



Rizzetta & Company

Trout Creek Community Development District

**Financial Statements
(Unaudited)**

April 30, 2018

Prepared by: Rizzetta & Company, Inc.

troutcreekcdd.org
rizzetta.com

Trout Creek Community Development District

Balance Sheet

As of 4/30/2018

(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	28,832	0	61,447	90,279	0	0
Investments	0	2,685,599	0	2,685,599	0	0
Accounts Receivable	48,976	365,397	3,762	418,135	0	0
Prepaid Expenses	2,912	0	0	2,912	0	0
Deposits	5,265	0	0	5,265	0	0
Due From Other Funds	0	3,372	0	3,372	0	0
Amount Available in Debt Service	0	0	0	0	0	3,054,005
Amount To Be Provided Debt Service	0	0	0	0	0	17,525,503
Fixed Assets	0	0	0	0	20,138,204	0
Total Assets	<u>85,985</u>	<u>3,054,368</u>	<u>65,209</u>	<u>3,205,561</u>	<u>20,138,204</u>	<u>20,579,508</u>
Liabilities						
Accounts Payable	39,507	0	3,762	43,269	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	3,600	0	0	3,600	0	0
Other Current Liabilities	130	363	0	493	0	0
Due To Other Funds	3,372	0	0	3,372	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	20,490,000
Capital Lease Obligation	0	0	0	0	0	89,508
Total Liabilities	<u>46,609</u>	<u>363</u>	<u>3,762</u>	<u>50,734</u>	<u>0</u>	<u>20,579,508</u>
Fund Equity & Other Credits						
Beginning Fund Balance	0	2,120,423	0	2,120,423	20,138,204	0
Net Change in Fund Balance	39,376	933,582	61,447	1,034,405	0	0
Total Fund Equity & Other Credits	<u>39,376</u>	<u>3,054,005</u>	<u>61,447</u>	<u>3,154,827</u>	<u>20,138,204</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>85,985</u>	<u>3,054,368</u>	<u>65,209</u>	<u>3,205,561</u>	<u>20,138,204</u>	<u>20,579,508</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 4/30/2018

(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	44,713	22,050	(22,663)	71.23%
Clubhouse Revenues					
User Fees	6,600	3,850	5,626	1,776	14.75%
Event Income	0	0	657	657	0.00%
Cafe Income	4,800	2,800	3,247	447	32.35%
Total Revenues	<u>1,234,934</u>	<u>730,465</u>	<u>711,898</u>	<u>(18,567)</u>	<u>42.35%</u>
Expenditures					
Legislative					
Supervisor Fees	9,600	5,600	2,600	3,000	72.91%
Financial & Administrative					
Administrative Services	4,410	2,573	2,573	0	41.66%
District Management	16,700	9,742	9,742	0	41.66%
District Engineer	5,000	2,917	55	2,862	98.90%
Disclosure Report	5,000	5,000	5,250	(250)	(5.00)%
Trustees Fees	10,000	10,000	4,000	6,000	60.00%
Assessment Roll Certification	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	4,000	2,333	2,333	0	41.66%
Accounting Services	18,000	10,500	10,500	0	41.66%
Auditing Services	4,000	4,000	0	4,000	100.00%
Arbitrage Rebate Calculation	500	292	0	292	100.00%
Public Officials Liability Insurance	2,000	2,000	1,345	655	32.73%
Miscellaneous Fees	500	292	74	217	85.15%
Legal Advertising	2,500	1,458	433	1,025	82.68%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Maintenance, Hosting & Backup	1,920	1,120	1,120	0	41.66%
Legal Counsel					
District Counsel	20,000	11,667	12,868	(1,201)	35.65%
Electric Utility Services					
Utility Services	7,000	4,083	2,875	1,209	58.93%
Utility Services - Recreation Facilities	50,000	29,167	40,068	(10,901)	19.86%
Street Lights	12,000	7,000	4,479	2,521	62.67%
Gas Utility Services					
Utility Services	1,015	592	256	336	74.78%
Garbage/Solid Waste Control Services					
Garbage Recreation Facility	2,538	1,481	1,570	(90)	38.12%
Water-Sewer Combination Services					
Utility Services - Recreation Facilities	18,000	10,500	4,743	5,757	73.65%
Utility Services-Reclaimed	185,000	107,917	57,794	50,122	68.75%

