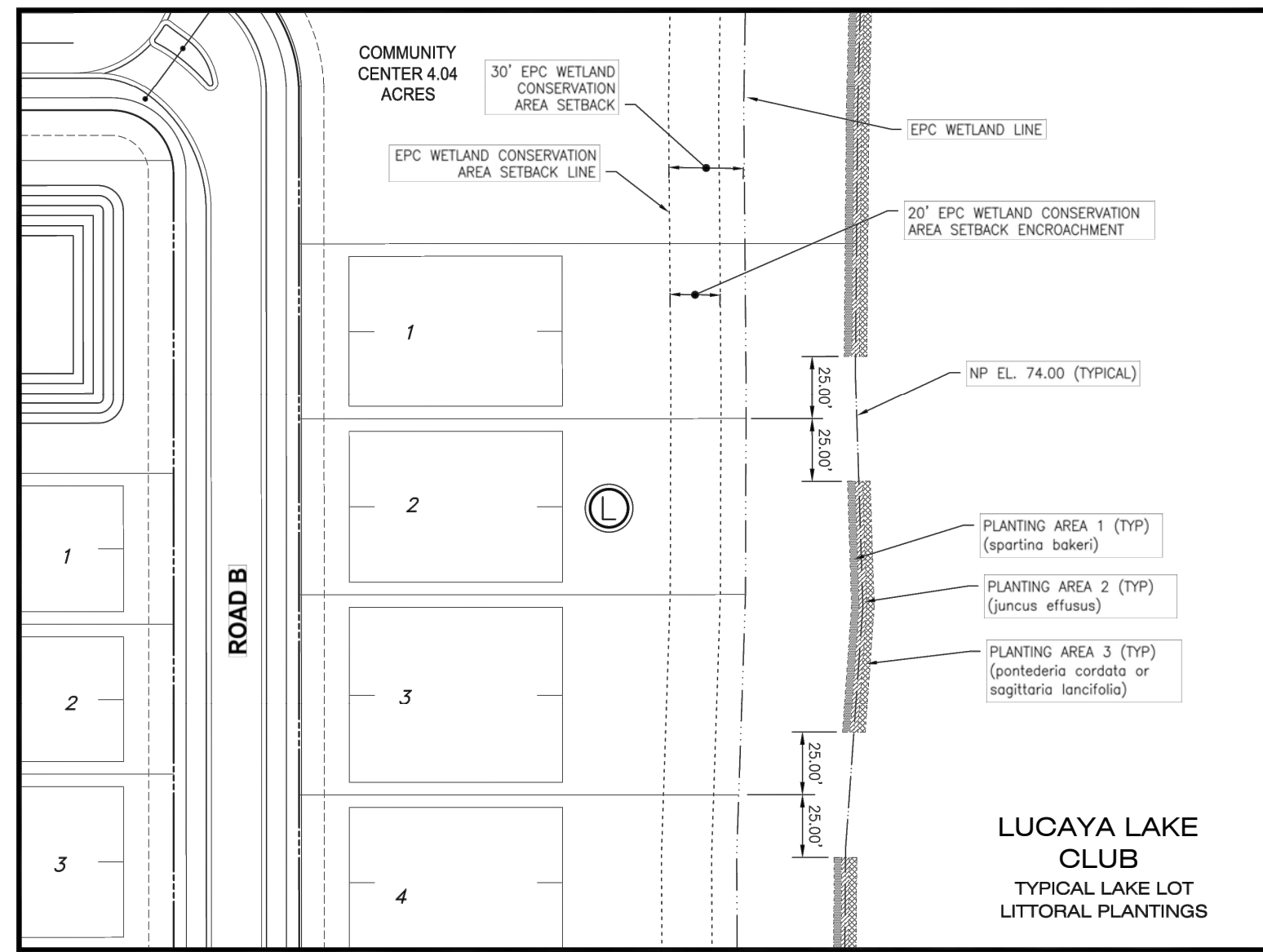
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
 It's fast, it's free, it's the law
www.callsunshine.com

REVISIONS:

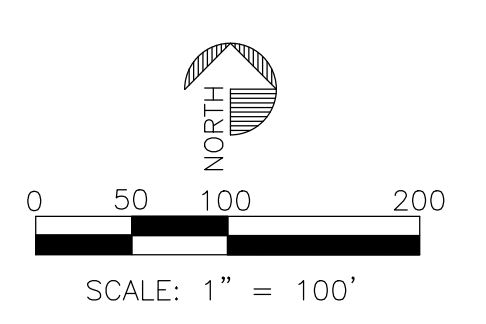
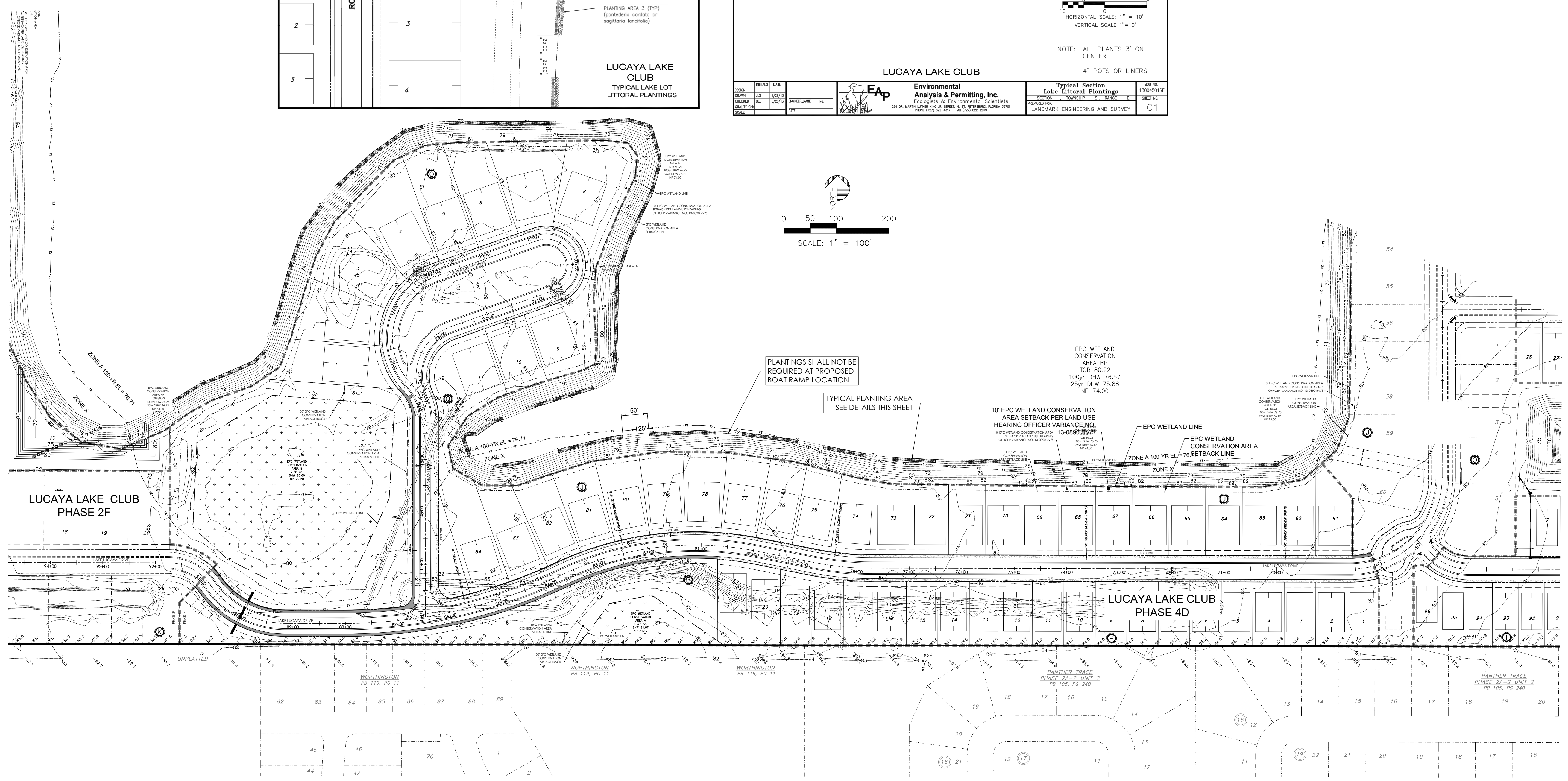
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DRAWN BY:	
CHECKED BY:	
JOB NO.:	2160044

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

LANDMARK

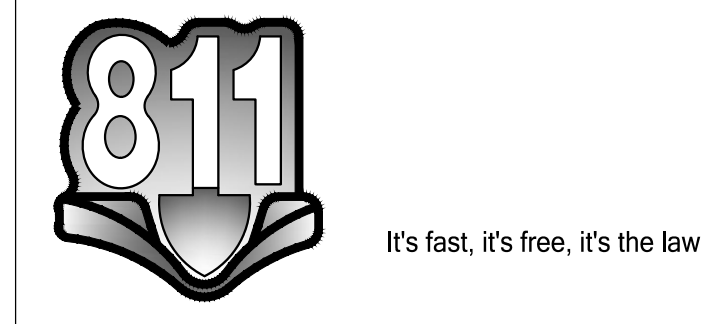
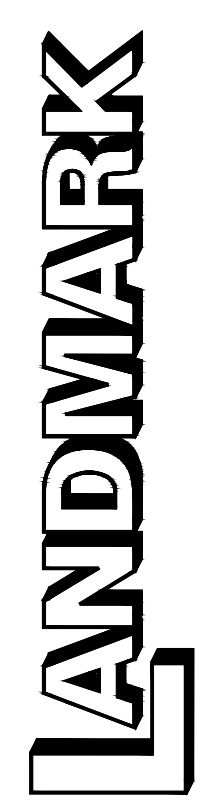


DESIGN	DATE	BY	SCALE	NO.	DATE	BY	SCALE	NO.	DATE	BY	SCALE
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SCALE	DATE	BY	SCALE	NO.	DATE	BY	SCALE	NO.	DATE	BY	SCALE



DATE:	2018-04-18
DESIGNER:	AS
CHECKED:	EC
DATE:	2018-04-18
PROJECT NO.:	2180003

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



Spring Lake CDD

July 1, 2021

Action Item Description	Responsible	Open Date	Date Due	Status	Comments
Landscape Mapping	Rick and Phil	4/10/21		Open	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 if possible in legal.
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. Action has been taken expect close out soon.
Florida Reserve Advisors - Reserve Study	DM and Chair	5/4/21		Completed	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	Cecilia 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		Completed	Scheduled install Tuesday 5/11
Board RFP Status	District Manager	2/3/21	July 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. Now July Meeting.

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		Ongoing	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
Brightview to install mulch May 25,26th and 27th.	DM and Steve	5/4/21		Completed	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
Park Area Palms Struck by lightning	District Manager	6/1/21		Quote in Hand	Received quote. Waiting to see if other palm survives.
Lake Lucaya Bank Property Encroachments	District Manager	6/1/21		In Progress	District Manager will send notices to homeowners. Only one in question and discussing with legal is paver path to dock. Board to review and possibly allow encroachment agreement.
New Clocks Approved for install a result of east wall irrigation issue.	District Manager	6/25/21		Approved	Quotes for clocks approved.
Blue Pacific Property Encroachments.	District Manager	6/1/21		In Progress	Discussion with Board on options in July meeting.
Lake Lucaya Treatments underway	District Manager	6/1/21		In Progress	Next treatment is July 1st.



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Lucaya

Date: Thursday, June 24, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	2	-3	<u>Poor condition from lack of irrigation.</u>
TURF FERTILITY	10	8	-2	<u>Hard to tell since turf is stressed</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	3	-2	<u>Several areas need herbicide treatment</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	4	-1	<u>Some areas need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Caterpillars/mites</u>
PRUNING	10	8	-2	<u>Some needed</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>Recent rains has helped</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	88	-12	88%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Lucaya Lakes June



The shrubs need to be trimmed away from the Tow Away sign at the clubhouse parking lot entrance.



There are some dead areas of turf along Summerfield that will need to be replaced.



The Fakahatchee grass in phase 5 needs to be treated for Spider mites.



There's a dead palm tree along Lucaya Lakes that needs to be replaced or removed.



The Chinese Fan palms at the entrance need to be fertilized.



The Oleanders in the median on Summerfield need to be treated for caterpillars.



There are two dead Washingtonian Palms at the park that appears were struck by lightning.



Any dead plant material should be removed.



The turf on the East side of Summerfield needs to be treated for Crab grass.



