

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 322,473	\$ -	\$ -	\$ -	\$ -	\$ 322,473
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	-	579,806	-	-	-	579,806
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	-	-	-	-	6,756,455	6,756,455
TOTAL ASSETS	\$ 333,305	\$ 850,448	\$ 27	\$ 7,513,667	\$ 7,495,000	\$ 16,192,447
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	-
Bonds Payable	-	-	-	-	7,495,000	7,495,000
Due To Other Funds	2,633	-	-	-	-	2,633
TOTAL LIABILITIES	2,633	-	-	-	7,495,000	7,497,633

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of February 28, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
FUND BALANCES							
Restricted for:							
Debt Service	-	850,448	-	-	-	-	850,448
Capital Projects	-	-	27	-	-	-	27
Unassigned:	330,672	-	-	7,513,667	-	-	7,844,339
TOTAL FUND BALANCES	330,672	850,448	27	7,513,667	-	-	8,694,814
TOTAL LIABILITIES & FUND BALANCES	\$ 333,305	\$ 850,448	\$ 27	\$ 7,513,667	\$ 7,495,000	\$	\$ 16,192,447

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	450,862	(3,252)	99.28%
TOTAL REVENUES	454,114	452,209	(1,905)	99.58%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,800	7,200	40.00%
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	4,463	537	89.26%
District Engineer	5,000	1,616	3,384	32.32%
District Manager	30,000	12,853	17,147	42.84%
Accounting Services	12,000	5,031	6,969	41.93%
Auditing Services	4,100	-	4,100	0.00%
Onsite Staff	35,000	-	35,000	0.00%
Website Compliance	1,500	625	875	41.67%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	14	486	2.80%
Insurance - General Liability	24,750	23,274	1,476	94.04%
Public Officials Insurance	2,819	2,819	-	100.00%
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	58,447	100,047	36.88%
<u>Electric Utility Services</u>				
Utility - Electric	75,000	25,976	49,024	34.63%
Total Electric Utility Services	75,000	25,976	49,024	34.63%
<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	5,000	7,000	41.67%
Amenity Center Cleaning & Supplies	9,000	650	8,350	7.22%
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 February 28, 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	811	989	45.06%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	10,000	3,316	6,684	33.16%
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	33,540	76,460	30.49%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	822	678	54.80%
Misc-Contingency	20,000	7,570	12,430	37.85%
Access Control	2,500	-	2,500	0.00%
Total Other Physical Environment	216,620	63,843	152,777	29.47%
TOTAL EXPENDITURES	454,114	150,379	303,735	33.11%
Excess (deficiency) of revenues				
Over (under) expenditures	-	301,830	301,830	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,842		
FUND BALANCE, ENDING		\$ 330,672		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 8,659	\$ 8,659	0.00%
Special Assmnts- Tax Collector	531,403	521,997	(9,406)	98.23%
TOTAL REVENUES	531,403	530,656	(747)	99.86%
<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	-	340,759	340,759	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		509,689		
FUND BALANCE, ENDING		\$ 850,448		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>		