See Notes to Unaudited Financial Statements

Trout Creek Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 4/30/2018

(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	5,749	3,360	2,389	65.90%
Stormwater System Maintenance	2,500	1,458	0	1,458	100.00%
Other Physical Environment					
General Liability & Property Insurance	37,000	37,000	27,215	9,785	26.44%
Entry & Walls Maintenance	1,000	583	0	583	100.00%
Landscape & Irrigation Maintenance	200,000	116,667	127,655	(10,988)	36.17%
Common Area Pinestraw Mulch	41,070	23,958	24,930	(972)	39.29%
Irrigation Repairs	2,500	1,458	1,789	(331)	28.44%
Amenity Landscape & Irrigation Maintenance	47,933	27,961	17,764	10,197	62.94%
Amenity Pinestraw Mulch	14,232	8,302	8,472	(170)	40.46%
Landscape Replacement Plants, Shrubs, Trees	8,000	4,667	10,282	(5,615)	(28.52)%
Holiday Decorations	10,000	5,833	11,963	(6,130)	(19.63)%
Miscellaneous Expense	9,000	5,250	0	5,250	100.00%
Road & Street Facilities					
Amenity Lighting Repairs(Parking Lot & Decorative)	1,480	863	0	863	100.00%
Street Light Decorative Light Maintenance	1,000	583	0	583	100.00%
Parks & Recreation					
Amenity Management Contract	9,000	5,250	5,250	0	41.66%
Lifeguards	101,268	59,073	7,266	51,807	92.82%
Amenity Staff	77,983	45,490	45,451	39	41.71%
Mileage	1,010	589	69	520	93.19%
Postage	608	355	595	(240)	2.11%
Licenses, Fees & Permits	9,124	5,322	3,742	1,580	58.98%
Fitness Equipment Leasing	36,186	21,109	18,093	3,016	50.00%
Fitness Equipment Maintenance	2,700	1,575	758	817	71.92%
Amenity Maintenance Contract	52,416	30,576	30,229	347	42.32%
Maintenance & Repair - Amenity Center	5,250	3,063	18,542	(15,479)	(253.17)%
Cable Television, Phone & Internet	8,628	5,033	7,213	(2,180)	16.40%
Facility Janitorial Services Contract & Window Cleaning	27,820	16,228	13,902	2,327	50.03%
Pool Maintenance & Chemicals Contract	57,660	33,635	33,413	222	42.05%
Pest Control & Termite Bond	2,051	1,454	1,393	61	32.10%
Security System Monitoring & Maintenance	1,515	884	0	884	100.00%
Access Control Systems	1,010	589	0	589	100.00%
Animal Control Systems	1,260	735	0	735	100.00%
Uniforms	2,020	1,178	0	1,178	100.00%
General Supplies	10,500	6,125	7,477	(1,352)	28.78%
Tennis Court Maintenance & Supplies	11,000	6,417	1,140	5,277	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 4/30/2018

(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	4,900	2,604	2,296	69.00%
Dog Waste Station Supplies	592	345	0	345	100.00%
Community Gardens Maintenance & Supplies	2,500	1,458	0	1,458	100.00%
Special Events					
Special Events	18,755	10,940	18,129	(7,189)	3.33%
Facility Classes	5,000	5,000	3,088	1,912	38.24%
Contingency					
Capital Improvements	10,000	5,833	50,635	(44,802)	(406.35)%
Total Expenditures	<u>1,234,934</u>	<u>749,146</u>	<u>672,522</u>	<u>76,624</u>	<u>45.54%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(18,681)</u>	<u>39,376</u>	<u>58,057</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(18,681)</u></u>	<u><u>39,376</u></u>	<u><u>58,057</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 4/30/2018

(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	140,566	140,566	0.00%
Off Roll	1,117,979	1,114,553	(3,427)	(0.30)%
Total Revenues	<u>1,448,317</u>	<u>1,586,613</u>	<u>138,296</u>	<u>9.55%</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	<u>0</u>	<u>933,582</u>	<u>933,582</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>933,582</u>	<u>933,582</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	2,120,423	2,120,423	0.00%
Fund Balance, End of Period	<u>0</u>	<u>3,054,005</u>	<u>3,054,005</u>	<u>0.00%</u>

Trout Creek Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 4/30/2018

(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	115,177	115,177	0.00%
Total Revenues	0	115,177	115,177	0.00%
Expenditures				
Other Physical Environment Improvements Other Than Buildings	0	53,731	(53,731)	0.00%
Total Expenditures	0	53,731	(53,731)	0.00%
Excess of Revenues Over (Under) Expenditures	0	61,447	61,447	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	61,447	61,447	0.00%
Fund Balance, End of Period	0	61,447	61,447	0.00%

**Trout Creek CDD
Investment Summary
April 30, 2018**

<u>Account</u>	<u>Investment</u>	Balance as of <u>April 30, 2018</u>
BNY Mellon S2015 Reserve	Cash & Short Term Investment	\$ 1,452,088
BNY Mellon S2015 Prepay	Cash & Short Term Investment	150,307
BNY Mellon S2015 Revenue	Cash & Short Term Investment	1,083,204
	Total Debt Service Fund Investments	\$ 2,685,599

