



Rizzetta & Company

Trout Creek Community Development District

**Financial Statements
(Unaudited)**

October 31, 2017

Prepared by: Rizzetta & Company, Inc.

troutcreekcdd.org
rizzetta.com

Trout Creek Community Development District

Balance Sheet

As of 10/31/2017

(In Whole Numbers)

	General Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets					
Cash In Bank	58,915	0	58,915	0	0
Investments	0	2,132,921	2,132,921	0	0
Accounts Receivable	668,361	1,412,486	2,080,847	0	0
Prepaid Expenses	0	0	0	0	0
Deposits	5,265	0	5,265	0	0
Due From Other Funds	0	33,545	33,545	0	0
Amount Available in Debt Service	0	0	0	0	3,578,952
Amount To Be Provided Debt Service	0	0	0	0	17,105,018
Fixed Assets	0	0	0	20,084,473	0
Total Assets	<u>732,541</u>	<u>3,578,952</u>	<u>4,311,494</u>	<u>20,084,473</u>	<u>20,683,970</u>
Liabilities					
Accounts Payable	84,757	0	84,757	0	0
Retainage Payable	0	0	0	0	0
Accrued Expenses Payable	36,637	0	36,637	0	0
Other Current Liabilities	47	0	47	0	0
Due To Other Funds	33,545	0	33,545	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	20,580,000
Capital Lease Obligation	0	0	0	0	103,970
Total Liabilities	<u>154,987</u>	<u>0</u>	<u>154,987</u>	<u>0</u>	<u>20,683,970</u>
Fund Equity & Other Credits					
Beginning Fund Balance	0	2,120,423	2,120,423	20,084,473	0
Net Change in Fund Balance	577,555	1,458,529	2,036,084	0	0
Total Fund Equity & Other Credits	<u>577,555</u>	<u>3,578,952</u>	<u>4,156,507</u>	<u>20,084,473</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>732,541</u>	<u>3,578,952</u>	<u>4,311,494</u>	<u>20,084,473</u>	<u>20,683,970</u>

See Notes to Unaudited Financial Statements

Trout Creek Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Cafe Materials	8,400	700	560	140	93.33%
Dog Waste Station Supplies	592	49	0	49	100.00%
Community Gardens Maintenance & Supplies	2,500	208	0	208	100.00%
Special Events					
Special Events	18,755	1,563	3,690	(2,127)	80.32%
Facility Classes	5,000	1,245	1,245	0	75.10%
Contingency					
Capital Improvements	10,000	833	0	833	100.00%
Total Expenditures	<u>1,234,934</u>	<u>145,112</u>	<u>106,271</u>	<u>38,841</u>	<u>91.39%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>541,327</u>	<u>577,555</u>	<u>36,228</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>541,327</u></u>	<u><u>577,555</u></u>	<u><u>36,228</u></u>	<u><u>0.00%</u></u>

Trout Creek Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	330,338	331,478	1,140	0.34%
Prepayments	0	12,499	12,499	0.00%
Off Roll	1,117,979	1,114,553	(3,427)	(0.30)%
Total Revenues	<u>1,448,317</u>	<u>1,458,529</u>	<u>10,212</u>	<u>0.71%</u>
Expenditures				
Debt Service Payments				
Interest	1,118,317	0	1,118,317	100.00%
Principal	330,000	0	330,000	100.00%
Total Expenditures	<u>1,448,317</u>	<u>0</u>	<u>1,448,317</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	1,458,529	1,458,529	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,458,529	1,458,529	0.00%
Fund Balance, Beginning of Period	0	2,120,423	2,120,423	0.00%
Fund Balance, End of Period	<u>0</u>	<u>3,578,952</u>	<u>3,578,952</u>	<u>0.00%</u>

**Trout Creek CDD
Investment Summary
October 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2017</u>
BNY Mellon S2015 Reserve	Cash & Short Term Investment	\$ 1,452,087
BNY Mellon S2015 Prepay	Cash & Short Term Investment	112,240
BNY Mellon S2015 Revenue	Cash & Short Term Investment	568,594
	Total Debt Service Fund Investments	\$ <u>2,132,921</u>

Trout Creek Community Development District

Summary A/R Ledger

001 - General Fund

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/30/2017	Ashford Mills	OM093017	23,715.00
10/1/2017	Drees Homes of Florida, Inc.	324-18-05	18,264.96
10/1/2017	St Johns County Tax Collector* Dennis W. Hollingsworth*	FY 17-18	346,131.62
10/24/2017	Ashford Mills	324/18/01	193,545.64
10/24/2017	DS Ware Homes LLC	324-18-04	28,005.50
10/24/2017	Richmond American Homes of Florida, LP	324-18-02	17,581.92
10/24/2017	Sheffield Specs LLC	324-18-06	2,240.44
10/25/2017	Weekly Homes LLC	324-18-03	<u>38,876.12</u>
	Total 001 - General Fund		668,361.20

Trout Creek Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Drees Homes of Florida, Inc.	324-18-05	20,765.28
10/1/2017	St Johns County Tax Collector*Dennis W. Hollingsworth*	FY 17-18	330,337.93
10/24/2017	Ashford Mills	324/18/01	974,189.07
10/24/2017	DS Ware Homes LLC	324-18-04	30,093.75
10/24/2017	Richmond American Homes of Florida, LP	324-18-02	17,754.72
10/24/2017	Sheffield Specs LLC	324-18-06	2,407.51
10/25/2017	Weekly Homes LLC	324-18-03	36,937.56
	Total 200 - Debt Service Fund		1,412,485.82
			<hr/>
Report Balance			2,080,847.02
			<hr/> <hr/>