Some of the landscape beds need weed detailing.



A large area of Zoysia turf at the park stressed by the drought will not recover and will need to be replaced.



Cattails and Primrose willow plants need to be removed from the retention area on Nora Grant.



The turf along Nora Grant needs herbicide treatment.



The St. Augustine turf along the Summerfield extension is in rough condition.

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT REGARDING COOPERATION BETWEEN THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT AND LUCAYA LAKE CLUB HOMEOWNERS' ASSOCIATION, INC. REGARDING DRAINAGE EASEMENTS AND LANDS OWNED BY THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT; AND PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Spring Lake Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, recreation fields and facilities, landscaping, and other infrastructure; and

WHEREAS, the Lucaya Lake Club Homeowners' Association, Inc. (the "Association") is a Florida not-for-profit corporation established as a homeowners' association with a primary goal to maintain community standards in the Lucaya Lake Club community located within the District's boundaries; and

WHEREAS, the Association has certain rights, duties and authority with regard to the land within the Lucaya Lake Club community as set forth in the Declaration of Covenants, Conditions and Restrictions for Lucaya Lake Club, as amended and supplemented; and

WHEREAS, the District currently owns and maintains drainage areas and easements located within the boundaries of the District that are depicted on various plats of lands within the community ("Drainage Areas"); and

WHEREAS, the District currently owns other lands ("District Lands") on which landowners may propose to place improvements from time to time; and

WHEREAS, the District requests that the Association not approve or permit any improvements within the Drainage Areas when prohibited by plat, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, as part of the Association's architectural review and approval process; and

WHEREAS, the District requests that the Association not approve or permit any improvements within the District Lands, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences,

sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, as part of the Association's architectural review and approval process.

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

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

SECTION 2. DRAINAGE AREA APPROVALS; DISTRICT LANDS APPROVALS. The District requests that the Association not approve or permit any improvements within the Drainage Areas when prohibited by plat, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, as part of the Association's architectural review and approval process. The District requests that the Association not approve or permit any improvements on the District Lands, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, as part of the Association's architectural review and approval process, without the District's prior written consent, which consent may be withheld in the District's sole discretion.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 15TH DAY OF JULY, 2021.

ATTEST:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____



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’s 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:

Lucaya Lake Club HOA	<u>\$1,000*</u>	Owner Initials _____
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***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@olm-inc.com

OWNER: Lucaya Lake Club Homeowner's 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’s 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.

Signature: _____

Print Name: Thomas V. Medlock

Title: President

Date Signed: _____

OWNER

Signature: _____

Print Name: _____

Title: _____

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's 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.



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 Community Development District
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.

Spring Lake Community Development District
Lake and Dock Rules (Draft)
(As of June 22, 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 sunrise to sunset. These hours may be limited by the Lucaya Lake Club Homeowners' Association.
3. **Usage Guidelines.** Lake Lucaya is designed for fishing and recreational use. Swimming is not permitted as the lake is NOT designed for swimming. All underwater sports and activities are prohibited. 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 eighteen (18) feet in length or one hundred fifty (150) horsepower (hp) or exceed a wet weight of three thousand (3,000) pounds. Only vessels with Flat Bottom Hulls or Modified-V Hulls up to twenty (20) inches are allowed. 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, Vessels with Deep-V Hull, and Vessels with Ballast. Airboats; Personal Watercraft; Two (2)-Stroke Outboard Motors; Wakeboats vessels with Deep-V Hulls 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 ensure:
 - (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 Motorized 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; may only be operated to remove the vessel from the Lake in the most direct route possible under “Slow Speed, Minimum Wake”; 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. “Idle Speed, No Wake” and “Slow Speed, Minimum Wake” zones may be designated when necessary.
- 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. **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.

8. **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 “Dock Construction/Alteration Request” (*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 ensure 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 and receipt of any fees required for services provided by the District Engineer pursuant to and authorized by Spring Lake CDD Resolution 2021-07 passed and adopted April 6, 2021, the District Manager shall then issue the Approval Letter for Construction.
- (6) Time Limit for Completion of Construction. All construction must be completed within eighteen (18) months of the date of 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. Docks will be constructed as close to the shore as feasible. The District Engineer may allow Boardwalk walkways to extend up to a maximum of thirty-five (35) feet in length on a case-by-case basis to accommodate shallow areas. No Boat Lift roof structure shall be larger than twelve by twenty-four (12x24) feet and must run perpendicular to the dock.
 - 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.
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.
 10. **Enforcement.** In the event a resident violates this rule and/or a resident's Motorized Vessel is not in compliance with this rule, the resident shall be subject to fines as follows: (i) the first violation will incur a fine of One Hundred and 00/100 Dollars (\$100); (ii) a second violation will incur a fine of Two Hundred and 00/100 Dollars; (iii) a third violation will incur a fine of Four Hundred and 00/100 Dollars (\$400); and, (v) any additional violation(s) will incur a fine of One Thousand and 00/100 Dollars (\$1,000). The District Manager shall have the authority to exercise discretion in enforcing the fines and may escalate a fine up two levels (e.g., from a second violation to a fourth violation). In any event the District Manager shall have the authority to grant forbearance in his or her sole and absolute discretion for any Motorized Vessel Operating Permit violation. This rule shall serve as a an independent basis under which any violation of this rule may result in a suspension of the right to use the District's Lake, towing of any unauthorized vessels at the owner's expense, an administrative penalty/fine of no less than Fifty and 00/100 Dollars (\$50) and no greater than One Thousand and 00/100 Dollars (\$1,000) for each violation as determined by the District Manager in accordance with this rule plus any and all collection costs and fees incurred for criminal prosecution, and/or other legal action.
 11. **Conflicts.** Any prior CDD rules and/or policies governing the same subject matter as the foregoing rule are hereby rescinded to the extent such rules/policies are in conflict with the rule set forth herein.
 12. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

13. **Effective Date.** The foregoing rule shall be effective as of _____.

EXHIBIT A: Lake Lucaya Master Dock Plan

EXHIBIT B: Spring Lake CDD Resolution 2021-07

EXHIBIT C: Dock Construction/Alteration Application Form (*To be updated in coordination with the LLC HOA/Design Review Committee*)

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

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

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

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EXHIBIT B:

Spring Lake CDD Resolution 2021-07
(Passed and Adopted April 6, 2021)

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EXHIBIT C:
Dock Construction/Alteration Application Form

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June 22, 2021

Mr, Rick L. Reidt
District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607via email: rick.reidt@merituscorp.com

Subject: Proposal for Development of Recreational Boating Recommendations for the Spring Lake CDD
ERM Proposal # 0601908

Dear Mr. Reidt:

Environmental Resource Management, Inc. (ERM) understands that the Spring Lake Community Development District (CDD) ("Client") is requesting assistance with the development of draft guidelines and restrictions for recreational boating activities in an 88-acre lake (borrow pit). The surface water management system of project (aka Lucaya Lake Club) Phases 1A, 1B, 1C and 1D were originally authorized through the issuance of an Environmental Resource Permit (No. 43031684.002) by the Southwest Florida Water Management District on January 29, 2014. Additional phases have been subsequently permitted. The project site is located within a private residential community on the south side of Rhodine Road, just east of the intersection with US301, Hillsborough County, Section 05, Township 32 South, Range 20 East. The lake was originally permitted as a borrow pit in 1991 under MSSW permit No. 40007810.001.

SCOPE OF WORK

TASK 1: Development of Boating Guidelines

Initial Desktop Review

ERM will perform a desktop review of readily available information characterize existing lake conditions relative to pertinent state and local permitting history, sovereignty concerns, shoreline stability, access points, sensitive/valuable habitat or vegetation, permit established buffer areas, existing bylaws, and bathymetry (to be provided by the client). This information will be used to develop a project understanding and a preliminary approach to the field visit, which will be subsequently performed per the following task.

Site Survey

Following the desktop review, ERM will conduct a reconnaissance level field visit to confirm onsite conditions. ERM will collect global positioning system (GPS) points as necessary to generate a figure depicting significant features, which will accompany the proposed guidelines. Please note that a formal wetland jurisdictional determination, habitat mapping, or a bathymetric survey are not proposed as part of this scope of services.

Final Deliverables

ERM will provide a memorandum summarizing the findings of the desktop and field reviews and include a detailed list of potential boating guidelines and restrictions based on the gathered information. The intent of the proposed rules are to promote safe recreational boating opportunities to the residents while also protecting natural resources, shoreline integrity, and preventing scour and/or prop dredging. Boating guidelines will include, to the most practicable extent possible relative to the available information, recommended slow speed and/or no wake zones based on existing and proposed site conditions, draft restrictions relative to existing bathymetric information, and "no entry"

zones. It is ERM's understanding that the proposed guidelines/restrictions will be reviewed by attorneys procured by the client to determine the legality of adopting said rules into the restrictive covenants or bylaws. ERM is not assuming liability associated with the legality of the guidelines nor the long-term safety of the boating community.

Meeting

ERM will attend up to one (1) virtual meeting with the CDD to discuss the findings. ERM will attend up to one (1) in person public hearing or meeting with the CDD and homeowners, as necessary.

Assumptions

- One (1) ERM professional scientist will conduct the field visit in one trip.
- ERM will have full access to the site.
- A formal wetland jurisdictional determination will be not performed under this scope of services.
- The client will provide bathymetric survey information.
- No threatened and endangered species consultation or species specific surveys are included in this scope of work.
- ERM is not responsible for the legality of the boating guidelines or the ultimate safety of the community. Incorporation into the CDD bylaws or covenants should be reviewed and approved by an attorney procured by the client.

TERMS AND COMMERCIAL OFFER

ERM proposes to perform this scope of work on a time and materials basis, not to exceed \$7,500. We request a 10% down payment of \$750 upon notice to proceed and will invoice monthly.

Table 1: Budget Summary for the Spring Lake CDD Project, Hillsborough County, FL

Task	Estimated Budget
Task 1. Development of Boating Guidelines	\$7,500
TOTAL	\$7,500

SCOPE ACCEPTANCE

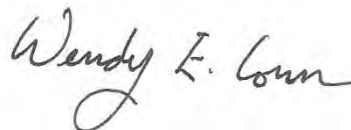
If this proposal is acceptable, please issue a purchase order to ERM for our files. The above-referenced offer is valid for 30 days.

ERM appreciates this opportunity to provide our proposal and looks forward to working with you. Should you have any questions or require additional information, please let me know.

Sincerely,



Chip Day
Partner-In-Charge



Wendy Conn
Principal Consultant

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

Funding Reserve Analysis

for

Spring Lake CDD

June 15, 2021



Funding Reserve Analysis
for
Spring Lake CDD

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June 15, 2021

Spring Lake CDD
11309 Lake Lucaya Drive
Riverview, FL 33579

Board of Supervisors,

We are pleased to present to Spring Lake CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Spring Lake CDD started home construction in 2014 and home construction has been gradual up to the present time. The community is comprised of 964 units, which includes single family homes and townhomes. The community footprint consists of approximately 340 acres and is located in Riverview, Hillsborough County, Florida.

Date of Physical Inspection

The subject property was physically inspected on May 20, 2021 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2021-2022 fiscal year plus 30 years. The Study Start Date is October 1, 2021 and the study ends on September 30, 2052.

Governing Documents

A review was made of aerials and subdivision plats for the subject property.

Depth of Study

Full Service Reserve Study with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Spring Lake CDD for the Spring Lake CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2021</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>964</i>
<i>Reserve Balance as of October 1, 2021¹</i>	<i>\$ 20,000</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2021	\$ 109	\$ 105,500	\$ 95,426
2022	\$ 112	\$ 108,138	\$ 170,956
2023	\$ 115	\$ 110,841	\$ 154,895
2024	\$ 118	\$ 113,612	\$ 227,030
2025	\$ 121	\$ 116,452	\$ 312,297
2026	\$ 124	\$ 119,364	\$ 182,213

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2021

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserve items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.00 percent over the course of the study.

Initial Reserves

Through April 2021, there was \$0 set aside for reserves. The projected reserve balance on October 1, 2021 will be \$20,000. These numbers were obtained from the District on the official April 2021 balance sheet and the 2020-2021 budget. October 1, 2021 starts the next fiscal year. September 30, 2022 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$109.44 per owner per year in fiscal year 2021-2022 and \$105,500 in total funding.

