

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

Prepared by:



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

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 83,684	\$ -	\$ -	\$ -	\$ -	\$ 83,684
Cash in Transit	-	468	-	-	-	468
Due From Other Funds	-	4,503	27	-	-	4,530
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	194,867	-	-	-	194,867
Utility Deposits - TECO	7,549	-	-	-	-	7,549
Fixed Assets						
Construction Work In Process	-	-	-	7,513,667	-	7,513,667
Amount Avail In Debt Services	-	-	-	-	738,545	738,545
Amount To Be Provided	-	-	-	-	6,983,401	6,983,401
TOTAL ASSETS	\$ 91,233	\$ 467,874	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 15,794,747
LIABILITIES						
Accounts Payable	\$ 6,513	\$ -	\$ -	\$ -	\$ -	\$ 6,513
Bonds Payable	-	-	-	-	7,721,947	7,721,947
Due To Other Funds	4,530	-	-	-	-	4,530
TOTAL LIABILITIES	11,043	-	-	-	7,721,947	7,732,990
FUND BALANCES						
Restricted for:						
Debt Service	-	467,874	-	-	-	467,874
Capital Projects	-	-	27	-	-	27
Unassigned:	80,190	-	-	7,513,667	(1)	7,593,856
TOTAL FUND BALANCES	80,190	467,874	27	7,513,667	(1)	8,061,757
TOTAL LIABILITIES & FUND BALANCES	\$ 91,233	\$ 467,874	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 15,794,747

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 315,464	\$ 314,869	\$ (595)	99.81%
Other Miscellaneous Revenues	-	1,962	1,962	0.00%
TOTAL REVENUES	315,464	316,831	1,367	100.43%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,200	4,000	(800)	125.00%
Payroll-Part Time	20,000	-	20,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	5,000	3,346	1,654	66.92%
District Engineer	3,000	4,645	(1,645)	154.83%
District Manager	30,000	26,000	4,000	86.67%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Auditing Services	4,100	-	4,100	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	600	62	538	10.33%
Annual Mailing	-	302	(302)	0.00%
Postage, Phone, Faxes, Copies	500	265	235	53.00%
Public Officials Insurance	2,819	2,694	125	95.57%
Legal Advertising	2,500	6,764	(4,264)	270.56%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,000	500	66.67%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	83,444	76,053	7,391	91.14%
<u>Electric Utility Services</u>				
Utility - Electric	55,000	46,193	8,807	83.99%
Total Electric Utility Services	55,000	46,193	8,807	83.99%
<u>Water-Sewer Comb Services</u>				
Utility - Water	6,000	2,059	3,941	34.32%
Total Water-Sewer Comb Services	6,000	2,059	3,941	34.32%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	9,180	6,120	3,060	66.67%
Field Manager	12,000	8,036	3,964	66.97%
Amenity Center Cleaning & Supplies	7,200	6,544	656	90.89%
Contracts-Pools	11,640	5,441	6,199	46.74%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Insurance -Property & Casualty	15,000	16,170	(1,170)	107.80%
R&M-Gate	1,500	501	999	33.40%
R&M-Other Landscape	2,000	1,000	1,000	50.00%
R&M-Pools	1,000	275	725	27.50%
Amenity Maintenance & Repairs	5,000	5,678	(678)	113.56%
R&M-Monument, Entrance & Wall	1,500	-	1,500	0.00%
Landscape Maintenance	90,500	53,851	36,649	59.50%
Plant Replacement Program	2,000	-	2,000	0.00%
Security System Monitoring	-	8,100	(8,100)	0.00%
Mulch & Tree Trimming	10,000	3,608	6,392	36.08%
Irrigation Maintenance	1,500	790	710	52.67%
Total Other Physical Environment	171,020	116,114	54,906	67.89%
TOTAL EXPENDITURES	315,464	240,419	75,045	76.21%
Excess (deficiency) of revenues				
Over (under) expenditures	-	76,412	76,412	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		3,778		
FUND BALANCE, ENDING		\$ 80,190		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2019 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,656	\$ 2,656	0.00%
Special Assmnts- Tax Collector	533,138	535,841	2,703	100.51%
Special Assmnts- CDD Collected	-	468	468	0.00%
TOTAL REVENUES	533,138	538,965	5,827	101.09%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	145,000	-	100.00%
Interest Expense	388,138	390,856	(2,718)	100.70%
Total Debt Service	533,138	535,856	(2,718)	100.51%
TOTAL EXPENDITURES	533,138	535,856	(2,718)	100.51%
Excess (deficiency) of revenues Over (under) expenditures	-	3,109	3,109	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 3,108</u>	<u>\$ 3,108</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		464,766		
FUND BALANCE, ENDING		<u>\$ 467,874</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2019 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		26		
FUND BALANCE, ENDING		<u>\$ 27</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		7,513,667		
FUND BALANCE, ENDING		<u>\$ 7,513,667</u>		

