

# **Spencer Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2025

Prepared by:



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**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 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
<b>ASSETS</b>						
Cash - Operating Account	\$ 276,269	\$ -	\$ -	\$ -	\$ -	\$ 276,269
Due From Other Funds	-	2,606	27	-	-	2,633
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	582,554	-	-	-	582,554
Utility Deposits - TECO	7,549	-	-	-	-	7,549
Fixed Assets						
Water System	-	-	-	4,579,001	-	4,579,001
Construction Work In Process	-	-	-	2,934,666	-	2,934,666
Amount Avail In Debt Services	-	-	-	-	738,545	738,545
Amount To Be Provided	-	-	-	-	6,756,455	6,756,455
<b>TOTAL ASSETS</b>	<b>\$ 283,818</b>	<b>\$ 853,196</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,495,000</b>	<b>\$ 16,145,708</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ 168
Bonds Payable	-	-	-	-	7,495,000	7,495,000
Due To Other Funds	2,633	-	-	-	-	2,633
<b>TOTAL LIABILITIES</b>	<b>2,801</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,495,000</b>	<b>7,497,801</b>

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 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	
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	853,196	-	-	-	853,196
Capital Projects	-	-	27	-	-	27
Unassigned:	281,017	-	-	7,513,667	-	7,794,684
<b>TOTAL FUND BALANCES</b>	<b>281,017</b>	<b>853,196</b>	<b>27</b>	<b>7,513,667</b>	<b>-</b>	<b>8,647,907</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 283,818</b>	<b>\$ 853,196</b>	<b>\$ 27</b>	<b>\$ 7,513,667</b>	<b>\$ 7,495,000</b>	<b>\$ 16,145,708</b>

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 1,347	\$ 1,347	0.00%
Special Assmnts- Tax Collector	454,114	450,862	(3,252)	99.28%
<b>TOTAL REVENUES</b>	<b>454,114</b>	<b>452,209</b>	<b>(1,905)</b>	<b>99.58%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	5,800	6,200	48.33%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,781	2,419	42.40%
District Counsel	5,000	5,515	(515)	110.30%
District Engineer	5,000	1,616	3,384	32.32%
District Manager	30,000	15,353	14,647	51.18%
Accounting Services	12,000	6,031	5,969	50.26%
Auditing Services	4,100	4,300	(200)	104.88%
Onsite Staff	35,000	11,667	23,333	33.33%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	39	461	7.80%
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%
<b>Total Administration</b>	<b>158,494</b>	<b>80,466</b>	<b>78,028</b>	<b>50.77%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	75,000	31,516	43,484	42.02%
<b>Total Electric Utility Services</b>	<b>75,000</b>	<b>31,516</b>	<b>43,484</b>	<b>42.02%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	4,000	2,626	1,374	65.65%
<b>Total Water-Sewer Comb Services</b>	<b>4,000</b>	<b>2,626</b>	<b>1,374</b>	<b>65.65%</b>

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>Other Physical Environment</u></b>				
Field Manager	12,000	6,000	6,000	50.00%
Amenity Center Cleaning & Supplies	9,000	650	8,350	7.22%
Contracts-Aquatic Control	9,180	1,530	7,650	16.67%
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	991	809	55.06%
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	3,803	(2,303)	253.53%
Landscape - Mulch	15,000	-	15,000	0.00%
Landscape Maintenance	110,000	50,466	59,534	45.88%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	985	515	65.67%
Misc-Contingency	20,000	10,853	9,147	54.27%
Access Control	2,500	-	2,500	0.00%
<b>Total Other Physical Environment</b>	<b>216,620</b>	<b>85,426</b>	<b>131,194</b>	<b>39.44%</b>
<b>TOTAL EXPENDITURES</b>	<b>454,114</b>	<b>200,034</b>	<b>254,080</b>	<b>44.05%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	252,175	252,175	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>28,842</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 281,017</b>		

**SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11,407	\$ 11,407	0.00%
Special Assmnts- Tax Collector	531,403	521,997	(9,406)	98.23%
<b>TOTAL REVENUES</b>	<b>531,403</b>	<b>533,404</b>	<b>2,001</b>	<b>100.38%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	341,506	-	341,506	0.00%
Interest Expense	189,897	189,897	-	100.00%
<b>Total Debt Service</b>	<b>531,403</b>	<b>189,897</b>	<b>341,506</b>	<b>35.74%</b>
<b>TOTAL EXPENDITURES</b>	<b>531,403</b>	<b>189,897</b>	<b>341,506</b>	<b>35.74%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	343,507	343,507	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>509,689</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 853,196</u></b>		