At the current time, the District is considered to be 7 percent funded. The community is still starting out and is just beginning to fund reserves. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-

- 30% funded: poorly funded
- 30-70% funded: fairly funded
- 70-100% funded: well funded
- 100+% funded: very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Spring Lake CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Spring Lake CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that owner monthly fees as shown in the attached "Spring Lake CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of

occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Spring Lake CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Spring Lake CDD shall provide to us Spring Lake CDD's best-estimated age of that item. If Spring Lake CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.

- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Spring Lake CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Landscaping Notes

The community has a total land area of approximately 680 acres. It is estimated that there are 31 acres of sod in the community that the CDD is responsible for.

The estimates of the types of sod and their associated replacement costs are as follows:

Type	Size	Unit Cost	Replacement Cost
Zoysia	1,350,360 SF (31 acres)	0.85/SF	\$1,147,806

The sod will never likely be replaced at one time, so this cost can be annualized over a number of years. Assuming the sod has a 25-year lifespan with good maintenance, the annualized cost of sod replacement would be \$45,912.

Additionally, there are several areas of shrubs and plants. These items can be replaced periodically as necessary. We recommend earmarking \$12,000 for plants and shrubs replacement on an annual basis.

The total estimated annual landscape cost is \$57,912, rounded to \$58,000. The District already plans for \$20,000 annually for landscape enhancements and \$8,000 for plants and shrubs replacement in their operating budget. Therefore, we suggest reserving \$30,000 annually to bridge this difference.

Perimeter Wall and Fencing Notes

There is estimated to be 7,449 LF of masonry wall along parts of the perimeter of the community. The wall was built from 2014-2018 and is 8' high. The replacement cost of the wall is estimated to be \$893,880. The wall, however, is not likely to ever be replaced at one time as it has an indefinite lifespan.

However, some sections may need to be repaired at times. Therefore, we are suggesting a wall repair allowance of 5% of the replacement cost of the wall over a 5 year period, which would result in a reserve amount of \$44,700.

The wall should also be painted periodically. Since the wall was built at different times from 2014-2018, we have broken the wall painting into two phases. The portion of the wall built from 2014-2016 is the first phase and has an estimated remaining life for painting of 2 years. This phase is located on the north and east perimeter of the Parkside section and the wall north of the amenity center on Summerfield Blvd and the western half of the northern wall on Rhodine Road of the Lakeside section. The second phase of wall painting is the portion built in 2017 and 2018 and has an estimated remaining life of 5 years. This portion of the wall is located on the southern half of the Lakeside section along Summerfield Blvd, the western half of the northern section of wall along Rhodine Road in the Lakeside section, and the small amount of wall near the townhome entrance.

The vinyl fencing in the community was installed at different times, from 2016-2019. For the purpose of this report, the vinyl fencing will be given an average age of 4 years. The vinyl fencing included is located on the eastern boundary of the Lakeside section, the southern boundary of the Lakeside section, the southern boundary of the Parkside section and the western boundary of the townhouse section.

There are also several sections of vinyl fencing where the houses are back to back. In the Parkside section, it appears that there is no uniformity to this, as the vinyl fencing does not run the entire length of the boundary and there are breaks in the fencing. In the NW area of the Lakeside section, there does seem to be some uniformity to the back to back fencing, however, it seems unlikely the CDD would have any ownership of the fencing between the houses. For these reason, the back to back house fencing was not included.

Pond and Lake Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Spring Lake, there are 12 retention ponds and 1 lake for stormwater drainage. These areas are estimated to have 22,559 linear feet of shoreline area.

It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 10 percent of the shoreline will erode and need refurbishment over a 10-year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the District. This number can be adjusted in future reserve planning if necessary.

Stormwater Drainage Notes

The community has an overall land area of approximately 340 acres with build-out potential of 964 units, including single family homes and townhomes. The drainage for the District is comprised of several retention ponds and a complete drainage system.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 97 manholes, 9 control structures, 238 curb inlets, 3 grate inlets, 33 finished end sections, and 2 end walls. In addition, there is 31,124 feet of reinforced concrete piping ranging in size from a 15 inch diameter to a 60 inch diameter.

Spring Lake CDD Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Amount
15"	675'	54.00	\$ 36,450
18"	13081'	66.00	\$863,346
24"	4972'	90.00	\$447,480
30"	2773'	114.00	\$316,122
36"	6627'	138.00	\$914,526
42"	1530'	162.00	\$247,860
48"	251'	186.00	\$ 46,686
54"	657'	210.00	\$137,970
60"	558'	234.00	\$130,572

Other Drainage:

Curb Inlets	238@4000 =	\$952,000
Grate Inlets	3@3500 =	\$10,500
Control Structures	9@4000 =	\$36,000
Manholes	97@2900 =	\$281,300
Finished End Sections	33@1800 =	\$59,400

End Walls	2@8000 =	\$16,000
Grand Total		\$4,496,212

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 2 percent of the original system cost should be set aside for reserves over a ten year period, which would result in a reserve over that time of \$89,900. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Spring Lake CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

4 Pages of Photographs Attached



Landscaping



Landscaping



Typical Pond and Shoreline



Typical Pond and Shoreline



Typical Pond and Shoreline



Stormwater Drainage Curb Inlet



Stormwater Drainage Control Structure



Entry Monument



Entry Monument



Playground Slide and Obstacles



Playground Climbing Ball



Playground Climbing Wall



Playground Swing



Picnic Table



LED Playground Lighting



Park Bench



Shade Pavilion



Aluminum Fencing



Aluminum Fencing



Vinyl Fencing



Perimeter Wall

Spring Lake CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Grounds					
Landscaping Allowance	\$ 30,000	0 Year	1 Years	\$ 30,759	Yes
Pond Banks Erosion Control	\$ 90,200	5 Years	10 Years	\$ 104,781	Yes
Stormwater Drainage Repair Allowance	\$ 89,900	8 Years	10 Years	\$ 112,557	Yes
Entry Monuments Refurbishment	\$ 15,000	13 Years	20 Years	\$ 21,278	Yes
Entry Monument Painting	\$ 3,500	2 Years	9 Years	\$ 3,772	Yes
Park					
Playground Slide and Obstacles	\$ 35,000	13 Years	20 Years	\$ 49,649	Yes
Playground Ball and Wall	\$ 15,000	13 Years	20 Years	\$ 21,278	Yes
Playground Swings	\$ 6,000	18 Years	25 Years	\$ 9,643	Yes
Picnic Tables	\$ 2,400	1 Years	12 Year	\$ 2,523	Yes
Playground LED Lighting	\$ 10,000	28 Years	30 Years	\$ 20,632	Yes
Park Benches	\$ 3,600	8 Years	15 Years	\$ 4,507	Yes
Shade Pavilion Frame	\$ 15,680	18 Years	25 Years	\$ 25,201	Yes
Shade Pavilion Canvas	\$ 9,408	3 Years	10 Years	\$ 10,396	Yes
Walls and Fencing					
Aluminum 8' Fencing	\$ 77,480	21 Years	25 Years	\$ 134,216	Yes
Vinyl Fencing	\$ 291,550	21 Years	25 Years	\$ 505,041	Yes
Perimeter Wall Repair Allowance	\$ 44,700	5 Years	5 Years	\$ 51,926	Yes
Perimeter Wall Painting Phase 1	\$ 86,301	2 Years	9 Years	\$ 93,015	Yes
Perimeter Wall Painting Phase 2	\$ 52,996	5 Years	9 Years	\$ 61,563	Yes

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 20,000

Prepared by Florida Reserve Study and Appraisal
Spring Lake CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Grounds							
Landscaping Allowance	\$ 30,000 / total	1 total	\$ 30,000	0 Years	1 Year	2021	\$ 30,759
				2022		\$ 31,536	
				2023		\$ 32,334	
				2024		\$ 33,152	
				2025		\$ 33,990	
				2026		\$ 34,850	
				2027		\$ 35,731	
				2028		\$ 36,634	
				2029		\$ 37,561	
				2030		\$ 38,511	
				2031		\$ 39,485	
				2032		\$ 40,483	
				2033		\$ 41,507	
				2034		\$ 42,557	
				2035		\$ 43,633	
				2036		\$ 44,736	
				2037		\$ 45,867	
				2038		\$ 47,027	
				2039		\$ 48,217	
				2040		\$ 49,436	
				2041		\$ 50,686	
				2042		\$ 51,968	
				2043		\$ 53,282	
				2044		\$ 54,629	
				2045		\$ 56,011	
2046	\$ 57,427						
2047	\$ 58,880						
2048	\$ 60,369						
2049	\$ 61,895						
2050	\$ 63,460						
2051	\$ 65,065						

Spring Lake CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pond Banks Erosion Control	\$ 90,200 / total	1 total	\$ 90,200	5 Years	10 Years	2026	\$ 104,781
						2036	\$ 134,507
				10 Years		2046	\$ 172,665
						2056	\$ 221,649
Stormwater Drainage Repair Allowance	\$ 89,900 / total	1 total	\$ 89,900	8 Years	10 Years	2029	\$ 112,557
						2039	\$ 144,489
				10 Years		2049	\$ 185,479
						2059	\$ 238,098
Entry Monuments Refurbishment	\$ 15,000 / total	1 total	\$ 15,000	13 Years	20 Years	2034	\$ 21,278
				20 Years		2054	\$ 35,064
Entry Monument Painting	\$ 3,500 / total	1 total	\$ 3,500	2 Years	9 Years	2023	\$ 3,772
						2032	\$ 4,723
				9 Years		2041	\$ 5,913
						2050	\$ 7,404
Park							
Playground Slide and Obstacles	\$ 35,000 / total	1 total	\$ 35,000	13 Years	20 Years	2034	\$ 49,649
				20 Years		2054	\$ 81,815
Playground Ball and Wall	\$ 15,000 / total	1 total	\$ 15,000	13 Years	20 Years	2034	\$ 21,278
				20 Years		2054	\$ 35,064
Playground Swings	\$ 6,000 / total	1 total	\$ 6,000	18 Years	25 Years	2039	\$ 9,643
				25 Years		2064	\$ 18,004
Picnic Tables	\$ 1,200 ea	2	\$ 2,400	1 Year	12 Years	2022	\$ 2,523
						2034	\$ 3,405
				12 Year		2046	\$ 4,594
						2058	\$ 6,200
Playground LED Lighting	\$ 2,500 ea	4	\$ 10,000	28 Years	30 Years	2049	\$ 20,632
				30 Years		2079	\$ 43,643
Park Benches	\$ 900 ea	4	\$ 3,600	8 Years	15 Years	2029	\$ 4,507
				15 Years		2044	\$ 6,556

Spring Lake CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Park Benches	\$ 900 ea	4	\$ 3,600	15 Years	15 Years	2059	\$ 9,535
Shade Pavilion Frame	\$ 20.00 / sf	784 sf	\$ 15,680	18 Years 25 Years	25 Years	2039 2064	\$ 25,201 \$ 47,051
Shade Pavilion Canvas	\$ 12.00 / sf	784 sf	\$ 9,408	3 Years 10 Years	10 Years	2024 2034 2044 2054	\$ 10,396 \$ 13,346 \$ 17,132 \$ 21,992
Walls and Fencing							
Aluminum 8' Fencing	\$ 65.00 / lf	1192 lf	\$ 77,480	21 Years 25 Years	25 Years	2042 2067	\$ 134,216 \$ 250,585
Vinyl Fencing	\$ 35.00 / lf	8330 lf	\$ 291,550	21 Years 25 Years	25 Years	2042 2067	\$ 505,041 \$ 942,927
Perimeter Wall Repair Allowance	\$ 44,700 / total	1 total	\$ 44,700	5 Years	5 Years	2026 2031 2036 2041 2046 2051	\$ 51,926 \$ 58,832 \$ 66,657 \$ 75,522 \$ 85,567 \$ 96,947
Perimeter Wall Painting Phase 1	\$ 1.10 / sf	78455 sf	\$ 86,301	2 Years 9 Years	9 Years	2023 2032 2041 2050	\$ 93,015 \$ 116,457 \$ 145,808 \$ 182,556
Perimeter Wall Painting Phase 2	\$ 1.10 / sf	48178 sf	\$ 52,996	5 Years 9 Years	9 Years	2026 2035 2044 2053	\$ 61,563 \$ 77,078 \$ 96,504 \$ 120,826