Trout Creek Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2018 Through 4/30/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	St Johns County Tax Collector*Dennis W. Hollingsworth*	FY 17-18	4,341.06
10/24/2017	Ashford Mills	324/18/01	40,154.11
10/24/2017	DS Ware Homes LLC	324-18-04	<u>4,480.77</u>
	Total 001 - General Fund		48,975.94

Trout Creek Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2018 Through 4/30/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	St Johns County Tax Collector*Dennis W. Hollingsworth*	FY 17-18	4,142.99
10/24/2017	Ashford Mills	324/18/01	351,985.33
10/24/2017	DS Ware Homes LLC	324-18-04	<u>9,268.82</u>
	Total 200 - Debt Service Fund		365,397.14

Trout Creek Community Development District
Summary A/R Ledger
300 - Capital Projects Fund
From 4/1/2018 Through 4/30/2018

<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
2/22/2018	Ashford Mills	CUS 54	<u>2,115.00</u>
	Total 300 - Capital Projects Fund		<u>3,762.25</u>
Report Balance			<u><u>418,135.33</u></u>

Trout Creek Community Development District
Aged Payables by Invoice Date
Aging Date - 1/1/2018
001-General Fund
From 4/1/2018 Through 4/30/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Vesta Property Services, Inc.	3/31/2018	341870	Reimbursement for Supplies	270.60
Vesta Property Services, Inc.	4/1/2018	341368	Maintenance/Janitorial/Pool Maintenance 04/18	11,231.33
Sun State Nursery & Landscaping, Inc.	4/1/2018	0418013	Landscaping & Irrigation Maintenance 04/18	14,965.00
Commercial Energy Specialists, Inc.	4/6/2018	112856	Repair Of River Pool	268.00
Critter Control Operations, Inc.	4/12/2018	912417	Monthly Pest Control - 04/18	105.00
Wayne Automatic Fire Sprinklers, Inc.	4/19/2018	669193	Quarterly Sprinkler Inspection 04/18	100.00
Southeastern Paper Group, Inc.	4/25/2018	4140902	Janitoial Supplies	466.99
AT&T Communications System	4/25/2018	151561791 - 04/18	Acct # 151561791 - 04/18	15.26
AT&T Communications System	4/28/2018	904 230-0008 001 0564 04/18	Monthly Telephone Service 04/18	128.01
AT&T Communications System	4/28/2018	904 230-0054 001 0562 04/18	904 230-0054 001 0562 04/18	163.91
Hopping Green & Sams PA	4/30/2018	100101	General Legal Services 03/18	2,350.50
Vesta Property Services, Inc.	4/30/2018	342941	Lifeguard and Supervisor Hours 04/18	3,383.00
FPL	5/4/2018	FPL Summary 04/18	FPL Summary 04/18	<u>6,059.63</u>
			Total 001 - General Fund	39,507.23

Trout Creek Community Development District

Aged Payables by Invoice Date

Aging Date - 1/1/2018

300 - Capital Projects Fund

From 4/1/2018 Through 4/30/2018

<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
Atlantic Companies, Inc.	2/2/2018	CUS 53 Atlantic Companies	CUS 53 Series 2015	2,115.00
			Total 300 - Capital Projects Fund	3,762.25
Report Total				43,269.48

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

Construction Custody Account Activity Through April 30, 2018

Inflows:	Developer Contribution	\$	1,923,758.98
	Due from Developer		3,762.25

Total Inflows: \$ 1,927,521.23

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 04/30/18
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 April 30, 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
02/14/18	CUS50	Kompan, Inc.	(19,469.61)	Cleared
02/14/18	CUS 51	Pizazz Scenic	(16,102.00)	Cleared
02/14/18	CUS 52	Sterling Specialties, Inc.	(1,973.00)	Cleared
02/22/18	CUS 53	Atlantic Companies	(2,115.00)	AP
03/02/18	CUS 54	Sterling Specialties, Inc.	(1,973.00)	Cleared
04/01/18	CUS 55	JEA	(10,450.88)	Cleared

Total Construction Requisitions: (1,866,074.65)

Retainage Payable: -

Total Outflows: (1,866,074.65)

Series 2015 Construction Custody Fund Balance at April 30, 2018 \$ 61,446.58

Outstanding Contracts, net of retainage:

Prosser	221,649.11
Contract Sub Total	221,649.11

Committed Funds to be Contributed by Developer \$ 160,202.53

Trout Creek Community Development District
Notes to Unaudited Financial Statements
April 30, 2018

Balance Sheet

1. Trust statement activity has been recorded through 04/30/18.
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 FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.