

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



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SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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	\$ 29,330	\$ -	\$ -	\$ -	\$ -	\$ 29,330
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	-	201,638	-	-	-	201,638
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	\$ 36,879	\$ 474,645	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 15,747,164
LIABILITIES						
Accounts Payable	\$ 8,296	\$ -	\$ -	\$ -	\$ -	\$ 8,296
Bonds Payable	-	-	-	-	7,721,947	7,721,947
Due To Other Funds	4,530	-	-	-	-	4,530
TOTAL LIABILITIES	12,826	-	-	-	7,721,947	7,734,773
FUND BALANCES						
Restricted for:						
Debt Service	-	474,645	-	-	-	474,645
Capital Projects	-	-	27	-	-	27
Unassigned:	24,053	-	-	7,513,667	(1)	7,537,719
TOTAL FUND BALANCES	24,053	474,645	27	7,513,667	(1)	8,012,391
TOTAL LIABILITIES & FUND BALANCES	\$ 36,879	\$ 474,645	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 15,747,164

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 317,144	\$ 1,680	100.53%
Other Miscellaneous Revenues	-	2,237	2,237	0.00%
TOTAL REVENUES	315,464	319,381	3,917	101.24%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,200	4,600	(1,400)	143.75%
Payroll-Part Time	20,000	-	20,000	0.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	4,200	3,500	700	83.33%
District Counsel	5,000	5,519	(519)	110.38%
District Engineer	3,000	4,645	(1,645)	154.83%
District Manager	30,000	31,000	(1,000)	103.33%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Accounting Services	-	1,500	(1,500)	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	280	220	56.00%
Public Officials Insurance	2,819	2,694	125	95.57%
Legal Advertising	2,500	9,148	(6,648)	365.92%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,489	11	99.27%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	83,444	92,955	(9,511)	111.40%
<u>Electric Utility Services</u>				
Utility - Electric	55,000	57,553	(2,553)	104.64%
Total Electric Utility Services	55,000	57,553	(2,553)	104.64%
<u>Water-Sewer Comb Services</u>				
Utility - Water	6,000	2,460	3,540	41.00%
Total Water-Sewer Comb Services	6,000	2,460	3,540	41.00%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	7,650	1,530	83.33%
Field Manager	12,000	10,036	1,964	83.63%
Amenity Center Cleaning & Supplies	7,200	8,734	(1,534)	121.31%
Contracts-Pools	11,640	7,381	4,259	63.41%
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	663	837	44.20%
R&M-Other Landscape	2,000	1,000	1,000	50.00%
R&M-Pools	1,000	3,185	(2,185)	318.50%
Amenity Maintenance & Repairs	5,000	5,954	(954)	119.08%
R&M-Monument, Entrance & Wall	1,500	-	1,500	0.00%
Landscape Maintenance	90,500	68,921	21,579	76.16%
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	858	642	57.20%
Total Other Physical Environment	171,020	142,260	28,760	83.18%
TOTAL EXPENDITURES	315,464	295,228	20,236	93.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	24,153	24,153	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(100)		
FUND BALANCE, ENDING		\$ 24,053		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 5,561	\$ 5,561	0.00%
Special Assmnts- Tax Collector	533,138	539,707	6,569	101.23%
Special Assmnts- CDD Collected	-	468	468	0.00%
TOTAL REVENUES	533,138	545,736	12,598	102.36%
<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	-	9,880	9,880	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>\$ 9,879</u>	<u>\$ 9,879</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		464,766		
FUND BALANCE, ENDING		<u>\$ 474,645</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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 July 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. 07-23
 Statement Date 7/31/2023

G/L Balance (LCY)	29,329.82	Statement Balance	31,348.98
G/L Balance	29,329.82	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	31,348.98
Subtotal	29,329.82	Outstanding Checks	2,019.16
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	29,329.82	Ending Balance	29,329.82
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/15/2023	Payment	1364	NICHOLAS J. DISTER	200	200.00	0.00
6/29/2023	Payment	1370	CORLIN SERVICES LLC	100	100.00	0.00
6/29/2023	Payment	1371	SPEAREM ENTERPRISES	650	650.00	0.00
6/29/2023	Payment	1372	STEADFAST CONTRACTORS ALIANCE	67.5	67.50	0.00
7/13/2023	Payment	1373	INFRAMARK LLC	4971.75	4,971.75	0.00
7/13/2023	Payment	1374	SITEX AQUATICS	765	765.00	0.00
7/13/2023	Payment	1375	STEADFAST CONTRACTORS ALIANCE	7534.9	7,534.90	0.00
7/13/2023	Payment	1376	TIMES PUBLISHING COM	1972	1,972.00	0.00
7/13/2023	Payment	1377	U. S. BANK	4040.63	4,040.63	0.00
7/25/2023	Payment	DD120	Payment of Invoice 000390	153.45	153.45	0.00
7/25/2023	Payment	DD121	Payment of Invoice 000397	137.96	137.96	0.00
7/25/2023	Payment	DD122	Payment of Invoice 000391	804.04	804.04	0.00
7/25/2023	Payment	DD123	Payment of Invoice 000392	149.89	149.89	0.00
7/25/2023	Payment	DD124	Payment of Invoice 000393	4733.91	4,733.91	0.00
7/25/2023	Payment	DD125	Payment of Invoice 000394	25.08	25.08	0.00
7/25/2023	Payment	DD126	Payment of Invoice 000395	25.08	25.08	0.00
7/27/2023	Payment	1379	SUNCOAST POOL SERVICE	6790	6,790.00	0.00
Total Checks				33,121.19	33,121.19	0.00
Outstanding Checks						
6/29/2023	Payment	DD107	Payment of Invoice 000297	136.34	0.00	136.34
6/29/2023	Payment	DD110	Payment of Invoice 000303	0.92	0.00	0.92
6/29/2023	Payment	DD111	Payment of Invoice 000304	255.96	0.00	255.96
6/29/2023	Payment	DD112	Payment of Invoice 000305	0.77	0.00	0.77
6/29/2023	Payment	DD113	Payment of Invoice 000306	542.17	0.00	542.17
6/29/2023	Payment	DD114	Payment of Invoice 000307	21.00	0.00	21.00
7/27/2023	Payment	1378	SPEAREM ENTERPRISES	650.00	0.00	650.00
7/27/2023	Payment	1380	TIMES PUBLISHING COM	412.00	0.00	412.00
Total Outstanding Checks.....				2,019.16		2,019.16