

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2022



Inframark 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 8/31/2022

(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	56,094.00	0.00	0.00	0.00	0.00	56,094.00
Revenue Series 2019 7000	0.00	196,759.00	0.00	0.00	0.00	196,759.00
Interest Series 2019 7001	0.00	0.00	0.00	0.00	0.00	0.00
Sinking Fund Series 2019 7002	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Series 2019 7003	0.00	268,006.00	0.00	0.00	0.00	268,006.00
Acquisition & Construction S2019 7005	0.00	0.00	24.00	0.00	0.00	24.00
Cost of Issuance S2019 7006	0.00	0.00	0.00	0.00	0.00	0.00
General Account Series 2019 7007	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00
Construction Work In Progress	0.00	0.00	0.00	7,513,667.00	0.00	7,513,667.00
Amount Available - Debt Service	0.00	0.00	0.00	0.00	738,545.00	738,545.00
Amount To Be Provided - Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,983,401.00</u>	<u>6,983,401.00</u>
Total Assets	<u>56,094.00</u>	<u>464,765.00</u>	<u>24.00</u>	<u>7,513,667.00</u>	<u>7,721,947.00</u>	<u>15,756,497.00</u>
Liabilities						
Accounts Payable	11,534.00	0.00	0.00	0.00	0.00	11,534.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
Due To Developer	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bond Payable Series 2019	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,721,947.00</u>	<u>7,721,947.00</u>
Total Liabilities	<u>11,534.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,721,947.00</u>	<u>7,733,481.00</u>
Fund Equity & Other Credits						
Fund Balance - All Other Reserves	0.00	268,008.00	12.00	0.00	0.00	268,020.00
Retained Earnings - Reserved	0.00	0.00	0.00	0.00	0.00	0.00
Fund Balance - Unreserved	414.00	0.00	0.00	0.00	0.00	414.00
Investments In General Fixed Assets	0.00	0.00	0.00	7,513,667.00	0.00	7,513,667.00
Other	<u>44,146.00</u>	<u>196,757.00</u>	<u>12.00</u>	<u>0.00</u>	<u>0.00</u>	<u>240,916.00</u>
Total Fund Equity & Other Credits	<u>44,561.00</u>	<u>464,765.00</u>	<u>24.00</u>	<u>7,513,667.00</u>	<u>0.00</u>	<u>8,023,017.00</u>

(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
Total Liabilities & Fund Equity	<u>56,094.00</u>	<u>464,765.00</u>	<u>24.00</u>	<u>7,513,667.00</u>	<u>7,721,947.00</u>	<u>15,756,497.00</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service				
Operations & Maintenance	0.00	259,633.00	259,633.00	0 %
Assessments - Tax Roll				
Operations & Maintenance	<u>260,262.00</u>	<u>0.00</u>	<u>(260,262.00)</u>	<u>(100)%</u>
Assessments - Off Roll				
Total Revenues	<u>260,262.00</u>	<u>259,633.00</u>	<u>(629.00)</u>	<u>(0)%</u>
Expenditures				
Legislative				
Supervisor Fees	1,000.00	4,600.00	(3,600.00)	(360)%
Financial & Administrative				
District Manager	30,000.00	37,000.00	(7,000.00)	(23)%
District Engineer	3,000.00	766.00	2,234.00	74 %
Disclosure Report	4,200.00	3,500.00	700.00	17 %
Trustee Fees	4,100.00	6,061.00	(1,961.00)	(48)%
Accounting Services	9,000.00	7,907.00	1,093.00	12 %
Auditing Services	4,000.00	2,029.00	1,971.00	49 %
Postage, Phone, Faxes, Copies	500.00	76.00	424.00	85 %
Public Officials Insurance	2,663.00	2,506.00	157.00	6 %
Legal Advertising	2,500.00	7,437.00	(4,937.00)	(197)%
Bank Fees	250.00	0.00	250.00	100 %
Dues, Licenses, & Fees	175.00	175.00	0.00	0 %
Website Administration	1,500.00	1,500.00	0.00	0 %
Email Hosting Vendor	600.00	0.00	600.00	100 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Council				
District Counsel	5,000.00	6,997.00	(1,997.00)	(40)%
Utility Services				
Electric Services - All Others	55,000.00	31,042.00	23,958.00	44 %
Water - Sewer Combination Services				
Water Utility Services	6,000.00	106.00	5,894.00	98 %
Other Physical Environment				
Waterway Management System	9,180.00	9,195.00	(15.00)	(0)%
General Liability & Property	7,500.00	8,132.00	(632.00)	(8)%
Casualty Insurance				
Monument, Entrance & Wall	1,500.00	375.00	1,125.00	75 %
Maintenance & Repair				
Landscape Maintenance - Contract	86,600.00	77,602.00	8,998.00	10 %
Plant Replacement Program	2,000.00	145.00	1,855.00	93 %
Mulch & Tree Trimming	10,000.00	0.00	10,000.00	100 %
Irrigation Maintenance	1,500.00	2,821.00	(1,321.00)	(88)%
Pool Maintenance - Contract	6,000.00	0.00	6,000.00	100 %
Pool Maintenance - Other	694.00	425.00	269.00	39 %
Amenity Center Pest Control	300.00	0.00	300.00	100 %
Amenity Center Cleaning &	3,000.00	3,410.00	(410.00)	(14)%
Amenity Center Maintenance &	<u>1,000.00</u>	<u>179.00</u>	<u>821.00</u>	<u>82 %</u>
Repair				
Total Expenditures	<u>260,262.00</u>	<u>215,487.00</u>	<u>44,775.00</u>	<u>17 %</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess Revenues Over (Under) Expenses	0.00	44,146.00	44,146.00	0 %
Fund Balance, Beginning of Period	0.00	414.00	414.00	0 %
Fund Balance, End of Period	0.00	44,561.00	44,561.00	0 %

