

# **Spencer Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2024

Prepared by:



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# SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<b>ASSETS</b>						
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
<b>TOTAL ASSETS</b>	<b>\$ 176,342</b>	<b>\$ 831,987</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,721,946</b>	<b>\$ 16,243,969</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ 47
Bonds Payable	-	-	-	-	7,721,947	7,721,947
Due To Other Funds	2,633	-	-	-	-	2,633
<b>TOTAL LIABILITIES</b>	<b>2,680</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,721,947</b>	<b>7,724,627</b>

# 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	
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	831,987	-	-	-	831,987
Capital Projects	-	-	27	-	-	27
Unassigned:	173,662	-	-	7,513,667	(1)	7,687,328
<b>TOTAL FUND BALANCES</b>	<b>173,662</b>	<b>831,987</b>	<b>27</b>	<b>7,513,667</b>	<b>(1)</b>	<b>8,519,342</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 176,342</b>	<b>\$ 831,987</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,721,946</b>	<b>\$ 16,243,969</b>

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>397,939</b>	<b>396,239</b>	<b>(1,700)</b>	<b>99.57%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>121,744</b>	<b>36,423</b>	<b>85,321</b>	<b>29.92%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	55,000	34,216	20,784	62.21%
<b>Total Electric Utility Services</b>	<b>55,000</b>	<b>34,216</b>	<b>20,784</b>	<b>62.21%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	6,000	932	5,068	15.53%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>932</b>	<b>5,068</b>	<b>15.53%</b>

**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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>215,195</b>	<b>108,558</b>	<b>106,637</b>	<b>50.45%</b>
<b>TOTAL EXPENDITURES</b>	<b>397,939</b>	<b>180,129</b>	<b>217,810</b>	<b>45.27%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	216,110	216,110	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(42,448)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 173,662</b>		

**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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 14,333	\$ 14,333	0.00%
Special Assmnts- Tax Collector	532,606	528,005	(4,601)	99.14%
<b>TOTAL REVENUES</b>	<b>532,606</b>	<b>542,338</b>	<b>9,732</b>	<b>101.83%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	382,606	192,709	189,897	50.37%
<b>Total Debt Service</b>	<b>532,606</b>	<b>192,709</b>	<b>339,897</b>	<b>36.18%</b>
<b>TOTAL EXPENDITURES</b>	<b>532,606</b>	<b>192,709</b>	<b>339,897</b>	<b>36.18%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	349,629	349,629	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>482,358</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 831,987</b>		

**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
<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, 2023)</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 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
<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, 2023)</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 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
<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, 2023)</b>		(1)		
<b>FUND BALANCE, ENDING</b>		<u>\$ (1)</u>		

# Bank Account Statement

Spencer Creek CDD

Bank Account Statement: Bank Account No.: 9015, Statement No.: 04-24

Currency Code

<b>Statement Date</b>	04/30/24	<b>Statement Balance</b>	187,490.85
<b>Balance Last Statement</b>	194,351.27	<b>Outstanding Bank Transactions</b>	0.00
<b>Statement Ending Balance</b>	187,490.85	<b>Subtotal</b>	187,490.85
		<b>Outstanding Checks</b>	-18,697.76
<b>G/L Balance at 04/30/24</b>	168,793.09	<b>Bank Account Balance</b>	168,793.09