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 20,000

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Grounds	Landscaping Allowance	1 total	\$ 30,000.00 / total	\$ 30,000.00
	Pond Banks Erosion Control	1 total	\$ 90,200.00 / total	\$ 90,200.00
	Stormwater Drainage Repair Allowance	1 total	\$ 89,900.00 / total	\$ 89,900.00
	Entry Monuments Refurbishment	1 total	\$ 15,000.00 / total	\$ 15,000.00
	Entry Monument Painting	1 total	\$ 3,500.00 / total	\$ 3,500.00
Grounds Sub Total =				\$ 228,600.00
Park	Playground Slide and Obstacles	1 total	\$ 35,000.00 / total	\$ 35,000.00
	Playground Ball and Wall	1 total	\$ 15,000.00 / total	\$ 15,000.00
	Playground Swings	1 total	\$ 6,000.00 / total	\$ 6,000.00
	Picnic Tables	2	\$ 1,200.00 ea	\$ 2,400.00
	Playground LED Lighting	4	\$ 2,500.00 ea	\$ 10,000.00
	Park Benches	4	\$ 900.00 ea	\$ 3,600.00
	Shade Pavilion Frame	784 sf	\$ 20.00 / sf	\$ 15,680.00
	Shade Pavilion Canvas	784 sf	\$ 12.00 / sf	\$ 9,408.00
Park Sub Total =				\$ 97,088.00
Walls and Fencing	Aluminum 8' Fencing	1192 lf	\$ 65.00 / lf	\$ 77,480.00
	Vinyl Fencing	8330 lf	\$ 35.00 / lf	\$ 291,550.00
	Perimeter Wall Repair Allowance	1 total	\$ 44,700.00 / total	\$ 44,700.00
	Perimeter Wall Painting Phase 1	78455 sf	\$ 1.10 / sf	\$ 86,300.50
	Perimeter Wall Painting Phase 2	48178 sf	\$ 1.10 / sf	\$ 52,995.80
Walls and Fencing Sub Total =				\$ 553,026.30
Totals =				\$ 878,714.30

Spring Lake CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded	Fully Funded Balance
2021	\$ 105,500	\$ 685	\$ 30,759	\$ 95,426	28.7%	\$ 331,918
2022	\$ 108,138	\$ 1,451	\$ 34,059	\$ 170,956	42.6%	\$ 401,085
2023	\$ 110,841	\$ 2,219	\$ 129,121	\$ 154,895	32.9%	\$ 470,968
2024	\$ 113,612	\$ 2,071	\$ 43,548	\$ 227,030	50.6%	\$ 448,649
2025	\$ 116,452	\$ 2,806	\$ 33,990	\$ 312,297	60.5%	\$ 516,082
2026	\$ 119,364	\$ 3,672	\$ 253,119	\$ 182,213	30.5%	\$ 597,567
2027	\$ 122,348	\$ 2,384	\$ 35,731	\$ 271,214	58.6%	\$ 462,507
2028	\$ 125,406	\$ 3,289	\$ 36,634	\$ 363,275	66.1%	\$ 549,682
2029	\$ 128,542	\$ 4,224	\$ 154,626	\$ 341,414	53.3%	\$ 640,970
2030	\$ 131,755	\$ 4,020	\$ 38,511	\$ 438,678	71.0%	\$ 617,568
2031	\$ 135,049	\$ 5,007	\$ 98,317	\$ 480,418	67.1%	\$ 715,632
2032	\$ 138,425	\$ 5,440	\$ 161,663	\$ 462,620	61.0%	\$ 757,941
2033	\$ 141,886	\$ 5,278	\$ 41,507	\$ 568,277	76.8%	\$ 739,533
2034	\$ 145,433	\$ 6,351	\$ 151,513	\$ 568,549	67.1%	\$ 847,095
2035	\$ 149,069	\$ 6,371	\$ 120,711	\$ 603,277	71.1%	\$ 848,139
2036	\$ 152,795	\$ 6,735	\$ 245,900	\$ 516,908	58.5%	\$ 884,203
2037	\$ 156,615	\$ 5,889	\$ 45,867	\$ 633,545	79.6%	\$ 796,323
2038	\$ 160,531	\$ 7,073	\$ 47,027	\$ 754,121	82.4%	\$ 914,900
2039	\$ 164,544	\$ 8,297	\$ 227,550	\$ 699,413	67.3%	\$ 1,038,965
2040	\$ 168,658	\$ 7,769	\$ 49,436	\$ 826,404	83.9%	\$ 984,906
2041	\$ 172,874	\$ 9,059	\$ 277,930	\$ 730,407	65.5%	\$ 1,115,967
2042	\$ 177,196	\$ 8,118	\$ 691,224	\$ 224,497	22.0%	\$ 1,020,037
2043	\$ 181,626	\$ 3,080	\$ 53,282	\$ 355,920	70.8%	\$ 503,009
2044	\$ 186,166	\$ 4,415	\$ 174,821	\$ 371,680	58.9%	\$ 631,176
2045	\$ 190,821	\$ 4,594	\$ 56,011	\$ 511,084	79.6%	\$ 642,272
2046	\$ 195,591	\$ 6,010	\$ 320,253	\$ 392,431	50.3%	\$ 779,874
2047	\$ 200,481	\$ 4,846	\$ 58,880	\$ 538,878	82.3%	\$ 654,551
2048	\$ 205,493	\$ 6,333	\$ 60,369	\$ 690,336	86.4%	\$ 798,679
2049	\$ 210,630	\$ 7,871	\$ 268,006	\$ 640,831	67.5%	\$ 949,678
2050	\$ 215,896	\$ 7,401	\$ 253,420	\$ 610,708	68.1%	\$ 896,502
2051	\$ 221,293	\$ 7,124	\$ 162,013	\$ 677,113	80.6%	\$ 840,293
Totals :	\$ 4,853,029	\$ 159,882	\$ 4,355,798			

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2021: 12 Inflation = 2.50 % Interest = 1.00 %
 Study Life = 30 years Initial Reserve Funds = \$ 20,000.00 Final Reserve Value = \$ 677,112.87

Spring Lake CDD Modified Reserve Assessment Summary
Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2021	\$ 109.44	\$ 105,500
2022	\$ 112.18	\$ 108,138
2023	\$ 114.98	\$ 110,841
2024	\$ 117.85	\$ 113,612
2025	\$ 120.80	\$ 116,452
2026	\$ 123.82	\$ 119,364
2027	\$ 126.92	\$ 122,348
2028	\$ 130.09	\$ 125,406
2029	\$ 133.34	\$ 128,542
2030	\$ 136.68	\$ 131,755
2031	\$ 140.09	\$ 135,049
2032	\$ 143.59	\$ 138,425
2033	\$ 147.18	\$ 141,886
2034	\$ 150.86	\$ 145,433
2035	\$ 154.64	\$ 149,069
2036	\$ 158.50	\$ 152,795
2037	\$ 162.46	\$ 156,615
2038	\$ 166.53	\$ 160,531
2039	\$ 170.69	\$ 164,544
2040	\$ 174.96	\$ 168,658
2041	\$ 179.33	\$ 172,874
2042	\$ 183.81	\$ 177,196
2043	\$ 188.41	\$ 181,626
2044	\$ 193.12	\$ 186,166
2045	\$ 197.95	\$ 190,821
2046	\$ 202.90	\$ 195,591
2047	\$ 207.97	\$ 200,481
2048	\$ 213.17	\$ 205,493
2049	\$ 218.50	\$ 210,630
2050	\$ 223.96	\$ 215,896
2051	\$ 229.56	\$ 221,293

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2021: 12

Number of Years of Constant Payments: 1

No of Assessed Owners: 964

Prepared by Florida Reserve Study and Appraisal
Spring Lake CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

Item Description	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041
Reserve Category : Grounds																					
Landscaping Allowance	\$ 30,759	\$ 31,536	\$ 32,334	\$ 33,152	\$ 33,990	\$ 34,850	\$ 35,731	\$ 36,634	\$ 37,561	\$ 38,511	\$ 39,485	\$ 40,483	\$ 41,507	\$ 42,557	\$ 43,633	\$ 44,736	\$ 45,867	\$ 47,027	\$ 48,217	\$ 49,436	\$ 50,686
Pond Banks Erosion Control						\$ 104,781										\$ 134,507					
Stormwater Drainage Repair Allowance									\$ 112,557										\$ 144,489		
Entry Monuments Refurbishment														\$ 21,278							
Entry Monument Painting			\$ 3,772									\$ 4,723									\$ 5,913
Category Subtotal :	\$ 30,759	\$ 31,536	\$ 36,106	\$ 33,152	\$ 33,990	\$ 139,631	\$ 35,731	\$ 36,634	\$ 150,118	\$ 38,511	\$ 39,485	\$ 45,206	\$ 41,507	\$ 63,835	\$ 43,633	\$ 179,243	\$ 45,867	\$ 47,027	\$ 192,706	\$ 49,436	\$ 56,599
Reserve Category : Park																					
Playground Slide and Obstacles														\$ 49,649							
Playground Ball and Wall														\$ 21,278							
Playground Swings																			\$ 9,643		
Picnic Tables		\$ 2,523												\$ 3,405							
Playground LED Lighting																					
Park Benches									\$ 4,507												
Shade Pavilion Frame																			\$ 25,201		
Shade Pavilion Canvas				\$ 10,396										\$ 13,346							
Category Subtotal :		\$ 2,523		\$ 10,396					\$ 4,507					\$ 87,678						\$ 34,844	
Reserve Category : Walls and Fencing																					
Aluminum 8' Fencing																					
Vinyl Fencing																					
Perimeter Wall Repair Allowance						\$ 51,926				\$ 58,832						\$ 66,657					\$ 75,522
Perimeter Wall Painting Phase 1			\$ 93,015								\$ 116,457										\$ 145,808
Perimeter Wall Painting Phase 2						\$ 61,563									\$ 77,078						
Category Subtotal :			\$ 93,015			\$ 113,489				\$ 58,832	\$ 116,457			\$ 77,078	\$ 66,657						\$ 221,330
Expense Totals :	\$ 30,759	\$ 34,059	\$ 129,121	\$ 43,548	\$ 33,990	\$ 253,119	\$ 35,731	\$ 36,634	\$ 154,626	\$ 38,511	\$ 98,317	\$ 161,663	\$ 41,507	\$ 151,513	\$ 120,711	\$ 245,900	\$ 45,867	\$ 47,027	\$ 227,550	\$ 49,436	\$ 277,930

Prepared by Florida Reserve Study and Appraisal
Spring Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
Reserve Category : Grounds										
Landscaping Allowance	\$ 51,968	\$ 53,282	\$ 54,629	\$ 56,011	\$ 57,427	\$ 58,880	\$ 60,369	\$ 61,895	\$ 63,460	\$ 65,065
Pond Banks Erosion Control					\$ 172,665					
Stormwater Drainage Repair Allowance								\$ 185,479		
Entry Monuments Refurbishment										
Entry Monument Painting									\$ 7,404	
Category Subtotal :	\$ 51,968	\$ 53,282	\$ 54,629	\$ 56,011	\$ 230,092	\$ 58,880	\$ 60,369	\$ 247,374	\$ 70,864	\$ 65,065
Reserve Category : Park										
Playground Slide and Obstacles										
Playground Ball and Wall										
Playground Swings										
Picnic Tables					\$ 4,594					
Playground LED Lighting								\$ 20,632		
Park Benches			\$ 6,556							
Shade Pavilion Frame										
Shade Pavilion Canvas			\$ 17,132							
Category Subtotal :			\$ 23,688		\$ 4,594			\$ 20,632		
Reserve Category : Walls and Fencing										
Aluminum 8' Fencing	\$ 134,216									
Vinyl Fencing	\$ 505,041									
Perimeter Wall Repair Allowance					\$ 85,567					\$ 96,947
Perimeter Wall Painting Phase 1									\$ 182,556	
Perimeter Wall Painting Phase 2			\$ 96,504							
Category Subtotal :	\$ 639,257		\$ 96,504		\$ 85,567				\$ 182,556	\$ 96,947
Expense Totals :	\$ 691,224	\$ 53,282	\$ 174,821	\$ 56,011	\$ 320,253	\$ 58,880	\$ 60,369	\$ 268,006	\$ 253,420	\$ 162,013

