



Rizzetta & Company

Two Creeks Community Development District

**Financial Statements
(Unaudited)**

July 31, 2017

Prepared by: Rizzetta & Company, Inc.

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Two Creeks Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,608	1,608	0.00%
Special Assessments				
Tax Roll	760,741	762,822	2,081	0.27%
Debt Service Prepayments	0	174,767	174,767	0.00%
Total Revenues	<u>760,741</u>	<u>939,197</u>	<u>178,456</u>	<u>23.46%</u>
Expenditures				
Debt Service				
Interest	365,741	266,456	99,285	27.14%
Principal	395,000	530,000	(135,000)	(34.17)%
Total Expenditures	<u>760,741</u>	<u>796,456</u>	<u>(35,715)</u>	<u>(4.69)%</u>
Excess of Revenue Over (Under) Expenditures	0	142,741	142,741	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	142,741	142,741	0.00%
Fund Balance, Beginning of Period	0	519,856	519,856	0.00%
Fund Balance, End of Period	<u>0</u>	<u>662,598</u>	<u>662,598</u>	<u>0.00%</u>

Two Creeks Community Development District
Investment Summary
July 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2017</u>
The Bank of Tampa	Money Market Account	\$ 187,642
	Total General Fund Investments	\$ 187,642
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market Account	\$ 169,500
Pinnacle Bank	Money Market Account	8
	Total Reserve Fund Investments	\$ 169,508
US Bank Series 2016 Reserve A-1	First American Treasury Obligation Fund Class Y	\$ 306,378
US Bank Series 2016 Prepayment	First American Treasury Obligation Fund Class Y	92,692
US Bank Series 2016 Reserve A-2	First American Treasury Obligation Fund Class Y	74,106
US Bank Series 2016 Revenue	First American Treasury Obligation Fund Class Y	203,651
	Total Debt Service Fund Investments	\$ 676,827

Two Creeks Community Development District

Aged Payables by Invoice Date

Aging Date - 7/1/2017

001 - General Fund

From 7/1/2017 Through 7/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
OPC News LLC Clay Today-Clay County Leader	7/13/2017	Inv 39938 Ad #271883	Acct #503689 Legal Advertising 07/17	182.32
HomeTeam Pest Defense, Inc.	7/27/2017	51855728	Inspection of 25 Stations 07/27/17	110.30
Hopping Green & Sams, P.A.	7/31/2017	95333	General Legal Services 06/17	488.00
Apex Aquatics, Inc.	7/31/2017	6107	Lake Maintenance 07/17	905.00
Clay County Utility Authority	8/4/2017	Water Summary 07/17	Water Summary 07/17	2,815.38
Clay Electric Cooperative, Inc.	8/10/2017	Electric Summary 07/17	Electric Summary 07/17	2,713.00
			Total 001 - General Fund	7,214.00
Report Total				7,214.00

**Two Creeks Community Development District
Notes to Unaudited Financial Statements
July 31, 2017**

Balance Sheet

1. Trust statement activity has been recorded through 07/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.