

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2022



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 1/31/2022

	General Fund	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	General Fixed Assets -Account Group	General Long Term Debt
Assets					
10101	Cash - Operating Account	206,737.95	0.00	0.00	0.00
10110	Revenue Series 2019 7000	0.00	534,800.46	0.00	0.00
10111	Interest Series 2019 7001	0.00	0.00	0.00	0.00
10112	Sinking Fund Series 2019 7002	0.00	0.00	0.00	0.00
10113	Reserve Series 2019 7003	0.00	268,006.25	0.00	0.00
10115	Acquisition & Construction S2019 7005	0.00	0.00	17.78	0.00
10116	Cost of Issuance S2019 7006	0.00	0.00	0.00	0.00
10117	General Account Series 2019 7007	0.00	0.00	0.00	0.00
11501	Accounts Receivable - Other	0.00	0.00	0.00	0.00
12101	Due From Developer	0.00	0.00	0.00	0.00
15500	Prepaid Expenses	0.00	0.00	0.00	0.00
15501	Prepaid General Liability Insurance	0.00	0.00	0.00	0.00
15502	Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00
15505	Prepaid Trustee Fees	673.53	0.00	0.00	0.00
16990	Construction Work In Progress	0.00	0.00	7,513,666.86	0.00
18000	Amount Available - Debt Service	0.00	0.00	0.00	738,545.43
18100	Amount To Be Provided - Debt Service	0.00	0.00	0.00	7,321,454.57
	Total Assets	207,411.48	802,806.71	7,513,666.86	8,060,000.00
Liabilities					
20200	Accounts Payable	4,925.00	0.00	0.00	0.00
20702	Due To Debt Service Fund	1,516.93	0.00	0.00	0.00
21800	Accrued Expenses Payable	0.00	0.00	0.00	0.00
22005	Due To Developer	5,170.33	0.00	0.00	0.00
23290	Revenue Bond Payable Series 2019	0.00	0.00	0.00	8,060,000.00
	Total Liabilities	11,612.26	0.00	0.00	8,060,000.00
Fund Equity & Other Credits					
24700	Fund Balance - All Other Reserves	0.00	268,007.72	12.20	0.00
24800	Retained Earnings - Reserved	0.00	0.00	0.00	0.00
27100	Fund Balance - Unreserved	16,202.43	0.00	0.00	0.00
28000	Investments In General Fixed Assets	0.00	0.00	7,513,666.86	0.00
	Other	179,596.79	534,798.99	0.00	0.00
	Total Fund Equity & Other Credits	195,799.22	802,806.71	7,513,666.86	0.00

Spencer Creek CDD

Balance Sheet

As of 1/31/2022

Total

206,737.95

534,800.46

0.00

0.00

268,006.25

17.78

0.00

0.00

0.00

0.00

0.00

0.00

0.00

673.53

7,513,666.86

738,545.43

7,321,454.57

16,583,902.83

4,925.00

1,516.93

0.00

5,170.33

8,060,000.00

8,071,612.26

268,019.92

0.00

16,202.43

7,513,666.86

714,401.36

8,512,290.57

Spencer Creek CDD
Balance Sheet
As of 1/31/2022

	General Fund	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	General Fixed Assets -Account Group	General Long Term Debt
Total Liabilities & Fund Equity	207,411.48	802,806.71	17.78	7,513,666.86	8,060,000.00

