

# Spencer Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 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 7/31/2019  
 (In Whole Numbers)

	General Fund	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	General Fixed Assets -Account Group	Total
<b>Assets</b>					
Cash - Operating Account	174	0	0	0	174
Revenue Series 2019 7000	0	202,364	0	0	202,364
Interest Series 2019 7001	0	0	0	0	0
Reserve Series 2019 7003	0	536,013	0	0	536,013
Acquisition & Construction S2019 7005	0	0	6,165,430	0	6,165,430
Cost of Issuance S2019 7006	0	0	0	0	0
General Account Series 2019 7007	0	0	1,340	0	1,340
Prepaid General Liability Insurance	437	0	0	0	437
Prepaid Public Officials Insurance	358	0	0	0	358
Construction Work In Progress	0	0	0	1,070,807	1,070,807
Amount To Be Provided - Debt Service	0	132	0	0	8,195,132
<b>Total Assets</b>	<u>968</u>	<u>738,509</u>	<u>6,166,770</u>	<u>1,070,807</u>	<u>16,172,054</u>
<b>Liabilities</b>					
Accounts Payable	3,908	0	0	0	3,908
Revenue Bond Payable Series 2019	0	0	0	0	8,195,000
<b>Total Liabilities</b>	<u>3,908</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,198,908</u>
<b>Fund Equity &amp; Other Credits</b>					
Investments In General Fixed Assets	0	0	0	1,070,807	1,070,807
Other	(2,940)	738,509	6,166,770	0	6,902,339
<b>Total Fund Equity &amp; Other Credits</b>	<u>(2,940)</u>	<u>738,509</u>	<u>6,166,770</u>	<u>1,070,807</u>	<u>7,973,146</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>968</u>	<u>738,509</u>	<u>6,166,770</u>	<u>1,070,807</u>	<u>16,172,054</u>

**Spencer Creek CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2018 Through 7/31/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	384,000	0	(384,000)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	0	30,902	30,902	0 %
<b>Total Revenues</b>	<b>384,000</b>	<b>30,902</b>	<b>(353,098)</b>	<b>(92)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	20,000	10,000	10,000	50 %
District Engineer	8,500	456	8,044	95 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	5,000	0	5,000	100 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	3,000	0	3,000	100 %
Postage, Phone, Faxes, Copies	500	0	500	100 %
Public Officials Insurance	2,000	1,788	213	11 %
Legal Advertising	10,000	11,063	(1,063)	(11)%
Bank Fees	250	105	145	58 %
Dues, Licenses, & Fees	175	150	25	14 %
Miscellaneous Administration	100	100	(0)	(0)%
Website Administration	0	600	(600)	0 %
Legal Council				
District Counsel	5,000	7,395	(2,395)	(48)%
Utility Services				
Electricity Street Lights	188,000	0	188,000	100 %
Electric Services - All Others	5,500	0	5,500	100 %
Water - Sewer Combination Services				
Water Utility Services	10,800	0	10,800	100 %
Other Physical Environment				
Waterway Management System	23,500	0	23,500	100 %

**Spencer Creek CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2018 Through 7/31/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
General Liability & Property Casualty Insurance	5,200	2,185	3,015	58 %
Landscape Maintenance - Contract	48,000	0	48,000	100 %
Landscape Maintenance Other	6,500	0	6,500	100 %
Plant Replacement Program	10,800	0	10,800	100 %
Irrigation Maintenance	2,500	0	2,500	100 %
Road & Street Facilities				
Pavement & Drainage Repairs & Maintenance	14,675	0	14,675	100 %
<b>Total Expenditures</b>	<b>384,000</b>	<b>33,842</b>	<b>350,158</b>	<b>91 %</b>
Excess Revenues Over (Under) Expenses	0	(2,940)	(2,940)	0 %

**Spencer Creek CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund Series 2019  
From 10/1/2018 Through 7/31/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Debt Service Assessmetns - Off Roll	0	202,343	202,343	0 %
Interest Earnings				
Interest Earnings	0	501	501	0 %
Debt Proceeds				
Bond Proceeds	0	589,024	589,024	0 %
<b>Total Revenues</b>	<b>0</b>	<b>791,868</b>	<b>791,868</b>	<b>0 %</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	0	53,011	(53,011)	0 %
<b>Total Expenditures</b>	<b>0</b>	<b>53,011</b>	<b>(53,011)</b>	<b>0 %</b>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	(132)	(132)	0 %
Interfund Transfer				
Interfund Transfer	0	(216)	(216)	0 %
<b>Total Other Financing Sources</b>	<b>0</b>	<b>(348)</b>	<b>(348)</b>	<b>0 %</b>
<b>Excess Revenues Over (Under) Expenses</b>	<b>0</b>	<b>738,509</b>	<b>738,509</b>	<b>0 %</b>

**Spencer Creek CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund Series 2019  
From 10/1/2018 Through 7/31/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	5,769	5,769	0 %
Debt Proceeds				
Bond Proceeds	0	7,407,603	7,407,603	0 %
<b>Total Revenues</b>	<u>0</u>	<u>7,413,372</u>	<u>7,413,372</u>	<u>0 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustee Fees	0	5,775	(5,775)	0 %
Legal Counsel	0	46,000	(46,000)	0 %
Underwriter	0	42,500	(42,500)	0 %
Trustee Council	0	5,250	(5,250)	0 %
Postage, Phone, Faxes, Copies	0	1,250	(1,250)	0 %
Legal Council				
District Counsel	0	35,500	(35,500)	0 %
Other Physical Environment				
Investments Other Than Buildings	0	1,070,807	(1,070,807)	0 %
<b>Total Expenditures</b>	<u>0</u>	<u>1,247,082</u>	<u>(1,247,082)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	480	480	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>480</u>	<u>480</u>	<u>0 %</u>
<b>Excess Revenues Over (Under) Expenses</b>	<u>0</u>	<u>6,166,770</u>	<u>6,166,770</u>	<u>0 %</u>

**Spencer Creek CDD  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Cash - Operating Account**  
**Reconciliation ID: 07/31/2019**  
**Reconciliation Date: 7/31/2019**  
**Status: Locked**

Bank Balance	173.81
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	173.81
Balance Per Books	<u>173.81</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: 07/31/2019**

**Reconciliation Date: 7/31/2019**

**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR024	7/31/2019	July Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>(15.00)</u>



SUNTRUST BANK  
 PO BOX 305183  
 NASHVILLE TN 37230-5183

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 66/E00/0175/0/42  
 07/31/2019



# Account Statement

SPENCER CREEK COMMUNITY DEVELOPMENT  
 2005 PAN AM CIR STE 120  
 TAMPA FL 33607-2529

Questions? Please call  
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		07/01/2019 - 07/31/2019
	Description	Amount	Description
	Beginning Balance	\$188.81	Average Balance
	Deposits/Credits	\$ .00	Average Collected Balance
	Checks	\$ .00	Number of Days in Statement Period
	Withdrawals/Debits	\$15.00	
	Ending Balance	\$173.81	

**Overdraft Protection**  
 Account Number Protected By  
 Not enrolled  
 For more information about SunTrust's Overdraft Services, visit [www.suntrust.com/overdraft](http://www.suntrust.com/overdraft).

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/31	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	188.81	188.81	07/31	173.81	173.81

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.