

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 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	DEBT FUND	
<u>ASSETS</u>						
Cash - Operating Account	\$ 221,285	\$ -	\$ -	\$ -	\$ -	\$ 221,285
Due From Other Funds	-	2,606	27	-	-	2,633
Investments:						
Prepayment Account	-	30	-	-	-	30
Reserve Fund	-	268,006	-	-	-	268,006
Revenue Fund	-	248,466	-	-	-	248,466
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	-	-	-	-	6,601,455	6,601,455
TOTAL ASSETS	\$ 228,834	\$ 519,108	\$ 27	\$ 7,513,667	\$ 7,340,000	\$ 15,601,636
<u>LIABILITIES</u>						
Accounts Payable	\$ 10,750	\$ -	\$ -	\$ -	\$ -	\$ 10,750
Bonds Payable	-	-	-	-	7,340,000	7,340,000
Due To Other Funds	2,633	-	-	-	-	2,633
TOTAL LIABILITIES	13,383	-	-	-	7,340,000	7,353,383

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As of May 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	-	519,108	-	-	-	519,108
Capital Projects	-	-	27	-	-	27
Unassigned:	215,451	-	-	7,513,667	-	7,729,118
TOTAL FUND BALANCES	215,451	519,108	27	7,513,667	-	8,248,253
TOTAL LIABILITIES & FUND BALANCES	\$ 228,834	\$ 519,108	\$ 27	\$ 7,513,667	\$ 7,340,000	\$ 15,601,636

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 1,512	\$ 1,512	0.00%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	454,114	454,908	794	100.17%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	454,114	456,545	2,431	100.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,800	4,200	65.00%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	4,256	(156)	103.80%
Disclosure Report	4,200	2,481	1,719	59.07%
District Counsel	5,000	8,840	(3,840)	176.80%
District Engineer	5,000	1,901	3,099	38.02%
District Manager	30,000	20,353	9,647	67.84%
Accounting Services	12,000	8,031	3,969	66.93%
Auditing Services	4,100	4,300	(200)	104.88%
Onsite Staff	35,000	11,667	23,333	33.33%
Website Compliance	1,500	2,500	(1,000)	166.67%
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	481	(306)	274.86%
Total Administration	158,494	100,058	58,436	63.13%
<u>Electric Utility Services</u>				
Utility - Electric	75,000	42,965	32,035	57.29%
Total Electric Utility Services	75,000	42,965	32,035	57.29%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,000	4,976	(976)	124.40%
Total Water-Sewer Comb Services	4,000	4,976	(976)	124.40%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>Other Physical Environment</u>				
Field Manager	12,000	8,000	4,000	66.67%
Amenity Center Cleaning & Supplies	9,000	1,395	7,605	15.50%
Contracts-Aquatic Control	9,180	3,825	5,355	41.67%
Contracts-Pools	11,640	8,772	2,868	75.36%
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	1,350	450	75.00%
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	76,286	33,714	69.35%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	1,769	(269)	117.93%
Misc-Contingency	20,000	13,328	6,672	66.64%
Access Control	2,500	-	2,500	0.00%
Total Other Physical Environment	216,620	121,936	94,684	56.29%
TOTAL EXPENDITURES	454,114	269,935	184,179	59.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	186,610	186,610	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,841		
FUND BALANCE, ENDING		\$ 215,451		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 17,456	\$ 17,456	0.00%
Special Assmnts- Tax Collector	531,403	526,757	(4,646)	99.13%
TOTAL REVENUES	531,403	544,213	12,810	102.41%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	341,506	155,000	186,506	45.39%
Interest Expense	189,897	379,794	(189,897)	200.00%
Total Debt Service	531,403	534,794	(3,391)	100.64%
TOTAL EXPENDITURES	531,403	534,794	(3,391)	100.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	9,419	9,419	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		509,689		
FUND BALANCE, ENDING		\$ 519,108		