Spencer Creek CDD
Balance Sheet
As of 1/31/2022

Total

16,583,902.83

Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Tax Roll	0	259,633	259,633	0 %
Operations & Maintenance Assessments - Off Roll	260,262	0	(260,262)	(100)%
Total Revenues	260,262	259,633	(629)	(0)%
Expenditures				
Legislative				
Supervisor Fees	1,000	0	1,000	100 %
Financial & Administrative				
District Manager	30,000	26,800	3,200	11 %
District Engineer	3,000	2,228	772	26 %
Disclosure Report	4,200	4,700	(500)	(12)%
Trustee Fees	4,100	1,347	2,753	67 %
Accounting Services	9,000	12,300	(3,300)	(37)%
Auditing Services	4,000	29	3,971	99 %
Postage, Phone, Faxes, Copies	500	19	481	96 %
Public Officials Insurance	2,663	0	2,663	100 %
Legal Advertising	2,500	0	2,500	100 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	1,500	750	750	50 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Council				
District Counsel	5,000	590	4,411	88 %
Utility Services				
Electric Services - All Others	55,000	2,329	52,671	96 %
Water - Sewer Combination Services				
Water Utility Services	6,000	0	6,000	100 %
Other Physical Environment				
Waterway Management System	9,180	3,060	6,120	67 %
General Liability & Property Casualty Insurance	7,500	0	7,500	100 %
Monument, Entrance & Wall Maintenance & Repair	1,500	0	1,500	100 %
Landscape Maintenance - Contract	86,600	25,710	60,890	70 %
Plant Replacement Program	2,000	0	2,000	100 %
Mulch & Tree Trimming	10,000	0	10,000	100 %
Irrigation Maintenance	1,500	0	1,500	100 %
Pool Maintenance - Contract	6,000	0	6,000	100 %
Pool Maintenance - Other	694	0	694	100 %
Amenity Center Pest Control	300	0	300	100 %
Amenity Center Cleaning & Supplies	3,000	0	3,000	100 %
Amenity Center Maintenance & Repair	1,000	0	1,000	100 %
Total Expenditures	260,262	80,036	180,226	69 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 001 - General Fund
 From 10/1/2021 Through 1/31/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues Over (Under) Expenses	0	179,597	179,597	0 %
Fund Balance, Beginning of Period	0	16,202	16,202	0 %
Fund Balance, End of Period	0	195,799	195,799	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund Series 2019
From 10/1/2021 Through 1/31/2022
(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 Assessments - Tax Roll	0	534,800	534,800	0 %
Debt Service Assessmetns - Off Roll	533,481	198,052	(335,429)	(63)%
Interest Earnings				
Interest Earnings	0	6	6	0 %
Total Revenues	533,481	732,858	199,377	37 %
Expenditures				
Debt Service Payments				
Interest Payment	393,481	198,053	195,428	50 %
Principal Payment	140,000	0	140,000	100 %
Total Expenditures	533,481	198,053	335,428	63 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(6)	(6)	0 %
Total Other Financing Sources	0	(6)	(6)	0 %
Excess Revenues Over (Under) Expenses	0	534,799	534,799	0 %
Fund Balance, Beginning of Period	0	268,008	268,008	0 %
Fund Balance, End of Period	0	802,807	802,807	0 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 300 - Capital Projects Fund Series 2019
 From 10/1/2021 Through 1/31/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6	6	0 %
Total Other Financing Sources	0	6	6	0 %
Excess Revenues Over (Under) Expenses	0	6	6	0 %
Fund Balance, Beginning of Period	0	12	12	0 %
Fund Balance, End of Period	0	18	18	0 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 900 - General Fixed Assets -Account Group
 From 10/1/2021 Through 1/31/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	7,513,667	7,513,667	0 %
Fund Balance, End of Period	0	7,513,667	7,513,667	0 %

Spencer Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 01/31/2022
Reconciliation Date: 1/31/2022
Status: Locked

Bank Balance	206,737.95
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	206,737.95
Balance Per Books	<u>206,737.95</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: 01/31/2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1148	12/16/2021	System Generated Check/Voucher	6,427.46	Steadfast Contractors Aliance, LLC
1155	1/13/2022	System Generated Check/Voucher	765.00	Sitex Aquatics
1156	1/13/2022	System Generated Check/Voucher	6,427.46	Steadfast Contractors Aliance, LLC
1157	1/13/2022	System Generated Check/Voucher	169.00	Straley Robin Vericker
1158	1/13/2022	System Generated Check/Voucher	858.89	Tampa Electric
Cleared Checks/Vouchers			14,647.81	
			14,647.81	

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 01/31/2022
Reconciliation Date: 1/31/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR123	1/4/2022	Tax Distribution 1.4.2022	<u>2,253.36</u>	
Cleared Deposits			<u>2,253.36</u>	