

**Trout Creek Community Development District  
General Fund  
Fiscal Year 2015/2016**

Chart of Accounts Classification	Budget for 2015/2016
<b>REVENUES</b>	
Special Assessments	
Off Roll*	\$ 581,793
Contribution From Private Sources	
O&M - Developer Contributions	\$ 100,800
<b>TOTAL REVENUES</b>	<b>\$ 682,593</b>
<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 9,600
Financial & Administrative	
Administrative Services	\$ 4,200
District Management	\$ 15,000
District Engineer	\$ 10,000
Disclosure Report	\$ 5,000
Trustees Fees	\$ 10,000
Financial Consulting Services	\$ 8,600
Accounting Services	\$ 16,000
Auditing Services	\$ 4,000
Arbitrage Rebate Calculation	\$ 1,000
Public Officials Liability Insurance	\$ 3,500
Legal Advertising	\$ 2,500
Dues, Licenses & Fees	\$ 175
Website Maintenance, Hosting & Backup	\$ 2,100
Miscellaneous Fees	\$ 500
Legal Counsel	
District Counsel	\$ 30,000
<b>Administrative Subtotal</b>	<b>\$ 122,175</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Electric Utility Services	
Utility Services	\$ 14,287
Street Lights	\$ 50,004
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 4,250
Water-Sewer Combination Services	
Utility Services - Recreation Facilities	\$ 10,000
Utility Services - Reclaimed	\$ 40,000
Stormwater Control	
Stormwater Assessment	\$ 2,000
Aquatic Maintenance	\$ 6,123
Fountain Service Repairs & Maintenance	\$ 5,000
Other Physical Environment	
General Liability & Property Insurance	\$ 25,000
Landscape & Irrigation Maintenance	\$ 175,000
Holiday Decorations	\$ 1,020
Parks & Recreation	
Amenity Management Contract	\$ 70,000
Lifeguards	\$ 50,000
Pool Permits	\$ 306
Maintenance & Repair - Amenity Center	\$ 5,102
Fitness Equipment Leasing	\$ 30,000
Clubhouse - Facility Janitorial Supplies	\$ 3,061
Pool Service Contract	\$ 4,082
Pool Chemicals	\$ 6,123
Security System Monitoring & Maintenance	\$ 1,020
Cable Television, Phone & Internet	\$ 1,020
Lighting Replacement - Amenity Facilities	\$ 1,020
Special Events	
Special Events	\$ 6,000
Contingency	
Capital Reserves	\$ 50,000
<b>Field Operations Subtotal</b>	<b>\$ 560,418</b>
<b>Contingency for County TRIM Notice</b>	
Total Administrative and Field Subtotal	\$ 682,593
<b>TOTAL EXPENDITURES</b>	<b>\$ 682,593</b>
<b>EXCESS OF REVENUES OVER</b>	<b>\$ -</b>

**Trout Creek Community Development District  
Debt Service  
Fiscal Year 2015/2016**

Chart of Accounts Classification	Series 2015	Budget for 2015/2016
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$1,452,087.50	\$1,452,087.50
<b>TOTAL REVENUES</b>	<b>\$1,452,087.50</b>	<b>\$1,452,087.50</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$1,452,087.50	\$1,452,087.50
<b>Administrative Subtotal</b>	<b>\$1,452,087.50</b>	<b>\$1,452,087.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,452,087.50</b>	<b>\$1,452,087.50</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county:

6.0%

**Gross assessments**

**\$1,543,460.35**

**Notes:**

1. Tax Roll Collection Costs for St. Johns County is 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

**TROUT CREEK**

**FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>TOTAL O&amp;M BUDGET</b>		<b>\$581,793.00</b>
<b>COLLECTION COSTS @</b>	6%	<b>\$37,135.72</b>
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$618,928.72</b>

UNITS ASSESSED		\$129,973.40					\$414,046.81					\$74,908.51					PER LOT ANNUAL ASSESSMENT				
		ALLOCATION OF EQUALIZED ADMIN COSTS					ALLOCATION OF EQUALIZED FIELD COSTS					ALLOCATION OF STRATIFIED FIELD COSTS									
LOT SIZE	O&M	DEBT SERVICE SERIES 2015 (1)	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	2015 DEBT SERVICE (2)		TOTAL (3)
Townhomes	380		1.00	380.00	16.57%	\$21,539.42	\$56.68	1.00	380.00	16.57%	\$68,616.57	\$180.57	0.50	190.00	8.09%	\$6,056.95	\$15.94	\$253.19	\$0.00	\$253.19	
Single Family 40'	161	74	1.00	161.00	7.02%	\$9,125.91	\$56.68	1.00	161.00	7.02%	\$29,071.76	\$180.57	0.80	128.80	5.48%	\$4,105.97	\$25.50	\$262.76	\$979.50	\$1,242.26	
Single Family 50'	757	479	1.00	757.00	33.01%	\$42,908.80	\$56.68	1.00	757.00	33.01%	\$136,691.42	\$180.57	1.00	757.00	32.22%	\$24,132.16	\$31.88	\$269.13	\$1,079.50	\$1,348.63	
Single Family 60'	706	552	1.00	706.00	30.79%	\$40,017.98	\$56.68	1.00	706.00	30.79%	\$127,482.36	\$180.57	1.20	847.20	36.05%	\$27,007.61	\$38.25	\$275.51	\$1,179.50	\$1,455.01	
Single Family 70'	178		1.00	178.00	7.76%	\$10,089.52	\$56.68	1.00	178.00	7.76%	\$32,141.44	\$180.57	1.40	249.20	10.61%	\$7,944.17	\$44.63	\$281.88	\$1,279.50	\$1,561.38	
Single Family 80'	111	55	1.00	111.00	4.84%	\$6,291.78	\$56.68	1.00	111.00	4.84%	\$20,043.26	\$180.57	1.60	177.60	7.56%	\$5,661.65	\$51.01	\$288.26	\$1,379.50	\$1,667.76	
<b>TOTAL</b>	<b>2293</b>	<b>1338</b>		<b>2293.00</b>	<b>100%</b>	<b>\$129,973.40</b>		<b>2293.00</b>	<b>100%</b>	<b>\$414,046.81</b>		<b>2349.80</b>	<b>100%</b>	<b>\$74,908.51</b>							

LESS: St. John's County Collection Costs and Early Payment Discount	<b>(\$7,798.40)</b>	<b>(\$24,842.81)</b>	<b>(\$4,494.51)</b>
<b>Net Revenue to be Collected</b>	<b>\$122,175.00</b>	<b>\$389,204.00</b>	<b>\$70,414.00</b>

- (1) Reflects the number of total lots with Series 2015 debt outstanding.
- (2) Annual debt service assessment per lot adopted in connection with the Series 2015 bond issues. Annual assessment includes principal, interest, St. John's County collection costs and early payment discount costs.
- (3) Annual assessment that will appear on November 2015 St. John's County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.