



Rizzetta & Company

Trout Creek Community Development District

**Financial Statements
(Unaudited)**

January 31, 2018

Prepared by: Rizzetta & Company, Inc.

troutcreekcdd.org
rizzetta.com

Trout Creek Community Development District

Balance Sheet

As of 1/31/2018

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	386,280	0	0	386,280	0	0
Investments	0	1,766,092	0	1,766,092	0	0
Accounts Receivable	148,251	1,060,375	1,647	1,210,273	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	5,265	0	0	5,265	0	0
Due From Other Funds	0	178,555	0	178,555	0	0
Amount Available in Debt Service	0	0	0	0	0	3,005,023
Amount To Be Provided Debt Service	0	0	0	0	0	17,581,781
Fixed Assets	0	0	0	0	20,086,121	0
Total Assets	<u>539,797</u>	<u>3,005,023</u>	<u>1,647</u>	<u>3,546,466</u>	<u>20,086,121</u>	<u>20,586,804</u>
Liabilities						
Accounts Payable	27,705	0	1,647	29,352	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	3,600	0	0	3,600	0	0
Other Current Liabilities	103	0	0	103	0	0
Due To Other Funds	178,555	0	0	178,555	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	20,490,000
Capital Lease Obligation	0	0	0	0	0	96,804
Total Liabilities	<u>209,963</u>	<u>0</u>	<u>1,647</u>	<u>211,611</u>	<u>0</u>	<u>20,586,804</u>
Fund Equity & Other Credits						
Beginning Fund Balance	0	2,120,423	0	2,120,423	20,086,121	0
Net Change in Fund Balance	329,833	884,600	0	1,214,433	0	0
Total Fund Equity & Other Credits	<u>329,833</u>	<u>3,005,023</u>	<u>0</u>	<u>3,334,856</u>	<u>20,086,121</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>539,797</u>	<u>3,005,023</u>	<u>1,647</u>	<u>3,546,466</u>	<u>20,086,121</u>	<u>20,586,804</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 1/31/2018

(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>
Revenues					
Special Assessments					
Tax Roll	346,130	346,130	347,343	1,213	(0.35)%
Off Roll	332,972	332,972	332,974	2	0.00%
Contributions From Private Sources					
Developer Contributions	467,782	0	0	0	100.00%
HOA Capital Transfer	76,650	25,550	17,500	(8,050)	77.16%
Clubhouse Revenues					
User Fees	6,600	2,200	1,957	(243)	70.34%
Event Income	0	0	657	657	0.00%
Cafe Income	4,800	1,600	1,135	(465)	76.35%
Total Revenues	<u>1,234,934</u>	<u>708,452</u>	<u>701,566</u>	<u>(6,886)</u>	<u>43.19%</u>
Expenditures					
Legislative					
Supervisor Fees	9,600	3,200	1,200	2,000	87.50%
Financial & Administrative					
Administrative Services	4,410	1,470	1,470	0	66.66%
District Management	16,700	5,567	5,567	0	66.66%
District Engineer	5,000	1,667	55	1,612	98.90%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	10,000	1,667	1,667	0	83.33%
Assessment Roll Certification	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	4,000	1,333	1,333	0	66.66%
Accounting Services	18,000	6,000	6,000	0	66.66%
Auditing Services	4,000	0	0	0	100.00%
Arbitrage Rebate Calculation	500	167	0	167	100.00%
Public Officials Liability Insurance	2,000	2,000	727	1,273	63.67%
Miscellaneous Fees	500	167	74	92	85.15%
Legal Advertising	2,500	833	336	497	86.55%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Maintenance, Hosting & Backup	1,920	640	640	0	66.66%
Legal Counsel					
District Counsel	20,000	6,667	7,389	(722)	63.05%
Electric Utility Services					
Utility Services	7,000	2,333	1,752	581	74.96%
Utility Services - Recreation Facilities	50,000	16,667	25,133	(8,466)	49.73%
Street Lights	12,000	4,000	2,577	1,423	78.52%
Gas Utility Services					
Utility Services	1,015	338	151	188	85.15%
Garbage/Solid Waste Control Services					
Garbage Recreation Facility	2,538	846	895	(49)	64.72%
Water-Sewer Combination Services					
Utility Services - Recreation Facilities	18,000	6,000	2,278	3,722	87.34%
Utility Services-Reclaimed	185,000	61,667	38,183	23,484	79.36%

