

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

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 April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					TOTAL
	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 168,793	\$ -	\$ -	\$ -	\$ -	\$ 168,793
Due From Other Funds	-	2,606	27	-	-	2,633
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	561,345	-	-	-	561,345
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	\$ 176,342	\$ 831,987	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 16,243,969
LIABILITIES						
Accounts Payable	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ 47
Bonds Payable	-	-	-	-	7,721,947	7,721,947
Due To Other Funds	2,633	-	-	-	-	2,633
TOTAL LIABILITIES	2,680	-	-	-	7,721,947	7,724,627

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

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(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					TOTAL
	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
FUND BALANCES						
Restricted for:						
Debt Service	-	831,987	-	-	-	831,987
Capital Projects	-	-	27	-	-	27
Unassigned:	173,662	-	-	7,513,667	(1)	7,687,328
TOTAL FUND BALANCES	173,662	831,987	27	7,513,667	(1)	8,519,342
TOTAL LIABILITIES & FUND BALANCES	\$ 176,342	\$ 831,987	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 16,243,969

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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>				
Interest - Investments	\$ -	\$ 2,466	\$ 2,466	0.00%
Rental Income	-	50	50	0.00%
Special Assmnts- Tax Collector	397,939	393,248	(4,691)	98.82%
Other Miscellaneous Revenues	-	475	475	0.00%
TOTAL REVENUES	397,939	396,239	(1,700)	99.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,800	7,200	40.00%
Payroll-Part Time	35,000	-	35,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	2,100	2,100	50.00%
District Counsel	5,000	4,377	623	87.54%
District Engineer	5,000	266	4,734	5.32%
District Manager	30,000	15,000	15,000	50.00%
Accounting Services	12,000	4,500	7,500	37.50%
Auditing Services	4,100	-	4,100	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	167	333	33.40%
Public Officials Insurance	2,819	2,788	31	98.90%
Legal Advertising	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	750	750	50.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	121,744	36,423	85,321	29.92%
<u>Electric Utility Services</u>				
Utility - Electric	55,000	34,216	20,784	62.21%
Total Electric Utility Services	55,000	34,216	20,784	62.21%
<u>Water-Sewer Comb Services</u>				
Utility - Water	6,000	932	5,068	15.53%
Total Water-Sewer Comb Services	6,000	932	5,068	15.53%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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	5,355	3,825	58.33%
Field Manager	12,000	4,400	7,600	36.67%
Amenity Center Cleaning & Supplies	9,000	3,900	5,100	43.33%
Contracts-Pools	11,640	6,790	4,850	58.33%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Security Monitoring Services	1,500	-	1,500	0.00%
Telephone, Cable & Internet Service	1,800	418	1,382	23.22%
Insurance -Property & Casualty	18,000	21,821	(3,821)	121.23%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Repairs & Maintenance	10,000	-	10,000	0.00%
Amenity Maintenance & Repairs	7,500	2,468	5,032	32.91%
R&M-Monument, Entrance & Wall	1,500	217	1,283	14.47%
Landscape Maintenance	104,075	60,014	44,061	57.66%
R&M-Security Cameras	3,000	-	3,000	0.00%
Plant Replacement Program	2,000	-	2,000	0.00%
Mulch & Tree Trimming	10,000	-	10,000	0.00%
Irrigation Maintenance	1,500	3,175	(1,675)	211.67%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool/Clubhouse Security	6,000	-	6,000	0.00%
Total Other Physical Environment	215,195	108,558	106,637	50.45%
TOTAL EXPENDITURES	397,939	180,129	217,810	45.27%
Excess (deficiency) of revenues				
Over (under) expenditures	-	216,110	216,110	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(42,448)		
FUND BALANCE, ENDING		\$ 173,662		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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	\$ -	\$ 14,333	\$ 14,333	0.00%
Special Assmnts- Tax Collector	532,606	528,005	(4,601)	99.14%
TOTAL REVENUES	532,606	542,338	9,732	101.83%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	382,606	192,709	189,897	50.37%
Total Debt Service	532,606	192,709	339,897	36.18%
TOTAL EXPENDITURES	532,606	192,709	339,897	36.18%
Excess (deficiency) of revenues Over (under) expenditures	-	349,629	349,629	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		482,358		
FUND BALANCE, ENDING		\$ 831,987		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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%
FUND BALANCE, BEGINNING (OCT 1, 2023)		27		
FUND BALANCE, ENDING		\$ 27		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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, 2023)		7,513,667		
FUND BALANCE, ENDING		<u>\$ 7,513,667</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
General Long-Term Debt Fund (950)
(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, 2023)			(1)	
FUND BALANCE, ENDING			\$ (1)	

