



Rizzetta & Company

# Zephyr Ridge Community Development District

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**Financial Statements  
(Unaudited)**

**May 31, 2017**

**Prepared by: Rizzetta & Company, Inc.**

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**Zephyr Ridge Community Development District**

Balance Sheet

As of 5/31/2017

(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 |
|--|----------------|--------------------|-----------------------|--------------------------|------------------------------------|--------------------------------------|
| <b>Assets</b>                                |                |                    |                       |                          |                                    |                                      |
| Cash In Bank                                 | 124,526        | 0                  | 0                     | 124,526                  | 0                                  | 0                                    |
| Investments                                  | 0              | 131,720            | 7,489                 | 139,209                  | 0                                  | 0                                    |
| Accounts Receivable                          | 0              | 0                  | 31,828                | 31,828                   | 0                                  | 0                                    |
| Assessments Receivable                       | 47,003         | 994,620            | 0                     | 1,041,623                | 0                                  | 0                                    |
| Allowance for Doubtful Accounts              | (10,747)       | (994,620)          | (31,828)              | (1,037,195)              | 0                                  | 0                                    |
| Interest & Dividends Receivable              | 0              | 0                  | 0                     | 0                        | 0                                  | 0                                    |
| Prepaid Expenses                             | 845            | 0                  | 0                     | 845                      | 0                                  | 0                                    |
| Deposits                                     | 0              | 0                  | 0                     | 0                        | 0                                  | 0                                    |
| Due From Other Funds                         | 0              | 0                  | 0                     | 0                        | 0                                  | 0                                    |
| Amount Available in Debt Service             | 0              | 0                  | 0                     | 0                        | 0                                  | 0                                    |
| Amount To Be Provided Debt Service           | 0              | 0                  | 0                     | 0                        | 0                                  | 9,505,000                            |
| Fixed Assets                                 | 0              | 0                  | 0                     | 0                        | 12,447,149                         | 0                                    |
| <b>Total Assets</b>                          | <b>161,628</b> | <b>131,720</b>     | <b>7,489</b>          | <b>300,837</b>           | <b>12,447,149</b>                  | <b>9,505,000</b>                     |
| <b>Liabilities</b>                           |                |                    |                       |                          |                                    |                                      |
| Accounts Payable                             | 3,106          | 0                  | 31,828                | 34,934                   | 0                                  | 0                                    |
| Accrued Expenses Payable                     | 300            | 0                  | 0                     | 300                      | 0                                  | 0                                    |
| Due To Other Funds                           | 0              | 0                  | 0                     | 0                        | 0                                  | 0                                    |
| Deferred Revenue                             | 0              | 0                  | 0                     | 0                        | 0                                  | 0                                    |
| Debt Service Obligations - Current           | 0              | 9,602,078          | 0                     | 9,602,078                | 0                                  | 0                                    |
| Revenue Bonds Payable--Long Term             | 0              | 0                  | 0                     | 0                        | 0                                  | 9,505,000                            |
| <b>Total Liabilities</b>                     | <b>3,406</b>   | <b>9,602,078</b>   | <b>31,828</b>         | <b>9,637,312</b>         | <b>0</b>                           | <b>9,505,000</b>                     |
| <b>Fund Equity &amp; Other Credits</b>       |                |                    |                       |                          |                                    |                                      |
| Beginning Fund Balance                       | 89,694         | (9,179,190)        | (24,486)              | (9,113,981)              | 12,447,149                         | 0                                    |
| Net Change in Fund Balance                   | 68,528         | (291,168)          | 147                   | (222,494)                | 0                                  | 0                                    |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>158,222</b> | <b>(9,470,358)</b> | <b>(24,339)</b>       | <b>(9,336,475)</b>       | <b>12,447,149</b>                  | <b>0</b>                             |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>161,628</b> | <b>131,720</b>     | <b>7,489</b>          | <b>300,837</b>           | <b>12,447,149</b>                  | <b>9,505,000</b>                     |