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
<b>Statement No. 04-24</b>							
03/13/24	Bank Account Ledger Entry	JE000293	HC-Water ACH RV		1	149.98	149.98
03/26/24	Bank Account Ledger Entry	1451	Check for Vendor V00041		1	-50.00	-50.00
03/26/24	Bank Account Ledger Entry	1452	Check for Vendor V00013		1	-1,125.00	-1,125.00
03/26/24	Bank Account Ledger Entry	1453	Check for Vendor V00006		1	-266.00	-266.00
03/26/24	Bank Account Ledger Entry	1454	Check for Vendor V00005		1	-555.00	-555.00
03/26/24	Bank Account Ledger Entry	1455	Check for Vendor V00014		1	-325.00	-325.00
03/26/24	Bank Account Ledger Entry	JE000290	TECO-ACH 2437 RV		1	4,835.49	4,835.49
03/26/24	Bank Account Ledger Entry	JE000291	TECO-ACH 4837 RV		1	784.05	784.05
03/26/24	Bank Account Ledger Entry	JE000292	TECO-ACH 8083 RV		1	92.30	92.30
03/28/24	Bank Account Ledger Entry	DD166	Payment of Invoice 000717		1	-4,835.49	-4,835.49
03/28/24	Bank Account Ledger Entry	DD167	Payment of Invoice 000718		1	-92.30	-92.30
03/28/24	Bank Account Ledger Entry	DD168	Payment of Invoice 000719		1	-784.05	-784.05
03/28/24	Bank Account Ledger Entry	DD169	Payment of Invoice 000687		1	-149.98	-149.98
03/28/24	Bank Account Ledger Entry	DD170	Payment of Invoice 000729		1	-139.97	-139.97
03/28/24	Bank Account Ledger Entry	JE000289	Spectrum 5521 RV		1	139.97	139.97
04/01/24	Bank Account Ledger Entry	JE000278	HC-Water ACH		1	149.98	149.98
04/01/24	Bank Account Ledger Entry	JE000279	TECO-ACH 8083		1	92.30	92.30
04/01/24	Bank Account Ledger Entry	JE000280	TECO-ACH 4837		1	784.05	784.05
04/01/24	Bank Account Ledger Entry	JE000281	TECO-ACH 2437		1	4,834.49	4,834.49
04/01/24	Bank Account Ledger Entry	JE000282	Spectrum 5521		1	139.97	139.97
04/01/24	Bank Account Ledger Entry	JE000282	Spectrum 5521		1	-139.97	-139.97
04/01/24	Bank Account Ledger Entry	JE000281	TECO-ACH 2437		1	-4,834.49	-4,834.49
04/01/24	Bank Account Ledger Entry	JE000280	TECO-ACH 4837		1	-784.05	-784.05

# Bank Account Statement

Spencer Creek CDD

Currency Code

<b>Statement Date</b>	04/30/24	<b>Statement Balance</b>	187,490.85
<b>Balance Last Statement</b>	194,351.27	<b>Outstanding Bank Transactions</b>	0.00
<b>Statement Ending Balance</b>	187,490.85	<b>Subtotal</b>	187,490.85
		<b>Outstanding Checks</b>	-18,697.76
<b>G/L Balance at 04/30/24</b>	168,793.09	<b>Bank Account Balance</b>	168,793.09

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
04/01/24	Bank Account Ledger Entry	JE000279	TECO-ACH 8083		1	-92.30	-92.30
04/01/24	Bank Account Ledger Entry	JE000278	HC-Water ACH		1	-149.98	-149.98
04/02/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	75.00	75.00
04/03/24	Bank Account Ledger Entry	JE000294	Debt Service/ Tax Revenue		1	5,153.95	5,153.95
04/15/24	Bank Account Ledger Entry	1456	Check for Vendor V00017		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1457	Check for Vendor V00019		1	-2,953.92	-2,953.92
04/15/24	Bank Account Ledger Entry	1458	Check for Vendor V00021		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1459	Check for Vendor V00022		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1460	Check for Vendor V00025		1	-68.26	-68.26
04/15/24	Bank Account Ledger Entry	1461	Check for Vendor V00039		1	-200.00	-200.00
04/17/24	Bank Account Ledger Entry	DD171	Payment of Invoice 000759		1	-4,835.49	-4,835.49
04/17/24	Bank Account Ledger Entry	DD172	Payment of Invoice 000760		1	-762.92	-762.92
04/17/24	Bank Account Ledger Entry	DD173	Payment of Invoice 000761		1	-95.49	-95.49
04/17/24	Bank Account Ledger Entry	DD174	Payment of Invoice 000762		1	-10.38	-10.38
04/17/24	Bank Account Ledger Entry	DD175	Payment of Invoice 000763		1	-9.23	-9.23
04/17/24	Bank Account Ledger Entry	DD176	Payment of Invoice 000739		1	-144.95	-144.95
04/17/24	Bank Account Ledger Entry	DD177	Payment of Invoice 000768		1	-139.97	-139.97
04/22/24	Bank Account Ledger Entry	JE000295	Debt Service/ Tax Revenue		1	27.24	27.24
04/29/24	Bank Account Ledger Entry	BD00002	Deposit No. BD00002		1	25.00	25.00
<b>Total</b>						<b>-6,860.42</b>	<b>-6,860.42</b>