

# Spencer Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2024

Prepared by:



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**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 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	
<b>ASSETS</b>						
Cash - Operating Account	\$ 13,923	\$ -	\$ -	\$ -	\$ -	\$ 13,923
Accounts Receivable - Other	3,283	-	-	-	-	3,283
Due From Other Funds	-	2,606	27	-	-	2,633
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	241,143	-	-	-	241,143
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
<b>TOTAL ASSETS</b>	<b>\$ 24,755</b>	<b>\$ 511,785</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,721,946</b>	<b>\$ 15,772,180</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 46,962	\$ -	\$ -	\$ -	\$ -	\$ 46,962
Bonds Payable	-	-	-	-	7,721,947	7,721,947
Due To Other Funds	2,633	-	-	-	-	2,633
<b>TOTAL LIABILITIES</b>	<b>49,595</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,721,947</b>	<b>7,771,542</b>

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019			TOTAL
			CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	511,785	-	-	-	511,785
Capital Projects	-	-	27	-	-	27
Unassigned:	(24,840)	-	-	7,513,667	(1)	7,488,826
<b>TOTAL FUND BALANCES</b>	<b>(24,840)</b>	<b>511,785</b>	<b>27</b>	<b>7,513,667</b>	<b>(1)</b>	<b>8,000,638</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 24,755</b>	<b>\$ 511,785</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,721,946</b>	<b>\$ 15,772,180</b>

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 454,114	\$ -	\$ (454,114)	0.00%
<b>TOTAL REVENUES</b>	<b>454,114</b>	<b>-</b>	<b>(454,114)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	1,000	11,000	8.33%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	350	3,850	8.33%
District Counsel	5,000	893	4,107	17.86%
District Engineer	5,000	-	5,000	0.00%
District Manager	30,000	2,500	27,500	8.33%
Accounting Services	12,000	1,000	11,000	8.33%
Auditing Services	4,100	-	4,100	0.00%
Onsite Staff	35,000	-	35,000	0.00%
Website Compliance	1,500	125	1,375	8.33%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Insurance - General Liability	24,750	-	24,750	0.00%
Public Officials Insurance	2,819	-	2,819	0.00%
Legal Advertising	2,500	939	1,561	37.56%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>158,494</b>	<b>6,982</b>	<b>151,512</b>	<b>4.41%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	75,000	5,812	69,188	7.75%
<b>Total Electric Utility Services</b>	<b>75,000</b>	<b>5,812</b>	<b>69,188</b>	<b>7.75%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	4,000	112	3,888	2.80%
<b>Total Water-Sewer Comb Services</b>	<b>4,000</b>	<b>112</b>	<b>3,888</b>	<b>2.80%</b>

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 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
<b><u>Other Physical Environment</u></b>				
Field Manager	12,000	1,000	11,000	8.33%
Amenity Center Cleaning & Supplies	9,000	-	9,000	0.00%
Contracts-Aquatic Control	9,180	765	8,415	8.33%
Contracts-Pools	11,640	3,648	7,992	31.34%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Security Monitoring Services	4,500	-	4,500	0.00%
Telephone, Cable & Internet Service	1,800	131	1,669	7.28%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	10,000	650	9,350	6.50%
R&M-Monument, Entrance & Wall	1,500	-	1,500	0.00%
Landscape - Mulch	15,000	-	15,000	0.00%
Landscape Maintenance	110,000	7,535	102,465	6.85%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	822	678	54.80%
Misc-Contingency	20,000	132	19,868	0.66%
Access Control	2,500	-	2,500	0.00%
<b>Total Other Physical Environment</b>	<b>216,620</b>	<b>14,683</b>	<b>201,937</b>	<b>6.78%</b>
<b>TOTAL EXPENDITURES</b>	<b>454,114</b>	<b>27,589</b>	<b>426,525</b>	<b>6.08%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(27,589)	(27,589)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>2,749</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (24,840)</b>		

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,096	\$ 2,096	0.00%
Special Assmnts- Tax Collector	531,403	-	(531,403)	0.00%
<b>TOTAL REVENUES</b>	<b>531,403</b>	<b>2,096</b>	<b>(529,307)</b>	<b>0.39%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	341,506	-	341,506	0.00%
Interest Expense	189,897	-	189,897	0.00%
<b>Total Debt Service</b>	<b>531,403</b>	<b>-</b>	<b>531,403</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>531,403</b>	<b>-</b>	<b>531,403</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	2,096	2,096	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>509,689</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 511,785</b>		