## Zephyr Ridge Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

|  | Annual<br>Budget | YTD Budget     | YTD Actual     | YTD Variance | Percent Annual<br>Budget<br>Remaining |
|--|------------------|----------------|----------------|--------------|---------------------------------------|
| <b>Revenues</b>                                  |                  |                |                |              |                                       |
| Special Assessments                              |                  |                |                |              |                                       |
| Off Roll Assessments                             | 179,108          | 179,108        | 179,108        | (0)          | 0.00%                                 |
| <b>Total Revenues</b>                            | <b>179,108</b>   | <b>179,108</b> | <b>179,108</b> | <b>(0)</b>   | <b>0.00%</b>                          |
| <b>Expenditures</b>                              |                  |                |                |              |                                       |
| Legislative                                      |                  |                |                |              |                                       |
| Supervisor Fees                                  | 2,400            | 1,600          | 2,800          | (1,200)      | (16.66)%                              |
| Financial & Administrative                       |                  |                |                |              |                                       |
| Administrative Services                          | 4,725            | 3,150          | 3,150          | 0            | 33.33%                                |
| District Management                              | 23,835           | 15,890         | 15,890         | 0            | 33.33%                                |
| District Engineer                                | 5,000            | 3,333          | 0              | 3,333        | 100.00%                               |
| Disclosure Report                                | 5,000            | 3,333          | 5,000          | (1,667)      | 0.00%                                 |
| Trustees Fees                                    | 3,500            | 3,500          | 0              | 3,500        | 100.00%                               |
| Tax Collector Fees                               | 0                | 0              | 150            | (150)        | 0.00%                                 |
| Financial Consulting Services                    | 3,780            | 2,520          | 2,520          | 0            | 33.33%                                |
| Assessment Roll                                  | 5,250            | 5,250          | 5,250          | 0            | 0.00%                                 |
| Accounting Services                              | 15,750           | 10,500         | 10,500         | 0            | 33.33%                                |
| Auditing Services                                | 4,200            | 4,200          | 0              | 4,200        | 100.00%                               |
| Arbitrage Rebate Calculation                     | 650              | 650            | 0              | 650          | 100.00%                               |
| Public Officials Liability Insurance             | 3,000            | 3,000          | 2,037          | 963          | 32.09%                                |
| Legal Advertising                                | 1,000            | 667            | 356            | 311          | 64.42%                                |
| Dues, Licenses & Fees                            | 175              | 175            | 175            | 0            | 0.00%                                 |
| Website Hosting, Maintenance, Backup (and Email) | 2,400            | 1,600          | 1,400          | 200          | 41.66%                                |
| Legal Counsel                                    |                  |                |                |              |                                       |
| District Counsel                                 | 8,000            | 5,333          | 2,256          | 3,078        | 71.80%                                |
| Electric Utility Services                        |                  |                |                |              |                                       |
| Utility Services                                 | 5,000            | 3,333          | 6,071          | (2,738)      | (21.42)%                              |
| Street Lights                                    | 20,000           | 13,333         | 0              | 13,333       | 100.00%                               |
| Stormwater Control                               |                  |                |                |              |                                       |
| Lake/Pond Bank Maintenance                       | 6,000            | 4,000          | 0              | 4,000        | 100.00%                               |
| Aquatic Contract                                 | 3,000            | 2,000          | 0              | 2,000        | 100.00%                               |
| Other Physical Environment                       |                  |                |                |              |                                       |
| General Liability Insurance                      | 1,000            | 1,000          | 875            | 125          | 12.50%                                |
| Property Insurance                               | 1,000            | 1,000          | 1,039          | (39)         | (3.90)%                               |
| Landscape Maintenance                            | 36,440           | 24,293         | 35,917         | (11,623)     | 1.43%                                 |
| Irrigation Inspection Maintenance                | 1,503            | 1,002          | 195            | 807          | 87.00%                                |
| Well Maintenance                                 | 3,500            | 2,333          | 0              | 2,333        | 100.00%                               |
| Contingency                                      |                  |                |                |              |                                       |

**Zephyr Ridge Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

|   | Annual<br>Budget | YTD Budget     | YTD Actual     | YTD Variance   | Percent Annual<br>Budget<br>Remaining |
|---|------------------|----------------|----------------|----------------|---------------------------------------|
| Miscellaneous Contingency                                 | 3,000            | 2,000          | 15,000         | (13,000)       | (400.00)%                             |
| Special Amenity Center Account                            | 10,000           | 6,667          | 0              | 6,667          | 100.00%                               |
| Total Expenditures  | <u>179,108</u>   | <u>125,664</u> | <u>110,580</u> | <u>15,084</u>  | <u>38.26%</u>                         |
| Excess Revenues Over/(Under)<br>Expenditures              | 0                | 53,444         | 68,528         | 15,084         | 0.00%                                 |
| Exc. of Rev./Other Sources<br>Over/(Under) Exp/Other Uses | 0                | 53,444         | 68,528         | 15,084         | 0.00%                                 |
| Fund Balance, Beginning of Period                         | 0                | 0              | 89,694         | 89,694         | 0.00%                                 |
| Fund Balance, End of Period                               | <u>0</u>         | <u>53,444</u>  | <u>158,222</u> | <u>104,778</u> | <u>0.00%</u>                          |