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

Bank Account Statement

Spencer Creek CDD

Tuesday, July 1, 2025

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Bank Account No. 9015

Statement No. 05_25

Statement Date

05/31/2025

G/L Account No. 101001 Balance	221,284.58	Statement Balance	226,729.42
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	221,284.58	Subtotal	226,729.42
Negative Adjustments	0.00	Outstanding Checks	-5,444.84
Ending G/L Balance	221,284.58	Ending Balance	221,284.58

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/07/2025		JE000435	Special Assmnts-Tax Collector	Tax Revenue Debt Service	5,018.39	5,018.39	0.00
05/07/2025		JE000462	Rental Income	Rental Income	100.00	100.00	0.00
Total Deposits					5,118.39	5,118.39	0.00
Checks							
							0.00
04/30/2025	Payment	100013	STANTEC CONSULTING SERVICES	Inv: 2384722	-285.00	-285.00	0.00
04/30/2025	Payment	100014	INFRAMARK LLC	Inv: 147970	-31.64	-31.64	0.00
04/30/2025	Payment	100015	ADA SITE COMPLIANCE	Inv: INV8891	-1,500.00	-1,500.00	0.00
04/30/2025	Payment	100016	SPEAREM ENTERPRISES	Inv: 6200	-650.00	-650.00	0.00
05/06/2025	Payment	300023	BOCC ACH	Inv: 042925 6437	-1,453.50	-1,453.50	0.00
05/08/2025	Payment	1623	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
05/08/2025	Payment	1624	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
05/08/2025	Payment	1625	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
05/08/2025	Payment	1626	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
05/08/2025	Payment	1627	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
05/08/2025	Payment	1628	PIPER FIRE PROTECTION	Check for Vendor V00032	-156.03	-156.03	0.00
05/08/2025	Payment	1629	SITEX AQUATICS	Check for Vendor V00023	-1,530.00	-1,530.00	0.00
05/08/2025	Payment	1630	SPENCER CREEK CDD	Check for Vendor V00019	-2,712.76	-2,712.76	0.00
05/08/2025	Payment	1631	STEADFAST CONTRACTORS ALIANCE FLORIDA	Check for Vendor V00005	-8,318.48	-8,318.48	0.00
05/14/2025	Payment	1632	DEPARTMENT OF HEALTH	Check for Vendor V00003	-275.00	-275.00	0.00

Bank Account Statement

Spencer Creek CDD

Tuesday, July 1, 2025

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Bank Account No. 9015

Statement No. 05_25

Statement Date

05/31/2025

05/14/2025	Payment	1634	STRALEY ROBIN VERICKER	Check for Vendor V00014	-1,852.50	-1,852.50	0.00
05/14/2025	Payment	1635	SUNCOAST POOL SERVICE	Check for Vendor V00040	-970.00	-970.00	0.00
05/14/2025	Payment	1636	U. S. BANK	Check for Vendor V00028	-4,256.13	-4,256.13	0.00
05/14/2025	Payment	300024	TECO ACH	Inv: 050225 211025808083	-69.54	-69.54	0.00
05/14/2025	Payment	300025	TECO ACH	Inv: 050225 221008759930	-20.68	-20.68	0.00
05/14/2025	Payment	300026	TECO ACH	Inv: 050225 221008452437	-4,773.38	-4,773.38	0.00
05/14/2025	Payment	300027	TECO ACH	Inv: 050225 221008459922	-20.68	-20.68	0.00
05/14/2025	Payment	300028	TECO ACH	Inv: 052325 221009259039	-20.68	-20.68	0.00
05/14/2025	Payment	300029	TECO ACH	Inv: 050225 221008474837	-848.51	-848.51	0.00
			FIELDS				
05/21/2025	Payment	1637	CONSULTING GROUP, INC.	Check for Vendor V00048	-2,475.00	-2,475.00	0.00
			CHARTER				
05/27/2025	Payment	300030	COMMUNICATION S ACH	Inv: 2472565050925	-179.98	-179.98	0.00
Total Checks					-33,399.49	-33,399.49	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	
05/28/2025	Payment	1638	INFRAMARK LLC	Check for Vendor V00025		-4,975.00	
Total Outstanding Checks						-5,444.84	

Outstanding Deposits

Total Outstanding Deposits