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

# Bank Account Statement

Spencer Creek CDD

Monday, April 14, 2025  
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**Bank Account No.** 9015  
**Statement No.** 03\_25

**Statement Date** 03/31/2025

<b>G/L Account No. 101001 Balance</b>	276,268.52	<b>Statement Balance</b>	276,738.36
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	276,268.52	<b>Subtotal</b>	276,738.36
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-469.84
<b>Ending G/L Balance</b>	276,268.52	<b>Ending Balance</b>	276,268.52

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
01/31/2025		JE000394	Utility - Electric	Bank recon adj Teco	9.10	9.10	0.00
<b>Total Deposits</b>					9.10	9.10	0.00
<b>Checks</b>							
01/31/2025		JE000394	Utility - Electric	Bank recon adj Teco	-9.10	-9.10	0.00
02/21/2025	Payment	1607	INFRAMARK LLC	Check for Vendor V00025	-43.37	-43.37	0.00
02/28/2025	Payment	100001	STEADFAST CONTRACTORS ALIANCE	Inv: SM-15007	-1,750.00	-1,750.00	0.00
02/28/2025	Payment	100002	SPEAREM ENTERPRISES	Inv: 6186	-650.00	-650.00	0.00
02/28/2025	Payment	100003	FLA POOLS INC	Inv: 01194317A	-118.13	-118.13	0.00
03/11/2025	Payment	1608	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
03/11/2025	Payment	1609	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
03/11/2025	Payment	1610	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
03/11/2025	Payment	1611	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
03/12/2025	Payment	100004	GRAU AND ASSOCIATES	Inv: 27077	-4,300.00	-4,300.00	0.00
03/12/2025	Payment	100005	INFRAMARK LLC	Inv: 144888, Inv: 145450	-16,641.68	-16,641.68	0.00
03/12/2025	Payment	100006	STEADFAST CONTRACTORS ALIANCE	Inv: SA-10022	-7,534.90	-7,534.90	0.00
03/12/2025	Payment	DD251	BOCC ACH	Payment of Invoice 001055	-145.19	-145.19	0.00
03/21/2025	Payment	1612	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
03/20/2025	Payment	100007	STEADFAST CONTRACTORS ALIANCE	Inv: SA-10544, Inv: SA-10507	-2,225.00	-2,225.00	0.00
03/20/2025	Payment	100008	STRALEY ROBIN VERICKER	Inv: 26155	-1,052.50	-1,052.50	0.00
03/20/2025	Payment	100009	AFFORDABLE BACKFLOW	Inv: 030725	-50.00	-50.00	0.00

# Bank Account Statement

Spencer Creek CDD

Monday, April 14, 2025  
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**Bank Account No.** 9015  
**Statement No.** 03\_25

**Statement Date** 03/31/2025

03/20/2025	Payment	300008	CHARTER COMMUNICATION S ACH	Inv: 2472565030925	-179.98	-179.98	0.00
03/24/2025	Payment	300009	TECO ACH	Inv: 03042025 9930	-18.74	-18.74	0.00
03/24/2025	Payment	300010	TECO ACH	Inv: 03042025 9922	-19.34	-19.34	0.00
03/24/2025	Payment	300011	TECO ACH	Inv: 03042025 8083	-88.44	-88.44	0.00
03/24/2025	Payment	300012	TECO ACH	Inv: 03042025 2437	-4,773.38	-4,773.38	0.00
03/24/2025	Payment	300013	TECO ACH	Inv: 03042025 9039	-18.74	-18.74	0.00
03/26/2025	Payment	100010	STEADFAST CONTRACTORS ALIANCE	Inv: SM-14454	-7,534.90	-7,534.90	0.00
03/26/2025	Payment	300014	TECO ACH	Inv: 030525 4837	-621.22	-621.22	0.00
<b>Total Checks</b>					-48,774.61	-48,774.61	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
<b>Total Outstanding Checks</b>							-469.84

### Outstanding Deposits

### Total Outstanding Deposits