**Zephyr Ridge Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

|   | Annual<br>Budget | Current Period<br>Actual  | Budget To Actual<br>Variance | Budget<br>Percent<br>Remaining |
|---|------------------|---------------------------|------------------------------|--------------------------------|
| <b>Revenues</b>   |                  |                           |                              |                                |
| Interest Earnings   |                  |                           |                              |                                |
| Interest Earnings   | 0                | 326                       | 326                          | 0.00%                          |
| Special Assessments   |                  |                           |                              |                                |
| Prepayments   | 0                | 8,424                     | 8,424                        | 0.00%                          |
| <b>Total Revenues</b>   | <u>0</u>         | <u>8,750</u>              | <u>8,750</u>                 | <u>0.00%</u>                   |
| <b>Expenditures</b>   |                  |                           |                              |                                |
| Financial & Administrative                                    |                  |                           |                              |                                |
| Trustees Fees   | 0                | 4,950                     | (4,950)                      | 0.00%                          |
| Legal Counsel   |                  |                           |                              |                                |
| Trustee Counsel   | 0                | 9,242                     | (9,242)                      | 0.00%                          |
| Debt Service  |                  |                           |                              |                                |
| Interest  | 0                | 205,594                   | (205,594)                    | 0.00%                          |
| Principal   | 0                | 80,000                    | (80,000)                     | 0.00%                          |
| <b>Total Expenditures</b>                                     | <u>0</u>         | <u>299,786</u>            | <u>(299,786)</u>             | <u>0.00%</u>                   |
| Excess of Revenues Over/(Under)<br>Expenditures               | 0                | (291,036)                 | (291,036)                    | 0.00%                          |
| <b>Other Financing Sources (Uses)</b>                         |                  |                           |                              |                                |
| Interfund Transfer  | 0                | (133)                     | (133)                        | 0.00%                          |
| Bondholder Funding  | 0                | 674,203                   | 674,203                      | 0.00%                          |
| Majority Bondholder Repayment                                 | 0                | (674,203)                 | (674,203)                    | 0.00%                          |
| <b>Total Other Financing Sources (Uses)</b>                   | <u>0</u>         | <u>(133)</u>              | <u>(133)</u>                 | <u>0.00%</u>                   |
| Exc. Of Rev./Other Sources<br>Over/(Under) Expend./Other Uses | 0                | (291,168)                 | (291,168)                    | 0.00%                          |
| Fund Balance, Beginning of Period                             | 0                | (9,179,190)               | (9,179,190)                  | 0.00%                          |
| <b>Fund Balance, End of Period</b>                            | <u><u>0</u></u>  | <u><u>(9,470,358)</u></u> | <u><u>(9,470,358)</u></u>    | <u><u>0.00%</u></u>            |

**Zephyr Ridge Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

|   | Annual<br>Budget | Current Period<br>Actual | Budget To Actual<br>Variance | Budget<br>Percent<br>Remaining |
|---|------------------|--------------------------|------------------------------|--------------------------------|
| Revenues  |                  |                          |                              |                                |
| Interest Earnings   |                  |                          |                              |                                |
| Interest Earnings   | 0                | 14                       | 14                           | 0.00%                          |
| Total Revenues  | 0                | 14                       | 14                           | 0.00%                          |
| Excess of Revenues Over/(Under)<br>Expenditures               | 0                | 14                       | 14                           | 0.00%                          |
| Other Financing Sources (Uses)                                |                  |                          |                              |                                |
| Interfund Transfer  | 0                | 133                      | 133                          | 0.00%                          |
| Exc. Of Rev./Other Sources<br>Over/(Under) Expend./Other Uses | 0                | 147                      | 147                          | 0.00%                          |
| Fund Balance, Beginning of Period                             | 0                | (24,486)                 | (24,486)                     | 0.00%                          |
| Fund Balance, End of Period                                   | 0                | (24,339)                 | (24,339)                     | 0.00%                          |

**Zephyr Ridge CDD**  
**Investment Summary**  
**May 31, 2017**

| <u>Account</u>                   | <u>Investment</u>                             | <u>Balance as of</u><br><u>May 31, 2017</u> |
|----------------------------------|---|---|
| US Bank Series 2006A Reserve     | Money Market Account - Managed                | \$ 54,000                                   |
| US Bank Series 2006B Prepayment  | Money Market Account - Managed                | 69,209                                      |
| US Bank Series 2006 Revenue      | Money Market Account - Managed                | 8,511                                       |
|                                  | <b>Total Debt Service Fund Investments</b>    | <b>\$ 131,720</b>                           |
| <br>                             |   |   |
| US Bank Series 2006 Construction | Money Market Account - Managed                | \$ 613                                      |
| US Bank Series 2006 Custody      | Money Market Account - Managed                | 6,876                                       |
|                                  | <b>Total Capital Project Fund Investments</b> | <b>\$ 7,489</b>                             |