June 15, 2021

Expense Summary by Year

Year	Category	Item Name	Expense	
FY 2021	Grounds	Landscaping Allowance	\$ 30,759	
Year Annual Expense Total = \$ 30,759				
FY 2022	Grounds	Landscaping Allowance	\$ 31,536	
	Park	Picnic Tables	\$ 2,523	
FY 2022 Annual Expense Total = \$ 34,059				
FY 2023	Grounds	Landscaping Allowance	\$ 32,334	
		Entry Monument Painting	\$ 3,772	
	Grounds Subtotal = \$ 36,106.00			
	Walls and Fencing	Perimeter Wall Painting Phase 1	\$ 93,015	
Annual Expense Total = \$ 129,121				
FY 2024	Grounds	Landscaping Allowance	\$ 33,152	
	Park	Shade Pavilion Canvas	\$ 10,396	
FY 2024 Annual Expense Total = \$ 43,548				
FY 2025	Grounds	Landscaping Allowance	\$ 33,990	
Annual Expense Total = \$ 33,990				
FY 2026	Grounds	Landscaping Allowance	\$ 34,850	
		Pond Banks Erosion Control	\$ 104,781	
	Grounds Subtotal = \$ 139,631.00			
	Walls and Fencing	Perimeter Wall Repair Allowance	\$ 51,926	
		Perimeter Wall Painting Phase 2	\$ 61,563	
Walls and Fencing Subtotal = \$ 113,489.00				
FY 2026 Annual Expense Total = \$ 253,120				
FY 2027	Grounds	Landscaping Allowance	\$ 35,731	
Annual Expense Total = \$ 35,731				
FY 2028	Grounds	Landscaping Allowance	\$ 36,634	

Year	Category	Item Name	Expense
Annual Expense Total = \$ 36,634			
FY 2029	Grounds	Landscaping Allowance	\$ 37,561
		Stormwater Drainage Repair Allowance	\$ 112,557
	Grounds Subtotal = \$ 150,118.00		
	Park	Park Benches	\$ 4,507
Annual Expense Total = \$ 154,625			
FY 2030	Grounds	Landscaping Allowance	\$ 38,511
Annual Expense Total = \$ 38,511			
FY 2031	Grounds	Landscaping Allowance	\$ 39,485
	Walls and Fencing	Perimeter Wall Repair Allowance	\$ 58,832
FY 2031 Annual Expense Total = \$ 98,317			
FY 2032	Grounds	Landscaping Allowance	\$ 40,483
		Entry Monument Painting	\$ 4,723
	Grounds Subtotal = \$ 45,206.00		
	Walls and Fencing	Perimeter Wall Painting Phase 1	\$ 116,457
Annual Expense Total = \$ 161,663			
FY 2033	Grounds	Landscaping Allowance	\$ 41,507
Annual Expense Total = \$ 41,507			
FY 2034	Grounds	Landscaping Allowance	\$ 42,557
		Entry Monuments Refurbishment	\$ 21,278
	Grounds Subtotal = \$ 63,835.00		
	Park	Playground Slide and Obstacles	\$ 49,649
		Playground Ball and Wall	\$ 21,278
		Picnic Tables	\$ 3,405
	Shade Pavilion Canvas	\$ 13,346	
Park Subtotal = \$ 87,678.00			
FY 2034 Annual Expense Total = \$ 151,513			
FY 2035	Grounds	Landscaping Allowance	\$ 43,633
	Walls and Fencing	Perimeter Wall Painting Phase 2	\$ 77,078
FY 2035 Annual Expense Total = \$ 120,711			
FY 2036	Grounds	Landscaping Allowance	\$ 44,736
		Pond Banks Erosion Control	\$ 134,507
	Grounds Subtotal = \$ 179,243.00		

Year	Category	Item Name	Expense
FY 2036	Walls and Fencing	Perimeter Wall Repair Allowance	\$ 66,657
Annual Expense Total = \$ 245,900			
FY 2037	Grounds	Landscaping Allowance	\$ 45,867
Annual Expense Total = \$ 45,867			
FY 2038	Grounds	Landscaping Allowance	\$ 47,027
Annual Expense Total = \$ 47,027			
FY 2039	Grounds	Landscaping Allowance	\$ 48,217
		Stormwater Drainage Repair Allowance	\$ 144,489
	Grounds Subtotal = \$ 192,706.00		
	Park	Playground Swings	\$ 9,643
		Shade Pavilion Frame	\$ 25,201
Park Subtotal = \$ 34,844.00			
FY 2039 Annual Expense Total = \$ 227,550			
FY 2040	Grounds	Landscaping Allowance	\$ 49,436
Annual Expense Total = \$ 49,436			
FY 2041	Grounds	Landscaping Allowance	\$ 50,686
		Entry Monument Painting	\$ 5,913
	Grounds Subtotal = \$ 56,599.00		
	Walls and Fencing	Perimeter Wall Repair Allowance	\$ 75,522
		Perimeter Wall Painting Phase 1	\$ 145,808
Walls and Fencing Subtotal = \$ 221,330.00			
FY 2041 Annual Expense Total = \$ 277,929			
FY 2042	Grounds	Landscaping Allowance	\$ 51,968
	Walls and Fencing	Aluminum 8' Fencing	\$ 134,216
		Vinyl Fencing	\$ 505,041
Walls and Fencing Subtotal = \$ 639,257.00			
FY 2042 Annual Expense Total = \$ 691,225			
FY 2043	Grounds	Landscaping Allowance	\$ 53,282
Annual Expense Total = \$ 53,282			
FY 2044	Grounds	Landscaping Allowance	\$ 54,629
	Park	Park Benches	\$ 6,556
		Shade Pavilion Canvas	\$ 17,132
	Park Subtotal = \$ 23,688.00		

Year	Category	Item Name	Expense	
FY 2044	Walls and Fencing	Perimeter Wall Painting Phase 2	\$ 96,504	
Annual Expense Total = \$ 174,821				
FY 2045	Grounds	Landscaping Allowance	\$ 56,011	
Annual Expense Total = \$ 56,011				
FY 2046	Grounds	Landscaping Allowance	\$ 57,427	
		Pond Banks Erosion Control	\$ 172,665	
	Grounds Subtotal = \$ 230,092.00			
	Park	Picnic Tables	\$ 4,594	
Walls and Fencing	Perimeter Wall Repair Allowance	\$ 85,567		
FY 2046 Annual Expense Total = \$ 320,253				
FY 2047	Grounds	Landscaping Allowance	\$ 58,880	
Annual Expense Total = \$ 58,880				
FY 2048	Grounds	Landscaping Allowance	\$ 60,369	
Annual Expense Total = \$ 60,369				
FY 2049	Grounds	Landscaping Allowance	\$ 61,895	
		Stormwater Drainage Repair Allowance	\$ 185,479	
	Grounds Subtotal = \$ 247,374.00			
Park	Playground LED Lighting	\$ 20,632		
Annual Expense Total = \$ 268,006				
FY 2050	Grounds	Landscaping Allowance	\$ 63,460	
		Entry Monument Painting	\$ 7,404	
	Grounds Subtotal = \$ 70,864.00			
Walls and Fencing	Perimeter Wall Painting Phase 1	\$ 182,556		
Annual Expense Total = \$ 253,420				
FY 2051	Grounds	Landscaping Allowance	\$ 65,065	
	Walls and Fencing	Perimeter Wall Repair Allowance	\$ 96,947	
FY 2051 Annual Expense Total = \$ 162,012				

Proposal for Extra Work at Spring Lake CDD

Property Name	Spring Lake CDD	Contact	Rick Redit
Property Address	11301 Lake Lucaya Dr Riverview, FL 33579	To Billing Address	Spring Lake CDD 11301 Lake Lucaya Dr Riverview, FL 33607
Project Name	Spring Lake CDD 6/23/2021		
Project Description	Trim all palms located at phase 4 and mailbox kiosk location(121 plus 1 dead)		

Scope of Work

Brightview will provide all the necessary equipment to complete this scope of work. The above mentioned includes the following:

QTY	UoM/Size	Material/Description
Trim 121 Palms and removal of one dead		
12.00	HOUR	(Crew 3) Trim 121 palms and remove one dead palm located in phase 4 and mailbox kiosk

For internal use only

SO# 7552818
JOB# 341900277
Service Line 300

Total Price \$3,267.00

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer

Property Manager

Signature

Title

Rick Redit

June 23, 2021

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature

Title

Gregory Funk

June 23, 2021

Printed Name

Date

Job #: 341900277

Proposed Price: \$3,267.00

SO # 7552818

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

June 1, 2021 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, June 1, 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 Public Hearing and Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, June 1, 2021 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Warren Keipper	Chair
Ruth Brown	Vice-Chair
William Kidwell	Supervisor
Chrissy Nieves	Supervisor
Tom Bigelow	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>
Michael Eckert	District Counsel, Hopping Green & Sams	<i>via conference call</i>
Paul Woods	Landscape evaluation vendor, OLM	
Patrick Boser	Aquatics service provider, Cardno	

There were approximately 40 audience members in attendance in person and 3 residents in attending via conference call.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Many residents spoke sharing their views on the lake conditions, the lake and dock rules, the dock application rates, who owns the lake, and the desire for the HOA and CDD to work together to accomplish tasks for the community.

3. RECESS TO PUBLIC HEARING

Mr. Reidt directed the Board to open to the public hearing.

45 **4. PUBLIC HEARING ON ADOPTING RATES & RULES FOR DOCK APPLICATIONS**

46 **A. Open the Public Hearing on Adopting Rates & Rules for Dock Applications**

47
48 MOTION TO: Open the public hearing.
49 MADE BY: Supervisor Kidwell
50 SECONDED BY: Supervisor Keipper
51 DISCUSSION: None further
52 RESULT: Called to Vote: Motion PASSED
53 5/0 - Motion Passed Unanimously

54
55 **B. Staff Presentations**

56
57 Mr. Reidt and Mr. Eckert went over the rates and answered some of the residents' questions from
58 earlier in the meeting.

59
60 **C. Public Comments**

61
62 Residents commented on the review process and rates.

63
64 **D. Consideration of Resolution 2021-10; Adopting Rates & Rules for Dock**
65 **Applications**

66
67 The Board, Mr. Reidt, Mr. Chang, and Mr. Eckert discussed the rates. The District Engineer said he
68 would not charge residents or the District if approval was straight forward, complete, and took less
69 than 15 minutes to review; if the review was over 15 minutes, then he would charge the District the
70 \$170.00. Mr. Eckert suggested continuing the meeting to July 6, 2021 so that he and Mr. Chang
71 could redraft the resolution based on Mr. Chang's comments. The Board agreed.

72
73 **E. Close the Public Hearing on Adopting Rates & Rules for Dock Applications**

74
75 MOTION TO: Continue the public hearing meeting to the July 6,
76 2021 at 6:30 pm at the Lucaya Lake Clubhouse
77 located at 11301 Lake Lucaya Drive Riverview,
78 Florida 33578.
79 MADE BY: Supervisor Brown
80 SECONDED BY: Supervisor Bigelow
81 DISCUSSION: None further
82 RESULT: Called to Vote: Motion PASSED
83 5/0 - Motion Passed Unanimously

87 **5. RETURN AND PROCEED TO THE REGULAR MEETING**

88

89 Mr. Reidt directed the Board to return and proceed to the regular meeting.

90

91

92 **6. STAFF REPORTS**

93

A. District Engineer

94

i. EPC – Dock Master Plan

95

96 Mr. Chang reported that all of the weir repairs have been made. He also went over the lake
97 plantings that were required by SWFWMD on Lake Lucaya and the discussed EPC impact and
98 dock plan. Supervisor Brown went over the history of the plantings. If the developer did not
99 install the required plantings Mr. Eckert recommended for District Management to get a quote to
100 determine the cost of the required plantings and then Mr. Eckert will take the quote to the
101 developer and ask for them to fund it. The Board agreed.

102

103

B. District Counsel

104

105 Mr. Eckert reported that they have drafted the proposed deeds to convey the two parks from the
106 HOA to the CDD and the HOA to the CDD. There is a real estate question related to the park
107 behind the gate that needs to be addressed, and then the proposed deeds will be sent to the HOA
108 attorney for review.

109

110 Mr. Eckert also provided a legislative update. The COVID-19 immunity bill passed with a one-
111 year statute of limitations and a high burden of proof. There will also be changes to the yearly
112 audits and electronic publication of meeting notices. Required ethics training for Board members
113 did not pass, and sovereign immunity limits did not change.

114

C. District Manager

115

i. Action Item List

116

ii. Community Inspection Reports

117

118
119 Mr. Reidt reviewed the action item list and community inspection reports with the Board. The
120 Board asked about the well pump issue. Mr. Reidt said there is one test remaining and they could
121 add one more pump if needed. The Board was also concerned about a truck being driven over
122 CDD property at the end of Emerald Shore to access a pool, and this is where new turf will be
123 going in next week. Mr. Reidt noted that a letter will be going out to the resident.

124

125 Supervisor Brown provided an update on her discussion with Florida Reserve Advisors. Their
126 report will likely be on the agenda for next month.

