

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2024

Prepared by:



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SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					
	GENERAL	SERIES 2019	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 780,369	\$ -	\$ -	\$ -	\$ -	\$ 780,369
Cash in Transit	-	432,712	-	-	-	432,712
Accounts Receivable - Other	3,283	-	-	-	-	3,283
Due From Other Funds	-	433,704	27	-	-	433,731
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	56,107	-	-	-	56,107
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	\$ 791,201	\$ 1,190,559	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 17,217,400

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					
	GENERAL	SERIES 2019	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	DEBT FUND		
LIABILITIES						
Accounts Payable	\$ 48,799	\$ 431,098	\$ -	\$ -	\$ -	\$ 479,897
Bonds Payable	-	-	-	-	7,721,947	7,721,947
Due To Other Funds	433,731	-	-	-	-	433,731
TOTAL LIABILITIES	482,530	431,098	-	-	7,721,947	8,635,575
FUND BALANCES						
Restricted for:						
Debt Service	-	759,461	-	-	-	759,461
Capital Projects	-	-	27	-	-	27
Unassigned:	308,671	-	-	7,513,667	(1)	7,822,337
TOTAL FUND BALANCES	308,671	759,461	27	7,513,667	(1)	8,581,825
TOTAL LIABILITIES & FUND BALANCES	\$ 791,201	\$ 1,190,559	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 17,217,400

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 454,114	\$ 374,977	\$ (79,137)	82.57%
TOTAL REVENUES	454,114	374,977	(79,137)	82.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,800	9,200	23.33%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,050	3,150	25.00%
District Counsel	5,000	3,140	1,860	62.80%
District Engineer	5,000	1,383	3,617	27.66%
District Manager	30,000	7,500	22,500	25.00%
Accounting Services	12,000	3,000	9,000	25.00%
Auditing Services	4,100	-	4,100	0.00%
Onsite Staff	35,000	-	35,000	0.00%
Website Compliance	1,500	375	1,125	25.00%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Insurance - General Liability	24,750	-	24,750	0.00%
Public Officials Insurance	2,819	-	2,819	0.00%
Legal Advertising	2,500	1,315	1,185	52.60%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	158,494	20,740	137,754	13.09%
<u>Electric Utility Services</u>				
Utility - Electric	75,000	11,201	63,799	14.93%
Total Electric Utility Services	75,000	11,201	63,799	14.93%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,000	1,174	2,826	29.35%
Total Water-Sewer Comb Services	4,000	1,174	2,826	29.35%
<u>Other Physical Environment</u>				
Field Manager	12,000	3,000	9,000	25.00%
Amenity Center Cleaning & Supplies	9,000	-	9,000	0.00%
Contracts-Aquatic Control	9,180	1,530	7,650	16.67%
Contracts-Pools	11,640	5,862	5,778	50.36%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
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	451	1,349	25.06%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	10,000	1,375	8,625	13.75%
R&M-Monument, Entrance & Wall	1,500	131	1,369	8.73%
Landscape - Mulch	15,000	-	15,000	0.00%
Landscape Maintenance	110,000	22,605	87,395	20.55%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	822	678	54.80%
Misc-Contingency	20,000	163	19,837	0.82%
Access Control	2,500	-	2,500	0.00%
Total Other Physical Environment	216,620	35,939	180,681	16.59%
TOTAL EXPENDITURES	454,114	69,054	385,060	15.21%
Excess (deficiency) of revenues				
Over (under) expenditures	-	305,923	305,923	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,748		
FUND BALANCE, ENDING		\$ 308,671		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,342	\$ 5,342	0.00%
Special Assmnts- Tax Collector	531,403	432,712	(98,691)	81.43%
Special Assmnts- CDD Collected	-	1,615	1,615	0.00%
TOTAL REVENUES	531,403	439,669	(91,734)	82.74%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	341,506	-	341,506	0.00%
Interest Expense	189,897	189,897	-	100.00%
Total Debt Service	531,403	189,897	341,506	35.74%
TOTAL EXPENDITURES	531,403	189,897	341,506	35.74%
Excess (deficiency) of revenues				
Over (under) expenditures	-	249,772	249,772	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		509,689		
FUND BALANCE, ENDING		\$ 759,461		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<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, 2024)		27		
FUND BALANCE, ENDING		<u>\$ 27</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<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, 2024)		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 December 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
<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, 2024)		(1)		
FUND BALANCE, ENDING		<u><u>\$ (1)</u></u>		

Bank Account Statement

Spencer Creek CDD

Friday, January 17, 2025

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Bank Account No. 9015

Statement No. 12_24

Statement Date

12/31/2024

G/L Account No. 101001 Balance	780,369.06	Statement Balance	780,838.90
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	780,369.06	Subtotal	780,838.90
Negative Adjustments	0.00	Outstanding Checks	-469.84
Ending G/L Balance	780,369.06	Ending Balance	780,369.06

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
12/06/2024		JE000376	Tax Revenue/Debt Service	498,323.72	498,323.72	0.00
12/17/2024		JE000377	Tax Revenue/Debt Service	296,401.43	296,401.43	0.00
12/03/2024		JE000379	Tax Rev/Debt Service	7,206.02	7,206.02	0.00
Total Deposits				801,931.17	801,931.17	0.00
Checks						
11/20/2024	Payment	1553	Check for Vendor V00004	-175.00	-175.00	0.00
12/09/2024	Payment	100000	Inv: 35941	-75.00	-75.00	0.00
12/10/2024	Payment	1554	Check for Vendor V00019	-1,614.56	-1,614.56	0.00
12/10/2024	Payment	1555	Check for Vendor V00039	-200.00	-200.00	0.00
12/10/2024	Payment	1556	Check for Vendor V00021	-200.00	-200.00	0.00
12/10/2024	Payment	1557	Check for Vendor V00022	-200.00	-200.00	0.00
12/10/2024	Payment	1558	Check for Vendor V00017	-200.00	-200.00	0.00
12/10/2024	Payment	1559	Check for Vendor V00013	-650.00	-650.00	0.00
12/26/2024	Payment	DD234	Payment of Invoice 000990	-179.97	-179.97	0.00
12/30/2024	Payment	1561	Check for Vendor V00007	-26,093.00	-26,093.00	0.00
12/26/2024	Payment	DD235	Payment of Invoice 000996	-21.54	-21.54	0.00
12/26/2024	Payment	DD236	Payment of Invoice 001000	-21.54	-21.54	0.00
12/26/2024	Payment	DD237	Payment of Invoice 001001	-22.07	-22.07	0.00
12/26/2024	Payment	DD238	Payment of Invoice 001002	-59.81	-59.81	0.00
12/26/2024	Payment	DD239	Payment of Invoice 001003	-4,821.88	-4,821.88	0.00
12/26/2024	Payment	DD240	Payment of Invoice 001004	-104.48	-104.48	0.00
12/18/2024	Payment	DD241	Payment of Invoice 001006	-180.05	-180.05	0.00
Total Checks				-34,818.90	-34,818.90	0.00
Adjustments						
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

Bank Account Statement

Spencer Creek CDD

Bank Account No.	9015			
Statement No.	12_24		Statement Date	12/31/2024

09/12/2024	Payment	1521	Check for Vendor V00021	-200.00
09/20/2024	Payment	DD211	Payment of Invoice 000820	-140.36
Total Outstanding Checks				-469.84

Outstanding Deposits

Total Outstanding Deposits