

Sandy Creek
Community Development District

Financial Statements
(Unaudited)

July 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Sandy Creek Community Development District

Balance Sheet

As of 7/31/2015

(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	3,890	0	0	3,890	0	0
Investments	0	111,765	4,422	116,187	0	0
Accounts Receivable	8,583	0	0	8,583	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	1,440	0	0	1,440	0	0
Amount Available in Debt Service	0	0	0	0	0	111,765
Amount To Be Provided Debt Service	0	0	0	0	0	1,558,235
Fixed Assets	0	0	0	0	5,990,428	0
Total Assets	13,913	111,765	4,422	130,099	5,990,428	1,670,000
Liabilities						
Accounts Payable	8,200	0	0	8,200	0	0
Accrued Expenses Payable	700	0	0	700	0	0
Deferred Revenue	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	1,670,000
Total Liabilities	8,900	0	0	8,900	0	1,670,000
Fund Equity & Other Credits						
Beginning Fund Balance	0	157,684	4,422	162,106	5,990,428	0
Net Change in Fund Balance	5,013	(45,919)	0	(40,906)	0	0
Total Fund Equity & Other Credits	5,013	111,765	4,422	121,199	5,990,428	0
Total Liabilities & Fund Equity	13,913	111,765	4,422	130,099	5,990,428	1,670,000

See Notes to Unaudited Financial Statements

Sandy Creek Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 7/31/2015

(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					
Contributions From Private Sources					
Developer Contributions	93,225	77,688	45,523	(32,164)	51.16%
Total Revenues	<u>93,225</u>	<u>77,688</u>	<u>45,523</u>	<u>(32,164)</u>	<u>51.17%</u>
Expenditures					
Legislative					
Supervisor Fees	2,000	1,667	1,800	(133)	10.00%
Financial & Administrative					
District Management	15,000	12,500	12,500	0	16.66%
District Engineer	1,000	833	0	833	100.00%
Disclosure Report	1,000	833	0	833	100.00%
Trustees Fees	3,500	3,500	2,625	875	25.00%
Auditing Services	3,200	3,200	3,200	0	0.00%
Arbitrage Rebate Calculation	650	542	0	542	100.00%
Public Officials Liability Insurance	2,000	2,000	2,110	(110)	(5.51)%
Legal Advertising	1,000	833	2,668	(1,835)	(166.84)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	417	5,000	(4,583)	(900.00)%
Legal Counsel					
District Counsel	6,000	5,000	7,396	(2,396)	(23.26)%
Electric Utility Services					
Utility Services	2,500	2,083	0	2,083	100.00%
Street Lights	6,000	5,000	0	5,000	100.00%
Stormwater Control					
Aquatic Maintenance	5,600	4,667	0	4,667	100.00%
Mitigation Area Monitoring & Maintenance	2,000	1,667	0	1,667	100.00%
Other Physical Environment					
General Liability & Property Insurance	5,000	5,000	3,036	1,964	39.28%
Landscape Maintenance	24,000	20,000	0	20,000	100.00%
Irrigation Maintenance	2,500	2,083	0	2,083	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,000	4,167	0	4,167	100.00%
Contingency					
Miscellaneous Contingency	4,600	3,833	0	3,833	100.00%
Total Expenditures	<u>93,225</u>	<u>80,000</u>	<u>40,511</u>	<u>39,489</u>	<u>56.55%</u>
Excess Rev./Other Sources Over (Under) Expend./Other Uses	0	(2,313)	5,013	7,325	0.00%
Fund Balance-End of Period	<u>0</u>	<u>(2,313)</u>	<u>5,013</u>	<u>7,325</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

Sandy Creek Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 7/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Assessment Off Roll	1,721,063	47,431	(1,673,631)	(97.24)%
Total Revenues	<u>1,721,063</u>	<u>47,431</u>	<u>(1,673,631)</u>	<u>(97.24)%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	1,500	(1,500)	0.00%
Debt Service				
Interest	51,063	91,850	(40,788)	(79.87)%
Principal	1,670,000	0	1,670,000	100.00%
Total Expenditures	<u>1,721,063</u>	<u>93,350</u>	<u>1,627,713</u>	<u>94.58%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(45,919)</u>	<u>(45,919)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(45,919)</u>	<u>(45,919)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	157,684	157,684	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>111,765</u></u>	<u><u>111,765</u></u>	<u><u>0.00%</u></u>

Sandy Creek Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 7/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenue Over (Under) Expenditures	0	0	0	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	4,422	4,422	0.00%
Fund Balance, End of Period	<u>0</u>	<u>4,422</u>	<u>4,422</u>	<u>0.00%</u>

**Sandy Creek CDD
Investment Summary
July 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2015</u>
US Bank Series 2007B Reserve	First American Treasury Obligation Fund Class Z	\$ 91,593
US Bank Series 2007B Revenue	First American Treasury Obligation Fund Class Z	20,172
	Total Debt Service Fund Investments	\$ 111,765
US Bank Series 2007 Construction	First American Treasury Obligation Fund Class Z	\$ 4,422
	Total Capital Project Fund Investments	\$ 4,422

Sandy Creek Community Development District

Summary A/R Ledger

001 - General Fund

From 7/1/2015 Through 7/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
7/31/2015	Sandy Creek Investment Corp.	OM0715-1	3,583.11
7/31/2015	Sandy Creek Investment Corp.	OM0715-2	<u>5,000.00</u>
		Total 001 - General Fund	<u>8,583.11</u>
Report Balance			<u><u>8,583.11</u></u>

Sandy Creek Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2015 Through 7/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Grau & Associates	7/1/2015	13367	Audit Services FY 13/14 Billed thru 07/01/15	3,200.00
Rizzetta & Company, Inc.	5/7/2015	1598	2007B Bond Maturity Methodology Report	5,000.00
			Total 001 - General Fund	8,200.00
Report Balance				8,200.00

Sandy Creek Community Development District
Notes to Unaudited Financial Statements
July 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 07/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger

3. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.