

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2019



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

Spencer Creek CDD
Balance Sheet
As of 12/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	General Fixed Assets -Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	3,074	0	0	0	0	3,074
Revenue Series 2019 7000	0	56	0	0	0	56
Interest Series 2019 7001	0	0	0	0	0	0
Reserve Series 2019 7003	0	536,013	0	0	0	536,013
Acquisition & Construction S2019 7005	0	114	6,170,555	0	0	6,170,669
Cost of Issuance S2019 7006	0	0	0	0	0	0
General Account Series 2019 7007	0	0	1,341	0	0	1,341
Due From Developer	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Construction Work In Progress	0	0	0	1,070,807	0	1,070,807
Amount Available - Debt Service	0	0	0	0	738,545	738,545
Amount To Be Provided - Debt Service	0	0	0	0	7,456,455	7,456,455
Total Assets	<u>3,074</u>	<u>536,182</u>	<u>6,171,896</u>	<u>1,070,807</u>	<u>8,195,000</u>	<u>15,976,959</u>
Liabilities						
Accounts Payable	7,616	0	0	0	0	7,616
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	8,195,000	8,195,000
Total Liabilities	<u>7,616</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,195,000</u>	<u>8,202,616</u>
Fund Equity & Other Credits						
Fund Balance - All Other Reserves	0	738,545	6,169,222	0	0	6,907,768
Fund Balance - Unreserved	0	0	0	0	0	0
Investments In General Fixed Assets	0	0	0	1,070,807	0	1,070,807
Other	(4,542)	(202,363)	2,673	0	0	(204,232)
Total Fund Equity & Other Credits	<u>(4,542)</u>	<u>536,182</u>	<u>6,171,896</u>	<u>1,070,807</u>	<u>0</u>	<u>7,774,343</u>
Total Liabilities & Fund Equity	<u>3,074</u>	<u>536,182</u>	<u>6,171,896</u>	<u>1,070,807</u>	<u>8,195,000</u>	<u>15,976,959</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 12/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	101,800	4,605	(97,195)	(95)%
Total Revenues	101,800	4,605	(97,195)	(95)%
Expenditures				
Financial & Administrative				
District Manager	30,000	3,000	27,000	90 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,500	0	8,500	100 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	500	3	497	99 %
Public Officials Insurance	2,475	2,306	169	7 %
Legal Advertising	2,000	599	1,401	70 %
Bank Fees	250	15	235	94 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Administration	1,500	0	1,500	100 %
Legal Council				
District Counsel	5,000	230	4,770	95 %
Utility Services				
Electric Services - All Others	3,500	0	3,500	100 %
Water - Sewer Combination Services				
Water Utility Services	6,800	0	6,800	100 %
Other Physical Environment				
Waterway Management System	7,000	0	7,000	100 %
General Liability & Property Casualty Insurance	5,000	2,819	2,181	44 %
Total Expenditures	101,800	9,147	92,653	91 %
Excess Revenues Over (Under) Expenses	0	(4,542)	(4,542)	0 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 001 - General Fund
 From 10/1/2019 Through 12/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	0	(4,542)	(4,542)	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund Series 2019
From 10/1/2019 Through 12/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessmetns - Off Roll	533,606	0	(533,606)	(100)%
Interest Earnings				
Interest Earnings	0	269	269	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	603	603	0 %
Total Revenues	533,606	872	(532,734)	(100)%
Expenditures				
Debt Service Payments				
Interest Payment	403,606	203,022	200,584	50 %
Principal Payment	130,000	0	130,000	100 %
Total Expenditures	533,606	203,022	330,584	62 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(214)	(214)	0 %
Total Other Financing Sources	0	(214)	(214)	0 %
Excess Revenues Over (Under) Expenses	0	(202,363)	(202,363)	0 %
Fund Balance, Beginning of Period	0	738,545	738,545	0 %
Fund Balance, End of Period	0	536,182	536,182	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2019 Through 12/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,460	2,460	0 %
Total Revenues	0	2,460	2,460	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	214	214	0 %
Total Other Financing Sources	0	214	214	0 %
Excess Revenues Over (Under) Expenses	0	2,673	2,673	0 %
Fund Balance, Beginning of Period	0	6,169,222	6,169,222	0 %
Fund Balance, End of Period	0	6,171,896	6,171,896	0 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 900 - General Fixed Assets -Account Group
 From 10/1/2019 Through 12/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	1,070,807	1,070,807	0 %
Fund Balance, End of Period	0	1,070,807	1,070,807	0 %

Spencer Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/2019
Reconciliation Date: 12/31/2019
Status: Locked

Bank Balance	3,073.90
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	3,073.90
Balance Per Books	<u>3,073.90</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/2019

Reconciliation Date: 12/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1032	12/2/2019	System Generated Check/Voucher	124.38	Doug Belden, Tax Collector
1032	12/2/2019	System Generated Check/Voucher	(124.38)	Doug Belden, Tax Collector
Outstanding Checks/Vouchers			0.00	

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/2019
Reconciliation Date: 12/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1033	12/2/2019	System Generated Check/Voucher	55.00	Straley Robin Vericker
Cleared Checks/Vouchers			55.00	

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/2019
Reconciliation Date: 12/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	001	12/17/2019	Lennar Homes Check 01349926	1,870.50
Cleared Deposits				1,870.50