127

128 Supervisor Keipper would like to work on not having last minute items being added to the
129 agenda so there is enough time to review before the meeting. The Board decided that agenda
130 items need to be sent in no later than ten days before the meeting unless it is an emergency item.

131

132 The Board briefly discussed the mulching, landscaping, and irrigation.
133
134

135 **7. BUSINESS ITEMS**

136 **A. Discussion on OLM Agreement**
137

138 Paul Woods from OLM went over his background and the services OLM provides for inspecting
139 and evaluating landscaping and for preparing the RFP for landscape maintenance vendors. The
140 Board had some questions regarding the details of the proposal, other communities OLM services,
141 and the contract and fees. Mr. Woods answered.
142

143 The Board discussed the OLM agreement and agreed to table it until the July meeting so Mr.
144 Woods can work on a revised proposal based on the Board's discussion and direction, and the
145 Chair, District Manager, and HOA President can also work together on a joint approach.
146

147 **B. Discussion on Draft Agreement of the Lake and Dock Rules and Policies**
148

149 Mr. Eckert briefly went over Section 190 and explained that it allows the CDD to adopt rules and
150 policies related to legal property that it owns. The Board discussed the rules and a change of "dawn
151 to dusk" to "sunrise to sunset" was mentioned. The Board also discussed wanting clarification on
152 the wording for fishing on the lake, the motorized vessels section and making sure that "or" was
153 clear, and the use of "ensure" vs. "insure."
154

155 The Board continued to discuss and said they would like to have more time to review. The Board
156 agreed to table the draft agreement of the lake and dock rules and policies until the next meeting and
157 continued public hearing at the July 6, 2021 meeting.
158

159 **C. Discussion on CDD-Owned Easements**
160

161 The Board briefly discussed and agreed to table the discussion on the CDD-owned easements to the
162 July 6, 2021 meeting as well.
163
164

165 **8. CONSENT AGENDA**

166 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting May 4,**
167 **2021**

168 **B. Consideration of Operations and Maintenance Expenditures April 2021**
169

170 The Board reviewed the minutes and O&Ms.
171

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MOTION TO:	Approve Consent Agenda items A and B.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending April 30, 2021

Mr. Reidt reviewed the financials with the Board.

9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no additional supervisor requests.

Residents commented on Robert’s Rules of Order, getting documents with enough time before the meeting to review, the CDD and the HOA working together, why the lake rules and policies are being updated now, what happens if the CDD and HOA have different rules, dry and dead landscaping in the community, vegetation around the retention ponds, the rule changing to two boat cradles on a dock, cooperation between the CDD and HOA and forming a committee, who will enforce the rules, wanting to get the beneficial plants installed ASAP, and getting an update on the lake conditions. The Board, Mr. Reidt, and Mr. Eckert answered residents’ questions.

Patrick Boser with Cardno reviewed the treatment plan and planting needs with the Board. Mr. Boser stated the developer completed all plantings required by the permits and that some of those plantings subsequently died. He will prepare a quote for plantings with a phased approach for installation based on need.

There were some more resident comments about lake erosion, the lake rules and policies, finding unbiased non-resident experts to weigh in during the workshop of the rules, and if they could have one person per household comment to limit the meeting length.

208 **10. ADJOURNMENT**
209

210	MOTION TO:	Adjourn at 9:35 p.m.
211	MADE BY:	Supervisor Brown
212	SECONDED BY:	Supervisor Bigelow
213	DISCUSSION:	None further
214	RESULT:	Called to Vote: Motion PASSED
215		5/0 - Motion Passed Unanimously

216
217 **These minutes were done in summary format.*
218

219 **A copy of the audio recording is available on request.*
220

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

224
225 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
226 **meeting held on _____.**
227

228 _____
229 **Signature** **Signature**

230
231 _____
232 **Printed Name** **Printed Name**

233
234 **Title:** **Title:**
235 **Secretary** **Chairman**
236 **Assistant Secretary** **Vice Chairman**

237
238
239 *Recorded by Records Administrator*

240
241
242 _____
243 *Signature*

244
245 _____
246 *Date*

247

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10580	\$ 3,883.57		District Management Service - May 2021
Monthly Contract Sub-Total		\$ 3,883.57		
Variable Contract				
BrightView	7317358	\$ 1,385.87		Repair/Replacement Service - 04/08/2021
Cardno	311320	420.00		Monthly Lake Mgmt - 05/06/2021
Cardno	311321	1,060.00	\$ 1,480.00	Monthly Lake Mgmt & Water Maint - 05/06/2021
Hopping Green & Sams	122429	1,571.50		Professional Services thru 04/30/2021
Johnson Engineering Inc.	5	1,492.50		Professional Services thru 05/09/2021
Tampa Bay Times	119700 042821	214.50		Rule Development - 04/28/2021
Tampa Bay Times	154129 050221	728.00	\$ 942.50	Rule Making - 05/02/2021
Variable Contract Sub-Total		\$ 6,872.37		
Utilities				
Tampa Electric	211001371262 051921	\$ 229.12		Electric Service thru 05/14/2021
Tampa Electric	211001371445 051921	4,617.10		Electric Service thru 05/13/2021
Tampa Electric	211001371635 051921	662.49		Electric Service thru 05/13/2021
Tampa Electric	211005013209 051921	32.51		Electric Service thru 05/13/2021
Tampa Electric	221000910945 052021	2,676.40		Electric Service thru 05/14/2021
Tampa Electric	221007738356 051921	457.97		Electric Service thru 05/13/2021
Tampa Electric	221007741822 051921	528.43		Electric Service thru 05/13/2021
Tampa Electric	221007753553 052021	387.51		Electric Service thru 05/14/2021
Tampa Electric	221008035422 051921	975.94	\$ 10,567.47	Electric Service thru 05/13/2021
Utilities Sub-Total		\$ 10,567.47		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
BrightView	7371875	\$ 9,649.00		Landscape Maintenance - May 2021
Cardno	311816	735.00		Monitoring - 05/14/2021
Supervisor: Mary Nieves	MN050421	200.00		Supervisor Fee - 05/04/2021
Supervisor: Ruth Brown	RB050421	200.00		Supervisor Fee - 05/04/2021
Supervisor: Thomas Bigelow	TB050421	200.00		Supervisor Fee - 05/04/2021
Supervisor: Warren Keipper	WK050421	200.00		Supervisor Fee - 05/04/2021
Supervisor: William Kidwell	WmK050421	200.00	\$ 1,000.00	Supervisor Fee - 05/04/2021
Regular Services Sub-Total		\$ 11,384.00		
Additional Services				
BrightView	7348341	\$ 2,275.18		Landscape Material Order - 04/27/2021
Steven Horan	SH051221	103.20		Invoice Reimbursement - 05/12/2021
Additional Services Sub-Total		\$ 2,378.38		
TOTAL:		\$ 35,085.79		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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


INVOICE

Invoice Number: 10580
 Invoice Date: May 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		5/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		3,750.00
		Postage - March		8.57
		Website Administration		125.00
				

Subtotal	3,883.57
Sales Tax	
Total Invoice Amount	3,883.57
Payment/Credit Applied	
TOTAL	3,883.57



INVOICE

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

Customer #: 19968821
Invoice #: 7317358
Invoice Date: 4/8/2021
Sales Order: 7479848
Cust PO #:

Project Name: MARCH
Project Description: IRRIGATION REPAIR

Job Number	Description	Amount
341900277	Spring Lake CDD Drip Tube – Repair Break Head – Replace/Upgrade – Spray 6" Valve – Decoder Replacement –1 Sta. ZONES 9, 11, 51 Valve – Solenoid Replacement – 24v AC Valve – Replacement – Standard 1-1/2" ZONE 99	1,385.87
<i>539 PD</i> <i>4611 RWD</i>		
Total Invoice Amount		1,385.87
Taxable Amount		
Tax Amount		
Balance Due		1,385.87

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 #: 7317358
 Invoice Date: 4/8/2021

Amount Due: \$ 1,385.87

Thank you for allowing us to serve you

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

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

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



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

INVOICE

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

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

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

Invoice # : 311320
Invoice Date : 05/06/2021
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: 4/30/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Mgmt. 7/2020	5,040.00	50.00	2,520.00	2,100.00	420.00
Total Fee Type LS:	5,040.00		2,520.00	2,100.00	420.00

Amount Due this Invoice **\$420.00**

Outstanding Invoices

Number	Date	Balance
311320	05/06/2021	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

53400
4308
Q1A

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		
05/04/21	reviewed and treated ponds as needed		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		

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

Comments:
April Event



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 # : 311321
Invoice Date : 05/06/2021
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: 4/30/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Management 7/2020	12,720.00	83.33	10,600.00	9,540.00	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		11,050.00	9,990.00	1,060.00

Amount Due this Invoice

\$1,060.00

Outstanding Invoices

Number	Date	Balance
311321	05/06/2021	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
RMA

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

May 21, 2021

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

Bill Number 122429
Billed through 04/30/2021

General Counsel

SLCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

04/05/21	MCE	Review agenda package.	0.50 hrs
04/06/21	MCE	Review permit; confer with Reidt; prepare for and attend board meeting.	3.00 hrs
04/07/21	MCE	Follow up from board meeting.	0.20 hrs
04/08/21	MCE	Review supervisor conflict form; confer with Reidt and Bigelow.	0.10 hrs
04/09/21	MCE	Confer with Reidt.	0.10 hrs
04/19/21	MCE	Confer with Mahoney and Alvarez regarding tract A conveyance documents.	0.10 hrs
04/20/21	MCE	Review fence encroachments; confer with Reidt and Chang.	0.30 hrs
04/22/21	MCE	Confer with Chang.	0.20 hrs
04/23/21	MCE	Confer with Alvarez; prepare budget resolution.	0.20 hrs
04/23/21	DGW	Prepare budget approval resolution; confer with district manager.	0.70 hrs
04/25/21	MCE	Review draft agenda; follow up regarding joint legislative auditing committee response; confer with Alvarez and Reidt.	0.30 hrs
04/28/21	MCE	Review dock issues; confer with Reidt; prepare for board meeting.	0.60 hrs
Total fees for this matter			\$1,571.50

MATTER SUMMARY

Wilbourn, David - Paralegal	0.70 hrs	125 /hr	\$87.50
Eckert, Michael C.	5.60 hrs	265 /hr	\$1,484.00
TOTAL FEES			\$1,571.50

TOTAL CHARGES FOR THIS MATTER

\$1,571.50

BILLING SUMMARY

51400
3107

=====

Wilbourn, David - Paralegal	0.70 hrs	125 /hr	\$87.50
Eckert, Michael C.	5.60 hrs	265 /hr	\$1,484.00
TOTAL FEES			\$1,571.50
TOTAL CHARGES FOR THIS BILL			\$1,571.50

Please include the bill number with your payment.

