

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2023

Prepared by:



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SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(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	\$ 272,872	\$ -	\$ -	\$ -	\$ -	\$ 272,872
Cash in Transit	-	509,461	-	-	-	509,461
Due From Other Funds	-	4,503	27	-	-	4,530
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	31,824	-	-	-	31,824
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	\$ 280,421	\$ 813,824	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 16,329,885

LIABILITIES

Accounts Payable	\$ 12,004	\$ -	\$ -	\$ -	\$ -	\$ 12,004
Bonds Payable	-	-	-	-	7,721,947	7,721,947
Due To Other Funds	4,530	-	-	-	-	4,530
TOTAL LIABILITIES	16,534	-	-	-	7,721,947	7,738,481

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(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	-	813,824	-	-	-	813,824
Capital Projects	-	-	27	-	-	27
Unassigned:	263,887	-	-	7,513,667	(1)	7,777,553
TOTAL FUND BALANCES	263,887	813,824	27	7,513,667	(1)	8,591,404
TOTAL LIABILITIES & FUND BALANCES	\$ 280,421	\$ 813,824	\$ 27	\$ 7,513,667	\$ 7,721,946	\$ 16,329,885

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
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	196,814	386,311	189,497	196.28%
Developer Contribution	201,125	-	(201,125)	0.00%
Other Miscellaneous Revenues	-	150	150	0.00%
TOTAL REVENUES	397,939	386,461	(11,478)	97.12%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,600	10,400	13.33%
Payroll-Part Time	35,000	-	35,000	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	1,705	3,295	34.10%
District Engineer	5,000	-	5,000	0.00%
District Manager	30,000	7,500	22,500	25.00%
Accounting Services	12,000	2,250	9,750	18.75%
Auditing Services	4,100	-	4,100	0.00%
Website Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	146	354	29.20%
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	406	1,094	27.07%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	121,744	17,620	104,124	14.47%
<u>Electric Utility Services</u>				
Utility - Electric	55,000	16,116	38,884	29.30%
Total Electric Utility Services	55,000	16,116	38,884	29.30%
<u>Water-Sewer Comb Services</u>				
Utility - Water	6,000	321	5,679	5.35%
Total Water-Sewer Comb Services	6,000	321	5,679	5.35%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
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	2,295	6,885	25.00%
Field Manager	12,000	3,000	9,000	25.00%
Amenity Center Cleaning & Supplies	9,000	1,950	7,050	21.67%
Contracts-Pools	11,640	970	10,670	8.33%
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	-	1,800	0.00%
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	871	6,629	11.61%
R&M-Monument, Entrance & Wall	1,500	93	1,407	6.20%
Landscape Maintenance	104,075	22,605	81,470	21.72%
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	-	1,500	0.00%
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	53,605	161,590	24.91%
TOTAL EXPENDITURES	397,939	87,662	310,277	22.03%
Excess (deficiency) of revenues				
Over (under) expenditures	-	298,799	298,799	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(34,912)		
FUND BALANCE, ENDING		\$ 263,887		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
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	\$ -	\$ 5,485	\$ 5,485	0.00%
Special Assmnts- Tax Collector	532,606	518,690	(13,916)	97.39%
TOTAL REVENUES	532,606	524,175	(8,431)	98.42%
<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	-	331,466	331,466	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		482,358		
FUND BALANCE, ENDING		<u>\$ 813,824</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
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		<u>\$ 27</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
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 December 31, 2023
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		<u><u>\$ (1)</u></u>		

SPENCER CREEK CDD

Bank Reconciliation

Bank Account No.	9015	TRUIST - GF Operating
Statement No.	12-23	
Statement Date	12/31/2023	

G/L Balance (LCY)	272,872.44	Statement Balance	782,333.48
G/L Balance	272,872.44	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	782,333.48
Subtotal	272,872.44	Outstanding Checks	509,461.04
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	272,872.44	Ending Balance	272,872.44
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
12/7/2023	Payment	1389	ACTION SECURITY, INC.	1,280.00	1,280.00	0.00	
12/7/2023	Payment	1390	CARLOS DE LA OSSA	600.00	600.00	0.00	
12/7/2023	Payment	1391	EGIS INSURANCE	24,609.00	24,609.00	0.00	
12/7/2023	Payment	1392	INFRAMARK LLC	25,127.19	25,127.19	0.00	
12/7/2023	Payment	1393	KELLY ANN EVANS	600.00	600.00	0.00	
12/7/2023	Payment	1394	LORI A CAMPAGNA	600.00	600.00	0.00	
12/7/2023	Payment	1395	NICHOLAS J. DISTER	600.00	600.00	0.00	
12/7/2023	Payment	1396	SITEX AQUATICS	2,295.00	2,295.00	0.00	
12/7/2023	Payment	1397	SPEAREM ENTERPRISES	1,950.00	1,950.00	0.00	
12/7/2023	Payment	1398	SPENCER CREEK CDD	9,362.67	9,362.67	0.00	
12/7/2023	Payment	1399	STANTEC CONSULTING SERVICES	476.00	476.00	0.00	
12/7/2023	Payment	1400	STEADFAST CONTRACTORS ALIANCE	30,139.60	30,139.60	0.00	
12/7/2023	Payment	1401	STRALEY ROBIN VERICKER	4,697.50	4,697.50	0.00	
12/7/2023	Payment	1402	SUNCOAST POOL SERVICE	2,910.00	2,910.00	0.00	
12/13/2023	Payment	1403	CARLOS DE LA OSSA	200.00	200.00	0.00	
12/13/2023	Payment	1404	CHRIS' S PLUMBING SERVICE	456.95	456.95	0.00	
12/13/2023	Payment	1405	INFRAMARK LLC	34.01	34.01	0.00	
12/13/2023	Payment	1406	KELLY ANN EVANS	200.00	200.00	0.00	
12/13/2023	Payment	1407	LORI A CAMPAGNA	200.00	200.00	0.00	
12/13/2023	Payment	1408	NICHOLAS J. DISTER	200.00	200.00	0.00	
12/13/2023	Payment	1409	SITEX AQUATICS	765.00	765.00	0.00	
12/13/2023	Payment	1410	SPENCER CREEK CDD	4,195.56	4,195.56	0.00	
12/13/2023	Payment	1411	STEADFAST CONTRACTORS ALIANCE	7,534.90	7,534.90	0.00	
12/13/2023	Payment	DD155	Payment of Invoice 000578	125.83	125.83	0.00	
12/28/2023	Payment	DD151	Payment of Invoice 000597	844.80	844.80	0.00	
12/28/2023	Payment	DD152	Payment of Invoice 000598	131.13	131.13	0.00	
12/28/2023	Payment	DD153	Payment of Invoice 000599	4,733.91	4,733.91	0.00	
12/28/2023	Payment	DD154	Payment of Invoice 000605	137.96	137.96	0.00	
Total Checks				125,007.01	125,007.01	0.00	
Deposits							
12/5/2023		JE000209	TAX COLLECTOR PYMNT - DEC 2023	G/L Ac	7,320.33	7,320.33	0.00
12/7/2023		JE000210	TAX COLLECTOR PYMNT - DEC 2023	G/L Ac	884,192.60	884,192.60	0.00

SPENCER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
12/28/2023		JE000242	Invoice 000599 adj	G/L Ac	2.05	2.05	0.00
Total Deposits					891,514.98	891,514.98	0.00
Outstanding Checks							
12/21/2023	Payment	1412	SPENCER CREEK CDD		509,461.04	0.00	509,461.04
Total Outstanding Checks.....					509,461.04		509,461.04