Bank Account Statement

Spencer Creek CDD

Friday, March 21, 2025

Page 1

Bank Account No. 9015

Statement No. 02_25

Statement Date

02/28/2025

G/L Account No. 101001 Balance	322,472.53	Statement Balance	325,503.87
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	325,503.87
Subtotal	322,472.53	Outstanding Checks	-3,031.34
Negative Adjustments	0.00	Ending Balance	322,472.53
Ending G/L Balance	322,472.53		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/07/2025		JE000391	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	8,299.20	8,299.20	0.00
Total Deposits					8,299.20	8,299.20	0.00
Checks							
							0.00
02/04/2025	Payment	1585	ASCENDO RESOURCES LLC	Check for Vendor V00051	-985.74	-985.74	0.00
02/04/2025	Payment	1586	BIG SUN FENCING	Check for Vendor V00049	-3,952.00	-3,952.00	0.00
02/04/2025	Payment	1587	FLA POOLS INC	Check for Vendor V00046	-274.45	-274.45	0.00
02/04/2025	Payment	1588	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
02/04/2025	Payment	1589	STEADFAST CONTRACTORS ALIANCE	Check for Vendor V00005	-1,650.00	-1,650.00	0.00
02/04/2025	Payment	1590	STRALEY ROBIN VERICKER	Check for Vendor V00014	-625.00	-625.00	0.00
02/05/2025	Payment	1591	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
02/05/2025	Payment	1592	STEADFAST CONTRACTORS ALIANCE	Check for Vendor V00005	-7,534.90	-7,534.90	0.00
02/05/2025	Payment	1593	SUNCOAST POOL SERVICE	Check for Vendor V00040	-970.00	-970.00	0.00
02/10/2025	Payment	1594	INFRAMARK LLC	Check for Vendor V00025	-4,975.00	-4,975.00	0.00
02/13/2025	Payment	1595	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
02/13/2025	Payment	1596	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
02/13/2025	Payment	1597	INFRAMARK LLC	Check for Vendor V00025	-8,680.49	-8,680.49	0.00
02/13/2025	Payment	1598	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
02/13/2025	Payment	1599	LORI A CAMPAGNA MHD	Check for Vendor V00022	-200.00	-200.00	0.00
02/13/2025	Payment	1600	COMMUNICATION S	Check for Vendor V00038	-187.50	-187.50	0.00
02/13/2025	Payment	1601	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00

Bank Account Statement

Spencer Creek CDD

Friday, March 21, 2025

Page 2

Bank Account No. 9015

Statement No. 02_25

Statement Date

02/28/2025

02/13/2025	Payment	1602	SPEAREM ENTERPRISES	Check for Vendor V00013	-650.00	-650.00	0.00
02/13/2025	Payment	1603	SPENCER CREEK CDD	Check for Vendor V00019	-4,486.25	-4,486.25	0.00
02/13/2025	Payment	1604	STRALEY ROBIN VERICKER	Check for Vendor V00014	-697.50	-697.50	0.00
02/13/2025	Payment	1605	SUNCOAST POOL SERVICE	Check for Vendor V00040	-2,805.00	-2,805.00	0.00
02/18/2025	Payment	1606	STANTEC CONSULTING SERVICES	Check for Vendor V00006	-233.50	-233.50	0.00
02/11/2025	Payment	300000	BOCC ACH	Inv: 012925-6437	-79.65	-79.65	0.00
02/24/2025	Payment	300001	TECO ACH	Inv: 020325-9039	-20.68	-20.68	0.00
02/24/2025	Payment	300002	TECO ACH	Inv: 020325-4837	-70.78	-70.78	0.00
02/24/2025	Payment	300003	TECO ACH	Inv: 020325-8083	-81.73	-81.73	0.00
02/24/2025	Payment	300004	TECO ACH	Inv: 020325-9922	-21.20	-21.20	0.00
02/24/2025	Payment	300005	TECO ACH	Inv: 020325-9930	-20.68	-20.68	0.00
02/24/2025	Payment	300006	TECO ACH	Inv: 020325-2437	-4,746.42	-4,746.42	0.00
02/26/2025	Payment	DD250	CHARTER COMMUNICATION S ACH	Payment of Invoice 001050	-179.97	-179.97	0.00
Total Checks					-46,458.44	-46,458.44	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
02/21/2025	Payment	1607	INFRAMARK LLC	Check for Vendor V00025		-43.37
02/28/2025	Payment	100001	STEADFAST CONTRACTORS	Inv: SM-15007		-1,750.00
02/28/2025	Payment	100002	ALIANCE SPEAREM ENTERPRISES	Inv: 6186		-650.00
02/28/2025	Payment	100003	FLA POOLS INC	Inv: 01194317A		-118.13

Total Outstanding Checks

-3,031.34

Outstanding Deposits

Total Outstanding Deposits