

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(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	\$ 363,193	\$ -	\$ -	\$ -	\$ -	\$ 363,193
Cash in Transit	-	432,712	-	-	-	432,712
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	-	573,205	-	-	-	573,205
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	\$ 374,025	\$ 1,276,559	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 16,886,224
LIABILITIES						
Accounts Payable	\$ 26,932	\$ -	\$ -	\$ -	\$ -	\$ 26,932
Bonds Payable	-	-	-	-	7,721,947	7,721,947
Due To Other Funds	2,633	-	-	-	-	2,633
TOTAL LIABILITIES	29,565	-	-	-	7,721,947	7,751,512

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(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	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,276,559	-	-	-	1,276,559
Capital Projects	-	-	27	-	-	27
Unassigned:	344,460	-	-	7,513,667	(1)	7,858,126
TOTAL FUND BALANCES	344,460	1,276,559	27	7,513,667	(1)	9,134,712
TOTAL LIABILITIES & FUND BALANCES	\$ 374,025	\$ 1,276,559	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 16,886,224

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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 - Tax Collector	\$ -	\$ 1,347	\$ 1,347	0.00%
Special Assmnts- Tax Collector	454,114	447,049	(7,065)	98.44%
TOTAL REVENUES	454,114	448,396	(5,718)	98.74%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,800	8,200	31.67%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,431	2,769	34.07%
District Counsel	5,000	3,765	1,235	75.30%
District Engineer	5,000	1,383	3,617	27.66%
District Manager	30,000	10,003	19,997	33.34%
Accounting Services	12,000	4,000	8,000	33.33%
Auditing Services	4,100	-	4,100	0.00%
Onsite Staff	35,000	-	35,000	0.00%
Website Compliance	1,500	500	1,000	33.33%
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	206	(31)	117.71%
Total Administration	158,494	26,405	132,089	16.66%
<u>Electric Utility Services</u>				
Utility - Electric	75,000	21,015	53,985	28.02%
Total Electric Utility Services	75,000	21,015	53,985	28.02%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,000	2,113	1,887	52.83%
Total Water-Sewer Comb Services	4,000	2,113	1,887	52.83%
<u>Other Physical Environment</u>				
Field Manager	12,000	4,000	8,000	33.33%
Amenity Center Cleaning & Supplies	9,000	-	9,000	0.00%
Contracts-Aquatic Control	9,180	1,530	7,650	16.67%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
Contracts-Pools	11,640	6,832	4,808	58.69%
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	631	1,169	35.06%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	10,000	3,011	6,989	30.11%
R&M-Monument, Entrance & Wall	1,500	3,772	(2,272)	251.47%
Landscape - Mulch	15,000	-	15,000	0.00%
Landscape Maintenance	110,000	31,790	78,210	28.90%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	822	678	54.80%
Misc-Contingency	20,000	4,765	15,235	23.83%
Access Control	2,500	-	2,500	0.00%
Total Other Physical Environment	216,620	57,153	159,467	26.38%
TOTAL EXPENDITURES	454,114	106,686	347,428	23.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	341,710	341,710	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,750		
FUND BALANCE, ENDING		\$ 344,460		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 6,545	\$ 6,545	0.00%
Special Assmnts- Tax Collector	531,403	517,510	(13,893)	97.39%
Special Assmnts- CDD Collected	-	432,712	432,712	0.00%
TOTAL REVENUES	531,403	956,767	425,364	180.05%
<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	-	766,870	766,870	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		509,689		
FUND BALANCE, ENDING		\$ 1,276,559		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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 January 31, 2025
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 January 31, 2025
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

Thursday, February 20, 2025

Page 1

Bank Account No. 9015

Statement No. 01_25

Statement Date

01/31/2025

G/L Account No. 101001 Balance	363,193.27	Statement Balance	363,663.11
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	363,193.27	Subtotal	363,663.11
Negative Adjustments	0.00	Outstanding Checks	-469.84
Ending G/L Balance	363,193.27	Ending Balance	363,193.27

