

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 2/28/2022

(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	185,373	0	0	0	0	185,373
Revenue Series 2019 7000	0	534,803	0	0	0	534,803
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	268,007	0	0	0	268,007
Acquisition & Construction S2019 7005	0	0	18	0	0	18
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	(53)	0	0	0	0	(53)
Due From Developer	0	0	0	0	0	0
Prepaid Expenses	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
Prepaid Trustee Fees	337	0	0	0	0	337
Construction Work In Progress	0	0	0	7,513,667	0	7,513,667
Amount Available - Debt Service	0	0	0	0	738,545	738,545
Amount To Be Provided - Debt Service	0	0	0	0	7,321,455	7,321,455
Total Assets	185,657	802,810	18	7,513,667	8,060,000	16,562,152
Liabilities						
Accounts Payable	1,656	0	0	0	0	1,656
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Developer	5,170	0	0	0	0	5,170
Revenue Bond Payable Series 2019	0	0	0	0	8,060,000	8,060,000
Total Liabilities	6,826	0	0	0	8,060,000	8,066,826
Fund Equity & Other Credits						
Fund Balance - All Other Reserves	0	268,008	12	0	0	268,020
Retained Earnings - Reserved	0	0	0	0	0	0
Fund Balance - Unreserved	16,202	0	0	0	0	16,202
Investments In General Fixed Assets	0	0	0	7,513,667	0	7,513,667
Other	162,628	534,802	6	0	0	697,436
Total Fund Equity & Other Credits	178,831	802,810	18	7,513,667	0	8,495,326
Total Liabilities & Fund Equity	185,657	802,810	18	7,513,667	8,060,000	16,562,152

Spencer Creek CDD

Balance Sheet

As of 2/28/2022

(In Whole Numbers)

<u>General Fund</u>	<u>Debt Service Fund Series 2019</u>	<u>Capital Projects Fund Series 2019</u>	<u>General Fixed Assets -Account Group</u>	<u>General Long Term Debt</u>	<u>Total</u>
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Spencer Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 2/28/2022
(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	1,000	0	0 %
Financial & Administrative				
District Manager	30,000	30,500	(500)	(2)%
District Engineer	3,000	2,568	432	14 %
Disclosure Report	4,200	5,050	(850)	(20)%
Trustee Fees	4,100	1,684	2,416	59 %
Accounting Services	9,000	13,050	(4,050)	(45)%
Auditing Services	4,000	29	3,971	99 %
Postage, Phone, Faxes, Copies	500	37	463	93 %
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	875	625	42 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Council				
District Counsel	5,000	1,118	3,883	78 %
Utility Services				
Electric Services - All Others	55,000	4,032	50,968	93 %
Water - Sewer Combination Services				
Water Utility Services	6,000	0	6,000	100 %
Other Physical Environment				
Waterway Management System	9,180	4,605	4,575	50 %
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	32,137	54,463	63 %
Plant Replacement Program	2,000	145	1,855	93 %
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	97,004	163,258	63 %

Spencer Creek CDD
 Statement of Revenues and Expenditures
 001 - General Fund
 From 10/1/2021 Through 2/28/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues Over (Under) Expenses	0	162,628	162,628	0 %
Fund Balance, Beginning of Period	0	16,202	16,202	0 %
Fund Balance, End of Period	0	178,831	178,831	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund Series 2019
From 10/1/2021 Through 2/28/2022
(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	9	9	0 %
Total Revenues	<u>533,481</u>	<u>732,861</u>	<u>199,380</u>	<u>37 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	393,481	198,053	195,428	50 %
Principal Payment	140,000	0	140,000	100 %
Total Expenditures	<u>533,481</u>	<u>198,053</u>	<u>335,428</u>	<u>63 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(6)	(6)	0 %
Total Other Financing Sources	<u>0</u>	<u>(6)</u>	<u>(6)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	0	534,802	534,802	0 %
Fund Balance, Beginning of Period	0	268,008	268,008	0 %
Fund Balance, End of Period	<u>0</u>	<u>802,810</u>	<u>802,810</u>	<u>0 %</u>

Spencer Creek CDD
 Statement of Revenues and Expenditures
 300 - Capital Projects Fund Series 2019
 From 10/1/2021 Through 2/28/2022
 (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 2/28/2022
 (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: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Bank Balance	190,516.06
Less Outstanding Checks/Vouchers	5,142.73
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	185,373.33
Balance Per Books	<u>185,373.33</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: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1169	2/17/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1170	2/24/2022	System Generated Check/Voucher	4,942.73	Meritus Districts
Outstanding Checks/Vouchers			5,142.73	

Spencer Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1160	1/4/2022	Series 2019 FY22 Tax Dist ID 558	1,516.93	Spencer Creek CDD
1159	2/3/2022	System Generated Check/Voucher	4,925.00	Meritus Districts
1161	2/10/2022	System Generated Check/Voucher	765.00	Sitex Aquatics
1162	2/10/2022	System Generated Check/Voucher	6,427.46	Steadfast Contractors Alliance, LLC
1163	2/10/2022	System Generated Check/Voucher	137.00	Straley Robin Vericker
1164	2/10/2022	System Generated Check/Voucher	1,650.50	Tampa Electric
1165	2/17/2022	System Generated Check/Voucher	200.00	Jeffery S. Hills
1166	2/17/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1167	2/17/2022	System Generated Check/Voucher	200.00	Laura Coffey
1168	2/17/2022	System Generated Check/Voucher	200.00	Lori A Campagna
Cleared Checks/Vouchers			16,221.89	
			16,221.89	