Trout Creek Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(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>
Stormwater Control					
Aquatic Maintenance	9,855	3,285	1,920	1,365	80.51%
Stormwater System Maintenance	2,500	833	0	833	100.00%
Other Physical Environment					
General Liability & Property Insurance	37,000	37,000	14,754	22,246	60.12%
Entry & Walls Maintenance	1,000	333	0	333	100.00%
Landscape & Irrigation Maintenance	200,000	66,667	82,760	(16,093)	58.62%
Common Area Pinestraw Mulch	41,070	13,690	0	13,690	100.00%
Irrigation Repairs	2,500	833	1,789	(956)	28.44%
Amenity Landscape & Irrigation Maintenance	47,933	15,978	10,490	5,487	78.11%
Amenity Pinestraw Mulch	14,232	4,744	163	4,582	98.85%
Landscape Replacement Plants, Shrubs, Trees	8,000	2,667	8,657	(5,990)	(8.20)%
Holiday Decorations	10,000	3,333	11,963	(8,630)	(19.63)%
Miscellaneous Expense	9,000	3,000	0	3,000	100.00%
Road & Street Facilities					
Amenity Lighting Repairs(Parking Lot & Decorative)	1,480	493	0	493	100.00%
Street Light Decorative Light Maintenance	1,000	333	0	333	100.00%
Parks & Recreation					
Amenity Management Contract	9,000	3,000	3,000	0	66.66%
Lifeguards	101,268	33,756	0	33,756	100.00%
Amenity Staff	77,983	25,994	25,972	22	66.69%
Mileage	1,010	337	0	337	100.00%
Postage	608	203	513	(310)	15.62%
Licenses, Fees & Permits	9,124	3,041	2,760	281	69.74%
Fitness Equipment Leasing	36,186	12,062	9,046	3,016	75.00%
Fitness Equipment Maintenance	2,700	900	590	310	78.14%
Amenity Maintenance Contract	52,416	17,472	17,472	0	66.66%
Maintenance & Repair - Amenity Center	5,250	1,750	7,642	(5,892)	(45.56)%
Cable Television, Phone & Internet	8,628	2,876	4,107	(1,231)	52.40%
Facility Janitorial Services Contract & Window Cleaning	27,820	9,273	8,073	1,200	70.98%
Pool Maintenance & Chemicals Contract	57,660	19,220	19,345	(125)	66.44%
Pest Control & Termite Bond	2,051	1,095	1,078	18	47.46%
Security System Monitoring & Maintenance	1,515	505	0	505	100.00%
Access Control Systems	1,010	337	0	337	100.00%
Animal Control Systems	1,260	420	0	420	100.00%
Uniforms	2,020	673	0	673	100.00%
General Supplies	10,500	3,500	3,869	(369)	63.15%
Tennis Court Maintenance & Supplies	11,000	3,667	1,140	2,527	89.63%

See Notes to Unaudited Financial Statements

Trout Creek Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(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	2,800	1,463	1,337	82.58%
Dog Waste Station Supplies	592	197	0	197	100.00%
Community Gardens Maintenance & Supplies	2,500	833	0	833	100.00%
Special Events					
Special Events	18,755	6,252	11,972	(5,721)	36.16%
Facility Classes	5,000	1,245	1,345	(100)	73.10%
Contingency					
Capital Improvements	10,000	3,333	12,000	(8,667)	(20.00)%
Total Expenditures	<u>1,234,934</u>	<u>441,585</u>	<u>371,733</u>	<u>69,852</u>	<u>69.90%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>266,867</u>	<u>329,833</u>	<u>62,966</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>266,867</u></u>	<u><u>329,833</u></u>	<u><u>62,966</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 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	330,338	331,494	1,156	0.35%
Prepayments	0	91,584	91,584	0.00%
Off Roll	1,117,979	1,114,553	(3,427)	(0.30)%
Total Revenues	<u>1,448,317</u>	<u>1,537,631</u>	<u>89,314</u>	<u>6.17%</u>
Expenditures				
Debt Service Payments				
Interest	1,118,317	563,031	555,286	49.65%
Principal	330,000	90,000	240,000	72.72%
Total Expenditures	<u>1,448,317</u>	<u>653,031</u>	<u>795,286</u>	<u>54.91%</u>
Excess of Revenues Over (Under) Expenditures	0	884,600	884,600	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	884,600	884,600	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>3,005,023</u>	<u>3,005,023</u>	<u>0.00%</u>

Trout Creek Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Contributions From Private Sources				
Capital Projects - Developer Contributions	0	1,647	1,647	0.00%
Total Revenues	<u>0</u>	<u>1,647</u>	<u>1,647</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment Improvements Other Than Buildings	0	1,647	(1,647)	0.00%
Total Expenditures	<u>0</u>	<u>1,647</u>	<u>(1,647)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>

