Spencer Creek
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:

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SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	$ 252,074	$ -	$ -	$ -	$ -	$ 252,074
Due From Other Funds	-	2,606	27	-	-	2,633
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	587,669	-	-	-	587,669
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
TOTAL ASSETS	**$ 259,623**	**$ 858,311**	**$ 27**	**$ 7,513,667**	**$ 7,495,000**	**$ 16,126,628**
LIABILITIES						
Accounts Payable	$ 921	$ -	$ -	$ -	$ -	$ 921
Bonds Payable	-	-	-	-	7,495,000	7,495,000
Due To Other Funds	2,633	-	-	-	-	2,633
TOTAL LIABILITIES	**3,554**	**-**	**-**	**-**	**7,495,000**	**7,498,554**

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	858,311	-	-	-	858,311
Capital Projects	-	-	27	-	-	27
Unassigned:	256,069	-	-	7,513,667	-	7,769,736
TOTAL FUND BALANCES	**256,069**	**858,311**	**27**	**7,513,667**	**-**	**8,628,074**
TOTAL LIABILITIES & FUND BALANCES	**$ 259,623**	**$ 858,311**	**$ 27**	**$ 7,513,667**	**$ 7,495,000**	**$ 16,126,628**

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Tax Collector	$ -	$ 1,512	$ 1,512	0.00%
Special Assmnts- Tax Collector	454,114	452,602	(1,512)	99.67%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	**454,114**	**454,139**	**25**	**100.01%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	6,800	5,200	56.67%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	2,131	2,069	50.74%
District Counsel	5,000	6,988	(1,988)	139.76%
District Engineer	5,000	1,901	3,099	38.02%
District Manager	30,000	17,853	12,147	59.51%
Accounting Services	12,000	7,031	4,969	58.59%
Auditing Services	4,100	4,300	(200)	104.88%
Onsite Staff	35,000	11,667	23,333	33.33%
Website Compliance	1,500	2,375	(875)	158.33%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	40	460	8.00%
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	88,700	69,794	55.96%
Electric Utility Services				
Utility - Electric	75,000	37,212	37,788	49.62%
Total Electric Utility Services	75,000	37,212	37,788	49.62%
Water-Sewer Comb Services				
Utility - Water	4,000	3,522	478	88.05%
Total Water-Sewer Comb Services	4,000	3,522	478	88.05%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Field Manager	12,000	7,000	5,000	58.33%
Amenity Center Cleaning & Supplies	9,000	1,395	7,605	15.50%
Contracts-Aquatic Control	9,180	3,060	6,120	33.33%
Contracts-Pools	11,640	7,802	3,838	67.03%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Security Monitoring Services	4,500	-	4,500	0.00%
Telephone, Cable & Internet Service	1,800	1,170	630	65.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	10,000	3,377	6,623	33.77%
R&M-Monument, Entrance & Wall	1,500	3,834	(2,334)	255.60%
Landscape - Mulch	15,000	-	15,000	0.00%
Landscape Maintenance	110,000	58,001	51,999	52.73%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	985	515	65.67%
Misc-Contingency	20,000	10,853	9,147	54.27%
Access Control	2,500	-	2,500	0.00%
Total Other Physical Environment	216,620	97,477	119,143	45.00%
TOTAL EXPENDITURES	**454,114**	**226,911**	**227,203**	**49.97%**
Excess (deficiency) of revenues				
Over (under) expenditures	-	227,228	227,228	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**28,841**		
FUND BALANCE, ENDING		**$ 256,069**		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Investments	$ -	$ 14,474	$ 14,474	0.00%
Special Assmnts- Tax Collector	531,403	524,045	(7,358)	98.62%
TOTAL REVENUES	**531,403**	**538,519**	**7,116**	**101.34%**
EXPENDITURES				
Debt Service				
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	-	348,622	348,622	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**509,689**		
FUND BALANCE, ENDING		**$ 858,311**		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2019 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**27**		
FUND BALANCE, ENDING		**$ 27**		