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

May 19, 2021
 Project No: 20214001-000
 Invoice No: 5

FEID #59-1173834

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

Project 20214001-000 Spring Lake CDD Professional Engineering Services
Professional Services through May 9, 2021

Phase 1.0 General Engineering Services

Professional Personnel

			Hours	Rate	Amount
Technician 4					
Cammock, Lenroy	4/12/2021		2.50	100.00	250.00
CDD Ownership exhibit					
Cammock, Lenroy	4/13/2021		2.00	100.00	200.00
CDD Ownership exhibit					
Cammock, Lenroy	4/26/2021		.50	100.00	50.00
Revised Ownership Exhibit					
Cammock, Lenroy	5/3/2021		1.00	100.00	100.00
Revised CDD Exhibit					
Professional 6					
Chang, Philip	4/12/2021		.50	170.00	85.00
Ownership map updates					
Chang, Philip	4/13/2021		.25	170.00	42.50
Ownership map updates					
Chang, Philip	4/15/2021		.75	170.00	127.50
Discussion with vendor regarding weir seepage issue (between M1 & M2); compile fence photos and drainage easement info and provide to DM;					
Chang, Philip	4/26/2021		.75	170.00	127.50
Markups to ownership aerial plan;					
Chang, Philip	5/3/2021		1.75	170.00	297.50
Conference call with Chair & DM; map revision mark-ups;					
Chang, Philip	5/4/2021		1.25	170.00	212.50
Attend monthly meeting via conference call;					
Totals			11.25		1,492.50
Total Labor					1,492.50

Total this Phase \$1,492.50

Total this Invoice \$1,492.50

51300
 3103
 RLW

Received

MAY 21 2021

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
04/28/21		SPRING LAKE CDD	
Billing Date	Sales Rep	Customer Account	
04/28/2021	Deirdre Almeida	119700	
Total Amount Due		Ad Number	
\$214.50		0000154131	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/28/21	04/28/21	0000154131	Times	Legals CLS	Rule Development	1	2x26 L	\$212.50
04/28/21	04/28/21	0000154131	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x26 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

SPRING LAKE CDD
 ATTN: MERITUS DISTRICTS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Advertising Run Dates		Advertiser Name	
04/28/21		SPRING LAKE CDD	
Billing Date	Sales Rep	Customer Account	
04/28/2021	Deirdre Almeida	119700	
Total Amount Due		Ad Number	
\$214.50		0000154131	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

51300
 4801
 ADA

Received

MAY 05 2021

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared Terri Schneider who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in **Tampa Bay Times: 4/28/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

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

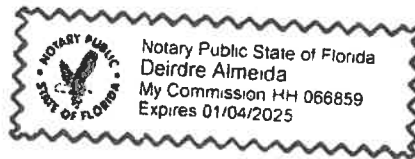
In accordance with Chapters 190 and 120, Florida Statutes, the Spring Lake Community Development District ("District") hereby gives notice of its intention to develop rules regarding rates related to: 1) initial review of dock applications, 2) subsequent review of dock applications, and 3) automatic,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

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

Rick Reidt
District Manager

April 28, 2021

0000154131



TS

Signature Affiant

Sworn to and subscribed before me this 04/28/2021

De Almeida

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
05/ 2/21		SPRING LAKE CDD	
Billing Date		Sales Rep	Customer Account
05/02/2021		Deirdre Almeida	119700
Total Amount Due		Ad Number	
\$728.00		0000154129	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/02/21	05/02/21	0000154129	Times	Legals CLS	Rule Making	1	2x67 L	\$726.00
05/02/21	05/02/21	0000154129	Tampabay.com	Legals CLS	Rule Making AffidavitMaterial	1	2x67 L	\$0.00 \$2.00

51300
4801
RHA

Received
MAY 13 2021

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
05/ 2/21		SPRING LAKE CDD	
Billing Date		Sales Rep	Customer Account
05/02/2021		Deirdre Almeida	119700
Total Amount Due		Ad Number	
\$728.00		0000154129	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

SPRING LAKE CDD
 ATTN: MERITUS DISTRICTS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Terri Schneider** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Making** was published in **Tampa Bay Times: 5/ 2/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **05/02/2021**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

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

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

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

Category/Rate	
Initial Engineering Review of Dock Application	\$170
Each Subsequent Review of Dock Application	\$170

*Rates shall be subject to automatic, inflationary increase of up to 5% per year without further action by the Board of Supervisors. *

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

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

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

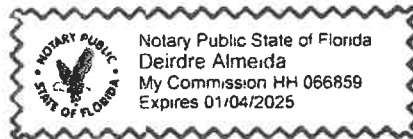
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting the District Manager at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

District Manager
Rick Reidt

Run Date: May 2, 2021

0000154129



Received
MAY 13 2021

Statement Date: 05/19/2021
Account: 211001371262

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



Current month's charges:	\$229.12
Total amount due:	\$229.12
Payment Due By:	06/09/2021

Your Account Summary

Previous Amount Due	\$194.42
Payment(s) Received Since Last Statement	-\$194.42
Current Month's Charges	\$229.12
Total Amount Due	\$229.12



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

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

00000055-0000588-Page 19 of 26

Save Energy. Save Money.
It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001371262

Current month's charges:	\$229.12
Total amount due:	\$229.12
Payment Due By:	06/09/2021

Amount Enclosed \$ _____
614346556625

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

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

Account: **211001371262**
 Statement Date: 05/19/2021
 Current month's charges due **06/09/2021**



Details of Charges – Service from 04/16/2021 to 05/14/2021

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	05/14/2021	88,874	86,677		2,197 kWh	1	29 Days

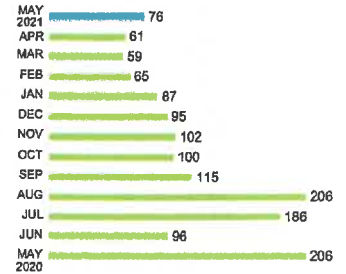
Basic Service Charge		\$18.06
Energy Charge	2,197 kWh @ \$0.05928/kWh	\$130.24
Fuel Charge	2,197 kWh @ \$0.03167/kWh	\$69.58
Storm Protection Charge	2,197 kWh @ \$0.00251/kWh	\$5.51
Florida Gross Receipt Tax		\$5.73
Electric Service Cost		\$229.12

Total Current Month's Charges

\$229.12

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000055-0000590-Page 21 of 26

Important Messages

Emergency Rental and Utility Bill Assistance

Several Florida cities and counties have received additional emergency rental assistance funding through the Florida Emergency Rental Assistance Program to assist households that are unable to pay rent and utilities due to hardship related to COVID-19. Visit tampaelectric.com/updates to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2021 includes Natural Gas 75%, Purchased Power 14%, Solar 6%, Coal 5% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.

Statement Date: 05/19/2021
Account: 211001371445

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



Current month's charges:	\$4,617.10
Total amount due:	\$4,617.10
Payment Due By:	06/09/2021

Your Account Summary

Previous Amount Due	\$4,617.12
Payment(s) Received Since Last Statement	-\$4,617.12
Current Month's Charges	\$4,617.10
Total Amount Due	\$4,617.10

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

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

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See reverse side for more information

Account: 211001371445

Current month's charges:	\$4,617.10
Total amount due:	\$4,617.10
Payment Due By:	06/09/2021

Amount Enclosed \$ _____

614346556626

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

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

Account: 211001371445
Statement Date: 05/19/2021
Current month's charges due 06/09/2021



Details of Charges – Service from 04/15/2021 to 05/13/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	3561 kWh @ \$0.02712/kWh	\$96.57
Fixture & Maintenance Charge	119 Fixtures	\$1828.52
Lighting Pole / Wire	119 Poles	\$2562.07
Lighting Fuel Charge	3561 kWh @ \$0.03136/kWh	\$111.67
Storm Protection Charge	3561 kWh @ \$0.00354/kWh	\$12.61
Florida Gross Receipt Tax		\$5.66

Lighting Charges **\$4,617.10**

Total Current Month's Charges **\$4,617.10**

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Important Messages

Emergency Rental and Utility Bill Assistance

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More clean energy to you

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Statement Date: 05/19/2021
Account: 211001371635

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



Current month's charges:	\$662.49
Total amount due:	\$662.49
Payment Due By:	06/09/2021

Your Account Summary

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



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00000055-0000583-Page 7 of 26

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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:	06/09/2021
Amount Enclosed	\$ _____

614346556627

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

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

Account: 211001371635
Statement Date: 05/19/2021
Current month's charges due 06/09/2021



Details of Charges – Service from 04/15/2021 to 05/13/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 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 04/15/2021 to 05/13/2021

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

Rate Schedule: Lighting Service

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

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Important Messages

Emergency Rental and Utility Bill Assistance

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Statement Date: 05/19/2021
Account: 211005013209

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



Current month's charges:	\$32.51
Total amount due:	\$32.51
Payment Due By:	06/09/2021

Your Account Summary

Previous Amount Due	\$33.95
Payment(s) Received Since Last Statement	-\$33.95
Current Month's Charges	\$32.51
Total Amount Due	\$32.51



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

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See reverse side for more information

Account: 211005013209

Current month's charges:	\$32.51
Total amount due:	\$32.51
Payment Due By:	06/09/2021
Amount Enclosed	\$ _____
626692223141	

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: 05/19/2021
Current month's charges due 06/09/2021



Details of Charges – Service from 04/15/2021 to 05/13/2021

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	05/13/2021	1,106	960		146 kWh	1	29 Days

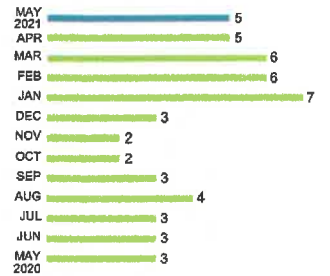
Basic Service Charge					\$18.06	
Energy Charge	146 kWh @ \$0.05928/kWh				\$8.65	
Fuel Charge	146 kWh @ \$0.03167/kWh				\$4.62	
Storm Protection Charge	146 kWh @ \$0.00251/kWh				\$0.37	
Florida Gross Receipt Tax					\$0.81	
Electric Service Cost					\$32.51	

Total Current Month's Charges

\$32.51

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Important Messages

Emergency Rental and Utility Bill Assistance

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Statement Date: 05/20/2021
Account: 221000910945

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

Current month's charges:	\$2,713.75
Total amount due:	\$2,676.40
Payment Due By:	06/10/2021

Your Account Summary

Previous Amount Due	\$2,713.73
Payment(s) Received Since Last Statement	-\$2,713.73
Miscellaneous Credits	-\$37.35
Credit balance after payments and credits	-\$37.35
Current Month's Charges	\$2,713.75
Total Amount Due	\$2,676.40



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See reverse side for more information

Account: 221000910945

Current month's charges:	\$2,713.75
Total amount due:	\$2,676.40
Payment Due By:	06/10/2021
Amount Enclosed	\$ _____

611877424436

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

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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount that covers the cost to provide service to your location.

Bright ChoicesSM – The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite tampaelectric.com para ver esta información en español.



ACCOUNT INVOICE

tampaelectric.com



Account: 221000910945
Statement Date: 05/20/2021
Current month's charges due 06/10/2021

Details of Charges – Service from 04/16/2021 to 05/14/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	2824 kWh @ \$0.02712/kWh	\$76.59
Fixture & Maintenance Charge	77 Fixtures	\$876.30
Lighting Pole / Wire	77 Poles	\$1657.81
Lighting Fuel Charge	2824 kWh @ \$0.03136/kWh	\$88.56
Storm Protection Charge	2824 kWh @ \$0.00354/kWh	\$10.00
Florida Gross Receipt Tax		\$4.49

Lighting Charges

\$2,713.75

Total Current Month's Charges

\$2,713.75

Miscellaneous Credits

Deposit Refund	-	\$37.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.		
Interest for Cash Security Deposit - Electric	-	\$0.35

Total Current Month's Credits

-\$37.35

Important Messages

Deposit Credit Applied

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

Emergency Rental and Utility Bill Assistance

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Statement Date: 05/19/2021
Account: 221007738356

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



Current month's charges:	\$457.97
Total amount due:	\$457.97
Payment Due By:	06/09/2021

Your Account Summary

Previous Amount Due	\$452.66
Payment(s) Received Since Last Statement	-\$452.66
Current Month's Charges	\$457.97
Total Amount Due	\$457.97



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

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See reverse side for more information

Account: 221007738356

Current month's charges:	\$457.97
Total amount due:	\$457.97
Payment Due By:	06/09/2021
Amount Enclosed	\$

642741577881

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

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

Account: 221007738356
Statement Date: 05/19/2021
Current month's charges due 06/09/2021



Details of Charges – Service from 04/15/2021 to 05/13/2021

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

Rate Schedule: Lighting Service

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

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Important Messages

Emergency Rental and Utility Bill Assistance

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Statement Date: 05/19/2021
Account: 221007741822

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



Current month's charges:	\$528.43
Total amount due:	\$528.43
Payment Due By:	06/09/2021

Your Account Summary

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



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

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See reverse side for more information

Account: 221007741822

Current month's charges:	\$528.43
Total amount due:	\$528.43
Payment Due By:	06/09/2021
Amount Enclosed	\$ _____

642741577882

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
MAY 24 2021

Account: 221007741822
Statement Date: 05/19/2021
Current month's charges due 06/09/2021



Details of Charges – Service from 04/15/2021 to 05/13/2021

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

Rate Schedule: Lighting Service

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

0000055-000582-Page 5 of 26

Important Messages

Emergency Rental and Utility Bill Assistance

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

Statement Date: 05/20/2021
Account: 221007753553

Current month's charges:	\$387.51
Total amount due:	\$387.51
Payment Due By:	06/10/2021

Your Account Summary

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



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Account: 221007753553

Current month's charges:	\$387.51
Total amount due:	\$387.51
Payment Due By:	06/10/2021
Amount Enclosed	\$

626692224925

00001639 02 AV 0.39 33607 FTECO105212105022810 00000 03 01000000 012 02 11403 004



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

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

Received
MAY 24 2021



Account: **221007753553**
 Statement Date: 05/20/2021
 Current month's charges due **06/10/2021**

Details of Charges – Service from 04/16/2021 to 05/14/2021

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$387.51

Total Current Month's Charges

\$387.51

00001639-0004760-Page 3 of 8

Important Messages

Emergency Rental and Utility Bill Assistance

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Statement Date: 05/19/2021
Account: 221008035422

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



Current month's charges:	\$975.94
Total amount due:	\$975.94
Payment Due By:	06/09/2021

Your Account Summary

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



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Account: 221008035422

Current month's charges:	\$975.94
Total amount due:	\$975.94
Payment Due By:	06/09/2021

Amount Enclosed \$ _____

650148969755

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

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

Account: 221008035422
Statement Date: 05/19/2021
Current month's charges due 06/09/2021



Details of Charges – Service from 04/15/2021 to 05/13/2021

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

Rate Schedule: Lighting Service

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

0000055-0000592-Page 25 of 26

Important Messages

Emergency Rental and Utility Bill Assistance

Several Florida cities and counties have received additional emergency rental assistance funding through the Florida Emergency Rental Assistance Program to assist households that are unable to pay rent and utilities due to hardship related to COVID-19. Visit tampaelectric.com/updates to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2021 includes Natural Gas 75%, Purchased Power 14%, Solar 6%, Coal 5% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.