**Trout Creek CDD
Investment Summary
January 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2018</u>
BNY Mellon S2015 Reserve	Cash & Short Term Investment	\$ 1,452,087
BNY Mellon S2015 Prepay	Cash & Short Term Investment	101,325
BNY Mellon S2015 Revenue	Cash & Short Term Investment	212,680
	Total Debt Service Fund Investments	\$ 1,766,092

Trout Creek Community Development District
 Summary A/R Ledger
 001 - General Fund
 From 1/1/2018 Through 1/31/2018

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2017	Drees Homes of Florida, Inc.	324-18-05	2,283.12
10/1/2017	St Johns County Tax Collector*Dennis W. Hollingsworth*	FY 17-18	70,676.52
10/24/2017	Ashford Mills	324/18/01	62,409.07
10/24/2017	DS Ware Homes LLC	324-18-04	12,882.53
	Total 001 - General Fund		148,251.24

Trout Creek Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2018 Through 1/31/2018

<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	18,169.62
10/1/2017	St Johns County Tax Collector*Dennis W. Hollingsworth*	FY 17-18	67,451.65
10/24/2017	Ashford Mills	324/18/01	945,863.55
10/24/2017	DS Ware Homes LLC	324-18-04	<u>28,890.00</u>
	Total 200 - Debt Service Fund		1,060,374.82

Trout Creek Community Development District
 Summary A/R Ledger
 300 - Capital Projects Fund
 From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
1/19/2018	Ashford Mills	CUS 49	1,647.25
	Total 300 - Capital Projects Fund		1,647.25

Report Balance			1,210,273.31
			=====

Trout Creek Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2017

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aramark Refreshment Services, LLC.	10/26/2017	716204	Cafe Supplies	77.00
C&H Marine Construction, Inc.	11/28/2017	3400	50% Deposit For Level And Straighting Of Boardwalk	6,000.00
C&H Marine Construction, Inc.	11/29/2017	3405	Remaining Amount For Level And Straighting Of Boardwalk	6,000.00
Vesta Property Services, Inc.	12/31/2017	338485	Reimbursement for Supplies	15.73
Broadcast Music, Inc.	1/2/2018	31165253	Annual Music License Fee	566.25
Rizzetta & Company, Inc.	1/15/2018	INV0000029815	Annual Dissemination Agent Fee FY 2017/2018	5,000.00
Aramark Refreshment Services, LLC.	1/16/2018	725851	Cafe Supplies	429.62
Village Key & Alarm, Inc.	1/23/2018	44005	Repair Panic Bar	200.00
Wayne Automatic Fire Sprinklers, Inc.	1/24/2018	653633	Quarterly Sprinkler Inspection 01/18	100.00
AT&T Communications System	1/28/2018	904 230-0008 001 0564 01/18	Monthly Telephone Service 01/18	164.26
AT&T Communications System	1/28/2018	904 230-0054 001 0562 01/18	904 230-0054 001 0562 01/18	163.81
Colden Company, Inc.	1/30/2018	10305	IT Services & Mileage Reimbursement - 01/18	461.02
Hopping Green & Sams PA	1/31/2018	98468	General Legal Services 01/18	1,653.00
FPL	2/5/2018	FPL Summary 01/18	FPL Summary 01/18	6,874.21
			Total 001 - General Fund	27,704.90

Trout Creek Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2017

300 - Capital Projects Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hopping Green & Sams PA	1/19/2018	CUS 49 Hopping	CUS 49 Series 2015	1,647.25
			Total 300 - Capital Projects Fund	1,647.25
Report Total				29,352.15

**TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT
CUSTODY ACCOUNT - SERIES 2015**

Construction Custody Account Activity Through January 01, 2018

Inflows:	Developer Contribution	\$ 1,812,343.91
	Due from Developer	1,647.25
	Total Inflows:	<u>\$ 1,813,991.16</u>