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>27</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 27</u></b>		

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>7,513,667</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 7,513,667</u></b>		



**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(1)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (1)</u></b>		

# Bank Account Statement

Spencer Creek CDD

Tuesday, November 26, 2024

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Z-NTHITE

**Bank Account No.** 9015

**Statement No.** 10\_24

**Statement Date** 10/31/2024

<b>G/L Account No. 101001 Balance</b>	13,922.89	<b>Statement Balance</b>	15,731.73
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	13,922.89	<b>Subtotal</b>	15,731.73
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-1,808.84
<b>Ending G/L Balance</b>	13,922.89	<b>Ending Balance</b>	13,922.89

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
10/31/2024		JE000354	Adjustment entry	10.85	10.85	0.00
10/31/2024		JE000356	Excess Fees	7,656.14	7,656.14	0.00
<b>Total Deposits</b>				7,666.99	7,666.99	0.00
<b>Checks</b>						
10/03/2024	Payment	1530	Check for Vendor V00025	-4,725.00	-4,725.00	0.00
10/03/2024	Payment	1531	Check for Vendor V00023	-765.00	-765.00	0.00
10/03/2024	Payment	1532	Check for Vendor V00013	-650.00	-650.00	0.00
10/03/2024	Payment	1533	Check for Vendor V00005	-7,534.90	-7,534.90	0.00
10/03/2024	Payment	1534	Check for Vendor V00014	-722.50	-722.50	0.00
10/03/2024	Payment	1535	Check for Vendor V00040	-970.00	-970.00	0.00
10/03/2024	Payment	1536	Check for Vendor V00010	-994.00	-994.00	0.00
10/07/2024	Payment	1537	Check for Vendor V00025	-481.94	-481.94	0.00
10/07/2024	Payment	1538	Check for Vendor V00040	-970.00	-970.00	0.00
10/21/2024	Payment	1540	Check for Vendor V00039	-200.00	-200.00	0.00
10/21/2024	Payment	1541	Check for Vendor V00046	-112.50	-112.50	0.00
10/21/2024	Payment	1542	Check for Vendor V00021	-200.00	-200.00	0.00
10/21/2024	Payment	1543	Check for Vendor V00022	-200.00	-200.00	0.00
10/21/2024	Payment	1545	Check for Vendor V00023	-765.00	-765.00	0.00
10/21/2024	Payment	1546	Check for Vendor V00040	-970.00	-970.00	0.00
10/23/2024	Payment	DD218	Payment of Invoice 000931	-23.08	-23.08	0.00
10/23/2024	Payment	DD219	Payment of Invoice 000932	-23.61	-23.61	0.00
10/23/2024	Payment	DD220	Payment of Invoice 000933	-75.36	-75.36	0.00
10/23/2024	Payment	DD221	Payment of Invoice 000934	-4,821.88	-4,821.88	0.00
10/23/2024	Payment	DD222	Payment of Invoice 000935	-846.77	-846.77	0.00
10/23/2024	Payment	DD223	Payment of Invoice 000936	-23.08	-23.08	0.00
10/21/2024	Payment	DD224	Payment of Invoice 000941	-111.72	-111.72	0.00
10/26/2024	Payment	DD225	Payment of Invoice 000947	-139.97	-139.97	0.00
<b>Total Checks</b>				-26,326.31	-26,326.31	0.00

**Adjustments**

# Bank Account Statement

Spencer Creek CDD

Tuesday, November 26, 2024

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Z-NTHITE

**Bank Account No.** 9015

**Statement No.** 10\_24

**Statement Date**

10/31/2024

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## Total Adjustments

### Outstanding Checks

05/28/2024		JE000313	TECO ELECTRIC 9039 PAID BY CHECK &	-30.03
06/24/2024	Payment	DD198	Payment of Invoice 000842	-99.45
09/12/2024	Payment	1521	Check for Vendor V00021	-200.00
09/20/2024	Payment	DD211	Payment of Invoice 000820	-140.36
10/21/2024	Payment	1539	Check for Vendor V00042	-200.00
10/21/2024	Payment	1544	Check for Vendor V00017	-200.00
10/25/2024	Payment	1547	Check for Vendor V00010	-939.00
<b>Total Outstanding Checks</b>				<b>-1,808.84</b>

### Outstanding Deposits

### Total Outstanding Deposits