Bank Account Statement

Spencer Creek CDD

Bank Account No.	9015		
Statement No.	04_25	**Statement Date**	04/30/2025

G/L Account No. 101001 Balance	252,074.04	**Statement Balance**	255,010.52
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	255,010.52
Subtotal	252,074.04	**Outstanding Checks**	-2,936.48
Negative Adjustments	0.00	**Ending Balance**	252,074.04
Ending G/L Balance	252,074.04		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025		JE000426	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	3,788.85	3,788.85	0.00
04/04/2025		JE000438	Other Miscellaneous Revenues	Deposit	25.00	25.00	0.00
04/25/2025		JE000439	Interest - Tax Collector	Hillstax Collect	164.24	164.24	0.00
04/25/2025		JE000437	Interest - Tax Collector	Hillstax collect	164.24	164.24	0.00
04/04/2025		JE000436	Other Miscellaneous Revenues	Deposit	25.00	25.00	0.00
Total Deposits					4,167.33	4,167.33	0.00
Checks							
							0.00
04/04/2025	Payment	1613	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
04/04/2025	Payment	1614	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
04/04/2025	Payment	1615	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
04/04/2025	Payment	1616	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
04/04/2025	Payment	1617	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
04/10/2025	Payment	1618	SPENCER CREEK CDD	Check for Vendor V00019	-2,048.12	-2,048.12	0.00
04/10/2025	Payment	100011	STEADFAST CONTRACTORS ALIANCE	Inv: SA-10826, Inv: 040125	-7,647.71	-7,647.71	0.00
04/10/2025	Payment	100012	INFRAMARK LLC	Inv: 146036, Inv: 147058	-5,030.64	-5,030.64	0.00
04/15/2025	Payment	300015	TECO ACH	Inv: 040225 9930 ACH	-18.74	-18.74	0.00
04/15/2025	Payment	300016	TECO ACH	Inv: 040225 8083 ACH	-75.21	-75.21	0.00
04/15/2025	Payment	300017	TECO ACH	Inv: 040225 9039 ACH	-18.74	-18.74	0.00
04/15/2025	Payment	300018	TECO ACH	Inv: 040225 2437	-4,773.38	-4,773.38	0.00
04/15/2025	Payment	1619	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
04/17/2025	Payment	300019	TECO ACH	Inv: 040225 9922	-18.89	-18.89	0.00

Bank Account Statement

Spencer Creek CDD

Bank Account No.	9015		
Statement No.	04_25	**Statement Date**	04/30/2025

04/17/2025	Payment	300020	TECO ACH	Inv: 040225 4837	-790.58	-790.58	0.00
04/17/2025	Payment	1620	SITEX AQUATICS	Check for Vendor V00023	-765.00	-765.00	0.00
04/17/2025	Payment	1621	STRALEY ROBIN VERICKER	Check for Vendor V00014	-1,472.50	-1,472.50	0.00
04/17/2025	Payment	1622	SUNCOAST POOL SERVICE	Check for Vendor V00040	-970.00	-970.00	0.00
04/21/2025	Payment	300021	BOCC ACH	Inv: 03312025 6437	-131.44	-131.44	0.00
04/22/2025	Payment	300022	CHARTER COMMUNICATIONS ACH	Inv: 2472565040925	-179.98	-179.98	0.00
04/04/2025		JE000436	Other Miscellaneous Revenues	Deposit	-25.00	-25.00	0.00
04/25/2025		JE000437	Interest - Tax Collector	Hillstax collect	-164.24	-164.24	0.00
Total Checks					-25,895.17	-25,895.17	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
04/30/2025	Payment	100013	STANTEC CONSULTING SERVICES	Inv: 2384722	-285.00
04/30/2025	Payment	100014	INFRAMARK LLC	Inv: 147970	-31.64
04/30/2025	Payment	100015	ADA SITE COMPLIANCE	Inv: INV8891	-1,500.00
04/30/2025	Payment	100016	SPEAREM ENTERPRISES	Inv: 6200	-650.00
Total Outstanding Checks					-2,936.48

Outstanding Deposits

Total Outstanding Deposits