Spencer Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

200 - Debt Service Fund Series 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 Assessments - Tax	0.00	534,800.00	534,800.00	0 %
Debt Service Assessments - Off	533,481.00	198,052.00	(335,429.00)	(63)%
Interest Earnings				
Interest Earnings	0.00	24.00	24.00	0 %
Developer Contributions	0.00	0.00	0.00	0 %
Total Revenues	<u>533,481.00</u>	<u>732,876.00</u>	<u>199,395.00</u>	<u>37 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	393,481.00	396,106.00	(2,625.00)	(1)%
Principal Payment	140,000.00	140,000.00	0.00	0 %
Total Expenditures	<u>533,481.00</u>	<u>536,106.00</u>	<u>(2,625.00)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(1.00)	(1.00)	0 %
Interfund Transfer	0.00	(11.00)	(11.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>(12.00)</u>	<u>(12.00)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0.00</u>	<u>196,757.00</u>	<u>196,757.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	268,008.00	268,008.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>464,765.00</u>	<u>464,765.00</u>	<u>0 %</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

300 - Capital Projects Fund Series 2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	11.00	11.00	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>12.00</u>	<u>12.00</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0.00</u>	<u>12.00</u>	<u>12.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	12.00	12.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>24.00</u>	<u>24.00</u>	<u>0 %</u>

Spencer Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

*900 - General Fixed Assets -Account Group
(In Whole Numbers)*

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0.00	7,513,667.00	7,513,667.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>7,513,667.00</u>	<u>7,513,667.00</u>	<u>0 %</u>

Spencer Creek CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked

Bank Balance	65,399.57
Less Outstanding Checks/Vouchers	9,305.25
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	56,094.32
Balance Per Books	<u>56,094.32</u>
Unreconciled Difference	<u>0.00</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: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1222	8/18/2022	System Generated Check/Voucher	200.00	Laura Coffey
1223	8/18/2022	System Generated Check/Voucher	200.00	Lori A Campagna
1224	8/18/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1227	8/28/2022	System Generated Check/Voucher	179.30	Piper Fire Protection
1228	8/28/2022	System Generated Check/Voucher	765.00	Sitex Aquatics
1229	8/28/2022	System Generated Check/Voucher	7,760.95	Steadfast Contractors Alliance, LLC
1230	8/28/2022	System Generated Check/Voucher	2,219.00	Times Publishing Company
1230	8/28/2022	System Generated Check/Voucher	(2,219.00)	Times Publishing Company
Outstanding Checks/Vouchers			<u>9,305.25</u>	

Spencer Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1207	7/7/2022	System Generated Check/Voucher	5,679.08	Inframark LLC
1218	8/11/2022	System Generated Check/Voucher	2,000.00	Grau and Associates
1219	8/11/2022	System Generated Check/Voucher	2,440.50	Straley Robin Vericker
1220	8/18/2022	System Generated Check/Voucher	4,947.73	Inframark LLC
1221	8/18/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1225	8/18/2022	System Generated Check/Voucher	1,984.50	Phoenix National Security LLC
1226	8/18/2022	System Generated Check/Voucher	<u>5,158.31</u>	Tampa Electric
Cleared Checks/Vouchers			<u>22,410.12</u>	