SPENCER CREEK CDD

Bank Reconciliation

Bank Account No. 9015 TRUIST - GF Operating
 Statement No. 05-23
 Statement Date 5/31/2023

G/L Balance (LCY)	83,684.39	Statement Balance	88,972.58
G/L Balance	83,684.39	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	88,972.58
Subtotal	83,684.39	Outstanding Checks	5,288.19
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	83,684.39	Ending Balance	83,684.39
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/23/2023	Payment	1314	NICHOLAS J. DISTER	200.00	200.00	0.00
4/27/2023	Payment	1334	BOCC	166.92	166.92	0.00
4/27/2023	Payment	1335	CARLOS DE LA OSSA	200.00	200.00	0.00
4/27/2023	Payment	1336	CHARTER COMMUNICATIONS	137.96	137.96	0.00
4/27/2023	Payment	1337	KELLY ANN EVANS	200.00	200.00	0.00
4/27/2023	Payment	1338	LAURA COFFEY	200.00	200.00	0.00
4/27/2023	Payment	1339	LORI A CAMPAGNA	200.00	200.00	0.00
4/27/2023	Payment	1340	MHD COMMUNICATIONS	262.50	262.50	0.00
4/27/2023	Payment	1341	NICHOLAS J. DISTER	200.00	200.00	0.00
4/27/2023	Payment	1342	SITEX AQUATICS	765.00	765.00	0.00
4/27/2023	Payment	1343	SPEAREM ENTERPRISES	650.00	650.00	0.00
4/27/2023	Payment	1344	STANTEC CONSULTING SERVICES	257.00	257.00	0.00
4/27/2023	Payment	1345	STEADFAST CONTRACTORS ALIANCE	7,779.90	7,779.90	0.00
4/27/2023	Payment	1346	SUNCOAST POOL SERVICE	3,880.00	3,880.00	0.00
4/27/2023	Payment	1347	TECO	4,739.42	4,739.42	0.00
5/18/2023	Payment	1348	AFFORDABLE BACKFLOW	50.00	50.00	0.00
5/18/2023	Payment	1349	CARLOS DE LA OSSA	200.00	200.00	0.00
5/18/2023	Payment	1352	KELLY ANN EVANS	200.00	200.00	0.00
5/18/2023	Payment	1353	LORI A CAMPAGNA	200.00	200.00	0.00
5/18/2023	Payment	1354	NICHOLAS J. DISTER	200.00	200.00	0.00
5/18/2023	Payment	1355	SITEX AQUATICS	765.00	765.00	0.00
5/18/2023	Payment	1356	STEADFAST CONTRACTORS ALIANCE	7,534.90	7,534.90	0.00
5/18/2023	Payment	1357	STRALEY ROBIN VERICKER	633.20	633.20	0.00
5/18/2023	Payment	1358	SUNCOAST POOL SERVICE	970.00	970.00	0.00
5/25/2023		JE000142	Utility - Electric	820.82	820.82	0.00
5/10/2023		JE000143	Utility - Water	136.34	136.34	0.00
Total Checks				31,548.96	31,548.96	0.00
Deposits						
5/8/2023		JE000112	CK#3956### - Overpayment of Account	G/L 3,283.00	3,283.00	0.00
5/24/2023		JE000119	CK#1115### - Clubhouse	G/L 100.00	100.00	0.00
5/24/2023		JE000120	CK#1158### - Pool Key	G/L 25.00	25.00	0.00
5/24/2023		JE000121	CK#1734### - Pool Key	G/L 25.00	25.00	0.00

SPENCER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
5/24/2023		JE000122	MO#2008440317##### - Pool Key G/L	25.00	25.00	0.00
Total Deposits				3,458.00	3,458.00	0.00
Outstanding Checks						
5/18/2023	Payment	1350	CHRIS'S PLUMBING SERVICE	219.24	0.00	219.24
5/18/2023	Payment	1351	INFRAMARK LLC	4,793.95	0.00	4,793.95
5/31/2023	Payment	1359	FLORIDA DEPARTMENT OF HEALTH	275.00	0.00	275.00
Total Outstanding Checks.....				5,288.19		5,288.19