

# Spencer Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2021



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 1/31/2021  
(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
<b>Assets</b>						
Cash - Operating Account	78,539	0	0	0	0	78,539
Revenue Series 2019 7000	0	168,901	0	0	0	168,901
Interest Series 2019 7001	0	0	0	0	0	0
Sinking Fund Series 2019 7002	0	0	0	0	0	0
Reserve Series 2019 7003	0	536,013	0	0	0	536,013
Acquisition & Construction S2019 7005	0	0	13,727	0	0	13,727
Cost of Issuance S2019 7006	0	0	0	0	0	0
General Account Series 2019 7007	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
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	7,231,928	0	7,231,928
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
<b>Total Assets</b>	<b>78,539</b>	<b>704,914</b>	<b>13,727</b>	<b>7,231,928</b>	<b>8,195,000</b>	<b>16,224,109</b>
<b>Liabilities</b>						
Accounts Payable	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Developer	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	8,195,000	8,195,000
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,195,000</b>	<b>8,195,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance - All Other Reserves	0	536,746	251,995	0	0	788,740
Retained Earnings - Reserved	0	0	0	0	0	0
Fund Balance - Unreserved	(4,581)	0	0	0	0	(4,581)
Investments In General Fixed Assets	0	0	0	7,231,928	0	7,231,928
Other	83,120	168,168	(238,267)	0	0	13,021
<b>Total Fund Equity &amp; Other Credits</b>	<b>78,539</b>	<b>704,914</b>	<b>13,727</b>	<b>7,231,928</b>	<b>0</b>	<b>8,029,109</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>78,539</b>	<b>704,914</b>	<b>13,727</b>	<b>7,231,928</b>	<b>8,195,000</b>	<b>16,224,109</b>

**Spencer Creek CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2020 Through 1/31/2021  
(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	81,123	81,998	874	1 %
Assessments - Off Roll				
Contributions & Donations From Private Sources				
Developer Contributions	179,139	20,544	(158,594)	(89)%
<b>Total Revenues</b>	<b>260,262</b>	<b>102,542</b>	<b>(157,720)</b>	<b>(61)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	30,000	6,000	24,000	80 %
District Engineer	3,000	588	2,412	80 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,000	0	8,000	100 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	5,400	526	4,874	90 %
Postage, Phone, Faxes, Copies	500	29	471	94 %
Public Officials Insurance	2,537	2,421	116	5 %
Legal Advertising	2,500	1,056	1,444	58 %
Bank Fees	250	15	235	94 %
Dues, Licenses, & Fees	175	298	(123)	(70)%
Website Administration	1,500	500	1,000	67 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Council				
District Counsel	5,000	605	4,396	88 %
Utility Services				
Electric Services - All Others	55,000	0	55,000	100 %
Water - Sewer Combination Services				
Water Utility Services	6,000	0	6,000	100 %
Other Physical Environment				
Waterway Management System	6,000	3,742	2,258	38 %
General Liability & Property Casualty Insurance	7,500	2,960	4,540	61 %
Monument, Entrance & Wall Maintenance & Repair	1,000	0	1,000	100 %
Landscape Maintenance - Contract	86,600	682	85,918	99 %
Plant Replacement Program	2,000	0	2,000	100 %
Mulch & Tree Trimming	10,000	0	10,000	100 %
Irrigation Maintence	1,500	0	1,500	100 %
Pool Maintenance - Contrat	2,750	0	2,750	100 %
Pool Maintenance - Other	500	0	500	100 %
Amenity Center Pest Control	300	0	300	100 %
Amenity Center Cleaning & Supplies	1,750	0	1,750	100 %
Amenity Center Maintenance & Repair	1,000	0	1,000	100 %
<b>Total Expenditures</b>	<b>260,262</b>	<b>19,422</b>	<b>240,840</b>	<b>93 %</b>

**Spencer Creek CDD**  
 Statement of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2020 Through 1/31/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues Over (Under) Expenses	0	83,120	83,120	0 %
Fund Balance, Beginning of Period	0	(4,581)	(4,581)	0 %
Fund Balance, End of Period	0	78,539	78,539	0 %

**Spencer Creek CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund Series 2019  
From 10/1/2020 Through 1/31/2021  
(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	533,638	368,751	(164,887)	(31)%
Interest Earnings				
Interest Earnings	0	10	10	0 %
Total Revenues	<u>533,638</u>	<u>368,761</u>	<u>(164,877)</u>	<u>(31)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	398,638	200,584	198,054	50 %
Principal Payment	135,000	0	135,000	100 %
Total Expenditures	<u>533,638</u>	<u>200,584</u>	<u>333,054</u>	<u>62 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(9)	(9)	0 %
Total Other Financing Sources	<u>0</u>	<u>(9)</u>	<u>(9)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	0	168,168	168,168	0 %
Fund Balance, Beginning of Period	0	536,746	536,746	0 %
Fund Balance, End of Period	<u>0</u>	<u>704,914</u>	<u>704,914</u>	<u>0 %</u>

**Spencer Creek CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund Series 2019  
From 10/1/2020 Through 1/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	0	7	7	0 %
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	238,283	(238,283)	0 %
Total Expenditures	0	238,283	(238,283)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	9	9	0 %
Total Other Financing Sources	0	9	9	0 %
Excess Revenues Over (Under) Expenses	0	(238,267)	(238,267)	0 %
Fund Balance, Beginning of Period	0	251,995	251,995	0 %
Fund Balance, End of Period	0	13,727	13,727	0 %

**Spencer Creek CDD**  
 Statement of Revenues and Expenditures  
 900 - General Fixed Assets -Account Group  
 From 10/1/2020 Through 1/31/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	7,231,928	7,231,928	0 %
Fund Balance, End of Period	0	7,231,928	6,993,645	0 %

Spencer Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 01/31/2021  
Reconciliation Date: 1/31/2021  
Status: Locked

Bank Balance	78,539.32
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	78,539.32
Balance Per Books	<u>78,539.32</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: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1081	1/4/2021	System Generated Check/Voucher	1,625.00	Meritus Districts
1082	1/14/2021	System Generated Check/Voucher	765.00	Sitex Aquatics
1083	1/21/2021	System Generated Check/Voucher	682.00	Steadfast Contractors Alliance, LLC
Cleared Checks/Vouchers			<u>3,072.00</u>	