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/07/2025		JE000378	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	156,869.36	156,869.36	0.00
01/31/2025		JE000393	Interest - Tax Collector	Earned Interest Hills Tax	1,347.41	1,347.41	0.00
01/31/2025		JE000395	Utility - Electric	ACH adj teco	9.10	9.10	0.00
Total Deposits					158,225.87	158,225.87	0.00
Checks							
							0.00
01/02/2025	Payment	1562	SPENCER CREEK CDD	Check for Vendor V00019	-431,097.83	-431,097.83	0.00
01/13/2025	Payment	1563	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
01/13/2025	Payment	1564	CONSULTING GROUP, INC.	Check for Vendor V00048	-100.00	-100.00	0.00
01/13/2025	Payment	1565	FLA POOLS INC	Check for Vendor V00046	-2,677.50	-2,677.50	0.00
01/13/2025	Payment	1566	INFRAMARK LLC	Check for Vendor V00025	-15,120.53	-15,120.53	0.00
01/13/2025	Payment	1567	STEADFAST CONTRACTORS	Check for Vendor V00005	-16,224.98	-16,224.98	0.00
01/13/2025	Payment	1568	ALIANCE SUNCOAST POOL SERVICE	Check for Vendor V00040	-970.00	-970.00	0.00
01/13/2025	Payment	1569	TIMES PUBLISHING COM	Check for Vendor V00010	-376.00	-376.00	0.00
01/13/2025	Payment	1570	SPEAREM ENTERPRISES	Check for Vendor V00013	-650.00	-650.00	0.00
01/13/2025	Payment	1571	SPENCER CREEK CDD	Check for Vendor V00019	-84,797.90	-84,797.90	0.00
01/14/2025	Payment	1572	FLA POOLS INC	Check for Vendor V00046	-2,677.50	-2,677.50	0.00
01/14/2025	Payment	1573	SPEAREM ENTERPRISES	Check for Vendor V00013	-650.00	-650.00	0.00
01/14/2025	Payment	1574	STANTEC CONSULTING SERVICES	Check for Vendor V00006	-1,382.50	-1,382.50	0.00
01/14/2025	Payment	1575	STRALEY ROBIN VERICKER	Check for Vendor V00014	-2,442.50	-2,442.50	0.00

Bank Account Statement

Spencer Creek CDD

Thursday, February 20, 2025

Page 2

Bank Account No. 9015

Statement No. 01_25

Statement Date

01/31/2025

01/17/2025	Payment	1576	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
01/17/2025	Payment	1577	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
01/17/2025	Payment	1578	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
01/17/2025	Payment	1579	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
01/17/2025	Payment	1580	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
01/22/2025	Payment	1581	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
01/22/2025	Payment	1582	STEADFAST CONTRACTORS	Check for Vendor V00005	-7,534.90	-7,534.90	0.00
01/22/2025	Payment	1583	ALIANCE STRALEY ROBIN VERICKER	Check for Vendor V00014	-697.50	-697.50	0.00
01/22/2025	Payment	1584	SUNCOAST POOL SERVICE	Check for Vendor V00040	-970.00	-970.00	0.00
01/25/2025	Payment	DD242	BOCC ACH	Payment of Invoice 001005	-94.45	-94.45	0.00
01/24/2025	Payment	DD243	CHARTER COMMUNICATION S ACH	Payment of Invoice 001023	-179.97	-179.97	0.00
01/24/2025	Payment	DD244	TECO ACH	Payment of Invoice 001016	-55.44	-55.44	0.00
01/24/2025	Payment	DD245	TECO ACH	Payment of Invoice 001017	-20.41	-20.41	0.00
01/24/2025	Payment	DD246	TECO ACH	Payment of Invoice 001018	-82.88	-82.88	0.00
01/24/2025	Payment	DD247	TECO ACH	Payment of Invoice 001019	-20.68	-20.68	0.00
01/24/2025	Payment	DD248	TECO ACH	Payment of Invoice 001020	-4,592.26	-4,592.26	0.00
01/24/2025	Payment	DD249	TECO ACH	Payment of Invoice 001021	-20.93	-20.93	0.00
Total Checks					-575,401.66	-575,401.66	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/28/2024		JE000313		TECO ELECTRIC 9039 PAID		-30.03	
06/24/2024	Payment	DD198	TECO ACH	Payment of Invoice 000842		-99.45	
09/12/2024	Payment	1521	KELLY ANN EVANS	Check for Vendor V00021		-200.00	
09/20/2024	Payment	DD211	TECO ACH	Payment of Invoice 000820		-140.36	
Total Outstanding Checks						-469.84	

Outstanding Deposits

Total Outstanding Deposits