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 01/01/18
07/25/16	CUS 1	O.R. Dicky Smith	\$ (373,556.31)	Cleared
08/09/16	CUS 2	Hopping Green & Sams	(984.50)	Cleared
08/09/16	CUS 3	Kompan, Inc.	(50,835.18)	Cleared
08/09/16	CUS 4	Prosser, Inc.	(422.50)	Cleared
08/12/16	CUS 5	Dedge's Lock & Key Shop, Inc.	void	void
08/12/16	CUS 6	O.R. Dicky Smith	(270,896.00)	Cleared
09/08/16	CUS 7	O.R. Dicky Smith	(18,715.00)	Cleared
09/08/16	CUS 8	Prosser, Inc.	(2,501.08)	Cleared
09/23/16	CUS 9	O.R. Dicky Smith	(382,014.46)	Cleared
09/23/16	CUS 10	Prosser, Inc.	(962.49)	Cleared
10/07/16	CUS 11	Ansana	(10,152.31)	Cleared
10/07/16	CUS 12	Hopping Green & Sams	(215.00)	Cleared
10/07/16	CUS 13	Sun State Nursery & Landscaping, Inc.	(6,739.30)	Cleared
10/07/16	CUS 14	Sun State Nursery & Landscaping, Inc.	(70,728.80)	Cleared
10/07/16	CUS 15	Sun State Nursery & Landscaping, Inc.	(79,393.67)	Cleared
11/04/16	CUS 16	Atlantic Companies	(3,800.00)	Cleared
11/04/16	CUS 17	Hopping Green & Sams	(204.00)	Cleared
11/04/16	CUS 18	Prosser, Inc.	(340.00)	Cleared
11/04/16	CUS 19	Stephens Advertising	(542.32)	Cleared
11/30/16	CUS 20	Bill Fenwick Plumbing	(5,215.75)	Cleared
11/30/16	CUS 21	Hopping Green & Sams	(322.50)	Cleared
11/30/16	CUS 22	Owen Electric Co., Inc.	(895.00)	Cleared
11/30/16	CUS 23	Prosser, Inc.	(2,920.00)	Cleared
12/20/16	CUS 24	Prosser, Inc.	(200.42)	Cleared
12/20/16	CUS 25	Riverview Millworks, Inc.	(980.00)	Cleared
12/20/16	CUS 26	Southern Recreation, Inc.	(6,895.00)	Cleared
12/20/16	CUS 27	Tree Amigos	(15,842.00)	Cleared
12/20/16	CUS 28	C & H Marine	(31,650.00)	Cleared
12/31/16	CUS 29	C & H Marine	(31,650.00)	Cleared
12/31/16	CUS 30	O.R. Dicky Smith	(20,000.00)	Cleared
01/24/17	CUS 31	Ansana Interior Design	(13,852.82)	Cleared
01/24/17	CUS 32	C & H Marine	(31,650.00)	Cleared
01/24/17	CUS 33	Owen Electric Co., Inc.	(11,856.00)	Cleared
01/24/17	CUS 34	Vesta Property Services, Inc.	(659.08)	Cleared
02/23/17	CUS 35	10-S Tennis Supply	(4,478.75)	Cleared
02/23/17	CUS 36	Atlantic Companies	(3,500.00)	Cleared
02/23/17	CUS 37	Owen Electric Co., Inc.	(4,997.00)	Cleared

**TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT
CUSTODY ACCOUNT - SERIES 2015**

Construction Custody Account Activity Through January 01, 2018

02/23/17	CUS 38	Prosser, Inc.	(1,020.00)	Cleared
03/10/17	CUS 39	Ansana Interior Design	(532.50)	Cleared
03/10/17	CUS 40	C & H Marine	(44,675.00)	Cleared
03/10/17	CUS 41	Vallencourt Construction, Inc.	(281,735.28)	Cleared
04/06/17	CUS 42	Hopping Green & Sams	(229.50)	Cleared
04/06/17	CUS 43	Sterling Specialties, Inc.	(780.00)	Cleared
04/06/17	CUS 44	Prosser, Inc.	(13,767.50)	Cleared
06/22/17	CUS 45	Prosser, Inc.	(519.89)	Cleared
07/05/17	CUS 46	Ansana Interior Design	(1,539.19)	Cleared
08/11/17	CUS 47	Construction Specialties	(3,656.80)	Cleared
08/30/17	CUS 48	Stephens Advertising	(3,321.01)	Cleared
01/19/18	CUS 49	Hopping Green & Sams	(1,647.25)	AP

Total Construction Requisitions: (1,813,991.16)

Retainage Payable: -

Total Outflows: (1,813,991.16)

Series 2015 Construction Custody Fund Balance at January 01, 2018 \$ -

Outstanding Contracts, net of retainage:

Prosser	221,649.11
Contract Sub Total	<u>221,649.11</u>

Committed Funds to be Contributed by Developer \$ 221,649.11

Trout Creek Community Development District
Notes to Unaudited Financial Statements
January 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 01/31/18.
2. See EMMA (Electronic Municipal Market Access) at <https://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.