Trout Creek Community Development District

Aged Payables by Invoice Date

Aging Date - 7/1/2017

001 - General Fund

From 10/1/2017 Through 10/31/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Vesta Property Services, Inc.	7/1/2017	331282	Maintenance/Janitorial/P... Maintenance 07/17	11,149.33
Vesta Property Services, Inc.	8/31/2017	334329	Reimbursement for Supplies	147.32
The Tree Amigos Outdoor Services, Inc.	9/18/2017	8824	Monthly Maintenance 10/17	2,354.17
The Tree Amigos Outdoor Services, Inc.	9/21/2017	8867	Hurricane Irma Storm Damage Clean Up	933.34
Sun State Nursery & Landscaping, Inc.	9/27/2017	917033	Clean Up Debris Due To Hurricane	296.00
Hopping Green & Sams PA	9/29/2017	96343	General Legal Services 08/17	3,128.92
Vesta Property Services, Inc.	9/30/2017	335261	Lifeguard and Supervisor Hours 10/17	4,410.26
Sun State Nursery & Landscaping, Inc.	10/1/2017	1017017	Landscaping & Irrigation Maintenance 10/17	14,965.00
Charles Aquatics, Inc.	10/1/2017	30827	Monthly Aquatic Managment Services of 8 ponds 10/17	480.00
Department of Economic Opportunity	10/2/2017	71139	Special District Fee FY 17/18	175.00
Southeastern Paper Group, Inc.	10/5/2017	3948484	Janitoial Supplies	429.30
SouthStar Energy Services LLC dba Florida Natural Gas	10/9/2017	206561ES	09/17 Natural Gas	10.07
Everglades Pinestraw, Inc.	10/9/2017	11282	Common Area Pinestraw Mulch	22,900.00
dba. Critter Control Operations, Inc.	10/11/2017	773180	Monthly Pest Control - 09/17	105.00
Cintas Corp	10/16/2017	5009136847	First Aid Safety Supplies	79.31
Atlantic Companies, Inc.	10/17/2017	1096698	Pull Cameras And Network Dome Camera	135.00
Jacksonville Electric Authority	10/18/2017	9634626977 10/17	Utility Services-Commercial & Reclaimed Irrigation 10/17	11,543.89
Morris Publishing Group	10/24/2017	17467677	Acct# 1000670094 Legal Advertising 10/17	91.54
AT&T Communications System	10/25/2017	151561791 - 09/17 & 10/17	Acct # 151561791 - 09/17 & 10/17	30.40
Wayne Automatic Fire Sprinklers, Inc.	10/27/2017	639241	Quarterly Sprinkler Inspection	100.00
AT&T Communications System	10/28/2017	904 230-0008 001 0564 10/17	Monthly Telephone Service 10/17	163.91

Trout Creek Community Development District

Aged Payables by Invoice Date

Aging Date - 7/1/2017

001 - General Fund

From 10/1/2017 Through 10/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
AT&T Communications System	10/28/2017	904 230-0054 001 0562 10/17	904 230-0054 001 0562 10/17	163.91
Southeastern Fitness Equipment of Florida LLC	10/30/2017	7005	Repair Octane Elliptical	155.00
Hopping Green & Sams PA	10/31/2017	96762	General Legal Services 09/17	2,949.64
All Service Electric Group, Inc.	10/31/2017	57370	Service Call To Troubleshoot Fan At Pool	141.00
Ansana Interior Design, Inc.	10/31/2017	SW 7	Cabinet Hinges	117.75
Colden Company, Inc.	10/31/2017	10039	IT Services & Mileage Reimbursement -10/17	76.00
FPL	11/3/2017	FPL Summary 10/17	FPL Summary 10/17	7,515.19
SouthStar Energy Services LLC dba Florida Natural Gas	11/7/2017	210108ES	Natural Gas 10/17	11.24
			Total 001 - General Fund	84,757.49
Report Total				84,757.49

Trout Creek Community Development District
Notes to Unaudited Financial Statements
October 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 10/31/17.
2. See EMMA (Electronic Municipal Market Access) at <https://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY 17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

4. General Fund - Payments for Invoice FY17-18 in the amount of \$101,520.24 were received in November 2017.
5. Debt Service Fund - Payments for Invoice FY17-18 in the amount of \$96,887.94 were received in November 2017.
6. General Fund – Payments for Invoice OM093017 in the amount of \$23,715.00 were received in November 2017.
7. General Fund – Payment for Invoice 324-18-01 in the amount of \$104,379.45 was received in November 2017.
8. General Fund – Payment for Invoice 324-18-03 in the amount of \$38,876.12 was received in November 2017.
9. General Fund – Payment for Invoice 324-18-06 in the amount of \$2,240.44 was received in November 2017.
10. Debt Service Fund – Payment for Invoice 324-18-03 in the amount of \$36,937.56 was received in November 2017.
11. Debt Service Fund – Payment for Invoice 324-18-06 in the amount of \$2,407.51 was received in November 2017.