INVOICE

Spring Lake CDD
11301 Lake Lucaya Dr
Riverview FL 33607

Customer #: 19968821
Invoice #: 7371875
Invoice Date: 5/1/2021
Cust PO #:

Job Number	Description	Amount
341900277	Spring Lake CDD Landscape Maintenance For May	9,649.00
Total invoice amount		9,649.00
Tax amount		
Balance due		9,649.00

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 #: 7371875
Invoice Date: 5/1/2021

*53900
4604
A h A*

Amount Due:	\$9,649.00
--------------------	-------------------

Thank you for allowing us to serve you

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

Spring Lake CDD
11301 Lake Lucaya Dr
Riverview FL 33607

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



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

INVOICE

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

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

**Spring Lake CDD
 Greg Meath
 5680 W. Cypress Street
 Suite A
 Tampa FL 33607**

**Invoice # : 311816
 Invoice Date : 05/14/2021
 Terms : 30 Days
 Project : RT21709600
 Project Manager : Boser, Patrick G.**

Project Name : Lucaya Lake Club Mitigation Services

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: 4/30/2021

Phase: 600C - Monitoring Years 4-5

	Amount
Bi-Annual Fee	735.00
-April Event	
Subtotal	735.00
Total This Phase	\$735.00
Total Fee Type CPM:	735.00

Amount Due this Invoice **\$735.00**

Outstanding Invoices


Number	Date	Balance
311816	05/14/2021	735.00
Total Now Due		735.00

Aging Balances			
Under 30	31 - 60	61 - 90	Over 90
735.00	0.00	0.00	0.00

53900
4610
RWD

SPRING LAKE CDD

MEETING DATE: May 4, 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 050421

SPRING LAKE CDD

MEETING DATE: May 4, 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 050421

SPRING LAKE CDD

MEETING DATE: May 4, 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 050421

SPRING LAKE CDD

MEETING DATE: May 4, 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 050421

SPRING LAKE CDD

MEETING DATE: May 4, 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 050421



INVOICE

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

Customer #: 19968821
Invoice #: 7348341
Invoice Date: 4/27/2021
Sales Order: 7482458
Cust PO #:

Project Name: Spring Lake CDD 4/5/2021

Project Description: Palm Brace removal, Palm removals, stump grinding and Zoysia replacement for tree rings

Job Number	Description	Amount
341900277	Brightview will provide all materials and tools to complete this scope of work. Spring Lake CDD Grinding Stumps Palm Brace Removals Palm Removal Zoysia Install	2,275.18
<i>53900 4607 Rhd</i>		
		Total Invoice Amount 2,275.18
		Taxable Amount
		Tax Amount
		Balance Due 2,275.18

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 #: 7348341
 Invoice Date: 4/27/2021

Amount Due: \$ 2,275.18

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

DISTRICT CHECK REQUEST FORM

Today's Date **May 12, 2021**

District Name **Spring Lake CDD**

Check Amount **\$103.20**

Payable: **Steven Horan**

Mailing Address **11237 Spring Point Circle**
Riverview, FL 33579

Check Description **reimburse 50% paid from invoice to Tampa Printing for signs**

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	<u>DRR</u>	51300
Fund	<u>4620</u>	4801
G/L		
Object Cd		
CK #	_____	Date _____

PLA
5917 ADAMI DR
TAMPA FL 33615
(813) 664-8822
MID 18788014650438

12



Term ID: 13
Merchant ID: 8788014650438

CREDIT CARD Sale

Application Label: VISA CREDIT
XXXXXXXXXXXX6563 Exp: XX/XX
AID: A88888888831010
VISA Entry Method: Contact
CHIP READ
ATC: 0054
AC: F88815CR9F6C008

INVOICE # 8480
DATE 04/23/2021

Total: \$ 286.40

04/23/21 13:23:11

Resp Code: 00

TVR: 8888888888
TSI: 6888

Inv#: 000008

Appr Code: 631181

Approved: Online

Batch#: 000855

BRIC #:

8788021138800476HV

QTY	RATE	AMOUNT
8	12.00	96.00
8	12.00	96.00

PAID

CARDHOLDER COPY

RETAIN THIS COPY FOR STATEMENT
VERIFICATION

Thank you for your business.
Google. Not to be combined with any other offer.

extra \$5.00 by reviewing us on

SUBTOTAL	192.00
TAX	14.40
TOTAL	206.40
PAYMENT	206.40
BALANCE DUE	\$0.00

Thank you for your business. I agree to the above services and products for the given project. Tampa Printing is not responsible for faulty clear coat or paint with any graphic install. I agree to pay the balance due at the time of drop-off or delivery. No returns or refunds on service, merchandise or deposits. Signature x- _____

Spring Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2021



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

Spring Lake CDD

Balance Sheet

As of 5/31/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2014	Debt Service - Series 2017	Capital Projects- Series 2014	Capital Projects- Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Interest Payable	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Revenue Bonds Payable-LT-2014A	0	0	0	0	0	0	6,290,000	6,290,000
Revenue Bonds Payable - Series 2017	0	0	0	0	0	0	9,375,000	9,375,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>24,015</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,665,000</u>	<u>15,689,015</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	191,892	2,601	(39,152)	0	1	0	0	155,341
Total Fund Equity & Other Credits Contributed Capital	<u>257,760</u>	<u>868,685</u>	<u>1,120,204</u>	<u>0</u>	<u>2</u>	<u>23,168,114</u>	<u>0</u>	<u>25,414,764</u>
Total Liabilities & Fund Equity	<u><u>281,775</u></u>	<u><u>868,685</u></u>	<u><u>1,120,204</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>41,103,779</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 5/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget Variance	Budget Variance %
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	500,513	499,175	(1,338)	(0)%
Interest Earnings				
Interest Earnings	0	919	919	0 %
Total Revenues	500,513	500,095	(418)	(0)%
Expenditures				
Legislative				
Supervisor Fees	12,000	5,400	6,600	55 %
Financial & Administrative				
District Manager	45,000	30,000	15,000	33 %
District Engineer	5,000	18,614	(13,614)	(272)%
Disclosure Report	10,000	10,000	0	0 %
Trustees Fees	10,000	6,467	3,533	35 %
Auditing Services	6,000	5,700	300	5 %
Postage, Phone, Faxes, Copies	250	462	(212)	(85)%
Public Officials Insurance	3,101	2,960	141	5 %
Legal Advertising	2,500	2,529	(29)	(1)%
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	1,000	500	33 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	8,000	22,581	(14,581)	(182)%
Electric Utility Services				
Electric Utility Services	100,000	78,001	21,999	23 %
Other Physical Environment				
Mulch/Tree Trimming	35,000	0	35,000	100 %
Waterway Management Program - Contract	18,760	13,345	5,415	29 %
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	59,939	23,053	28 %
Landscape Enhancements	45,000	7,331	37,669	84 %
Plant Replacement Program	10,000	2,897	7,103	71 %
Wetland Monitoring & Maintenance	7,000	3,655	3,345	48 %
Irrigation Maintenance	10,000	9,194	806	8 %
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	308,203	192,310	38 %
Excess of Revenues Over (Under) Expenditures	0	191,892	191,892	0 %
Exc of Rev / Other Sources Over Expend / Other Uses	0	191,892	191,892	0 %
Fund Balance, Beginning of Period	0	40,352	40,352	0 %
Fund Balance, End of Period	0	232,244	232,244	0 %

Spring Lake CDD
Statement of Revenues and Expenditures

200 - Debt Service - Series 2014
From 10/1/2020 Through 5/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	473,481	474,229	748	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>59</u>	<u>59</u>	<u>0 %</u>
Total Revenues	<u>473,481</u>	<u>474,288</u>	<u>807</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Bond Interest	333,481	336,688	(3,207)	(1)%
Bond Principal	<u>140,000</u>	<u>135,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>473,481</u>	<u>471,688</u>	<u>1,793</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>2,601</u>	<u>2,601</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>2,601</u>	<u>2,601</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>868,685</u></u>	<u><u>868,685</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 5/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	655,931	654,047	(1,884)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>76</u>	<u>76</u>	<u>0 %</u>
Total Revenues	<u>655,931</u>	<u>654,123</u>	<u>(1,808)</u>	<u>(0)%</u>
Expenditures				
Debt Service Payments				
Bond Interest	475,931	478,275	(2,344)	(0)%
Bond Principal	<u>180,000</u>	<u>215,000</u>	<u>(35,000)</u>	<u>(19)%</u>
Total Expenditures	<u>655,931</u>	<u>693,275</u>	<u>(37,344)</u>	<u>(6)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(39,152)</u>	<u>(39,152)</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>(39,152)</u>	<u>(39,152)</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>653,681</u></u>	<u><u>653,681</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 5/31/2021
(In Whole Numbers)

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

Spring Lake CDD
Statement of Revenues and Expenditures

303 - Capital Projects- Series 2017
From 10/1/2020 Through 5/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>32,326</u>	<u>32,326</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>32,327</u>	<u>32,327</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>32,326</u>	<u>(32,326)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>32,326</u>	<u>(32,326)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(145,726)	(145,726)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(145,725)</u>	<u>(145,725)</u>	<u>0 %</u>

Spring Lake CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 05/31/2021
Reconciliation Date: 5/31/2021
Status: Locked

Bank Balance	273,370.77
Less Outstanding Checks/Vouchers	1,371.88
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	271,998.89
Balance Per Books	<u>271,998.89</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: 05/31/2021
Reconciliation Date: 5/31/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2079	5/6/2021	Series 2017 FY21 Tax Dist ID	563.39	Spring Lake CDD
2080	5/6/2021	Series 2014 FY21 Tax Dist ID	408.49	Spring Lake CDD
2082	5/20/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
2083	5/20/2021	System Generated Check/Voucher	200.00	Ruth S.O. Brown
Outstanding Checks/Vouchers			1,371.88	
			1,371.88	

Spring Lake CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2021

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2027	2/11/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
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
2072	5/1/2021	System Generated Check/Voucher	7,361.21	Hopping Green & Sams
2073	5/1/2021	System Generated Check/Voucher	1,742.50	Johnson Engineering, Inc.
2074	5/1/2021	System Generated Check/Voucher	427.50	Landmark Engineering & Surveying Corporation
2075	5/1/2021	System Generated Check/Voucher	3,883.57	Meritus Districts
2076	5/1/2021	System Generated Check/Voucher	10,566.25	Tampa Electric
2027	5/4/2021	revise check 2027 - supervisor meeting 02/02/2021	200.00	Mary Christiana Nieves
2077	5/13/2021	System Generated Check/Voucher	1,480.00	Cardno, Inc.
2078	5/13/2021	System Generated Check/Voucher	214.50	Times Publishing Company
2081	5/20/2021	System Generated Check/Voucher	3,661.05	BrightView Landscape Services, Inc.
2084	5/20/2021	System Generated Check/Voucher	103.20	Steven Horan
2085	5/20/2021	System Generated Check/Voucher	728.00	Times Publishing Company
2086	5/20/2021	System Generated Check/Voucher	200.00	Thomas Patrick Bigelow
2087	5/20/2021	System Generated Check/Voucher	200.00	Warren C. Keipper
2088	5/20/2021	System Generated Check/Voucher	200.00	William H. Kidwell
Cleared Checks/Vouchers			31,167.78	
			31,167.78	

Spring Lake CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 05/31/2021
Reconciliation Date: 5/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR389	5/6/2021	Tax Distribution - 05.06.21	1,401.86	
Cleared Deposits			1,401.86	