**Zephyr Ridge Community Development District**

Summary A/R Ledger

001 - General Fund

From 5/1/2017 Through 5/31/2017

| <u>Invoice Date</u> | <u>Customer Name</u>        | <u>Invoice Number</u> | <u>Current Balance</u> |
|---------------------|-----------------------------|-----------------------|------------------------|
| 11/11/2014          | J&T Zephyr, LLC             | 265-15-01             | 5,045.60               |
| 10/15/2015          | J&T Zephyr, LLC             | 265-16-01             | 5,701.50               |
| 10/1/2016           | J&T Zephyr, LLC             | 265-17-01             | 6,528.90               |
| 10/1/2016           | Zephyr Ridge Holdings LLC   | 265-17-03             | <u>29,727.49</u>       |
|                     | Total 001 - General<br>Fund |                       | 47,003.49              |



**Zephyr Ridge Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 5/1/2017 Through 5/31/2017

| <u>Invoice Date</u> | <u>Customer Name</u>             | <u>Invoice Number</u> | <u>Current Balance</u> |
|---------------------|----------------------------------|-----------------------|------------------------|
| 10/1/2008           | Zephyr Ridge of Pasco County LLC | DB1008-1              | 274,535.00             |
| 3/18/2009           | Zephyr Ridge of Pasco County LLC | SAI0309-1             | 158,796.00             |
| 10/1/2009           | Zephyr Ridge of Pasco County LLC | ORA-ZR-2009-1         | <u>561,288.88</u>      |
|                     | Total 200 - Debt<br>Service Fund |                       | 994,619.88             |
|                     |                                  |                       | <hr/>                  |
| Report Balance      |                                  |                       | 1,041,623.37           |
|                     |                                  |                       | <hr/> <hr/>            |

**Zephyr Ridge Community Development District**

Aged Payables by Invoice Date

Aging Date - 12/1/2009

001 - General Fund

From 5/1/2017 Through 5/31/2017

| <u>Vendor Name</u>                    | <u>Invoice Date</u> | <u>Invoice Number</u> | <u>Invoice Description</u>            | <u>Current Balance</u> |
|---------------------------------------|---------------------|-----------------------|---------------------------------------|------------------------|
| K. Johnson's Lawn & Landscaping, Inc. | 5/5/2017            | 14388                 | Mowing Littoral Shelves & Ponds 05/17 | 500.00                 |
| Straley Robin Vericker                | 5/24/2017           | 14447                 | General Legal Services 04/17          | 464.00                 |
| Yellowstone Landscape                 | 5/31/2017           | 0000162724            | Irrigation Repairs-Wet Check          | 69.96                  |
| Duke Energy Florida, LLC              | 5/31/2017           | 80274 71403 05/17     | Utility Service 05/17                 | 2,008.62               |
| Duke Energy Florida, LLC              | 6/1/2017            | 25007 07159 05/17     | Utility Service 05/17                 | 63.35                  |
|                                       |                     |                       | Total 001 - General Fund              | 3,105.93               |

**Zephyr Ridge Community Development District**

Aged Payables by Invoice Date

Aging Date - 12/1/2009

300 - Capital Projects Fund

From 5/1/2017 Through 5/31/2017

| <u>Vendor Name</u>     | <u>Invoice Date</u> | <u>Invoice Number</u> | <u>Invoice Description</u>           | <u>Current Balance</u> |
|------------------------|---------------------|-----------------------|--------------------------------------|------------------------|
| Zephyr Ridge CDD       | 12/1/2009           | CR 138 Zephyr         | CR 138                               | 10,625.00              |
| Figurski & Harrill     | 12/1/2009           | CR 136 Figurski       | CR 136                               | 8,051.60               |
| Straley Robin Vericker | 12/23/2009          | CR 139 straley        | CR 139                               | 13,151.38              |
|                        |                     |                       | Total 300 - Capital<br>Projects Fund | 31,827.98              |
| Report Total           |                     |                       |                                      | 34,933.91              |

**Zephyr Ridge Community Development District**  
**Notes to Unaudited Financial Statements**  
**May 31, 2017**

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. Debt Service Obligations-Current represents scheduled Series 2006 Debt Service payments that were not made May 2009 – May 2017.

**Statement of Revenue and Expenditures – Debt Service Fund**

4. The scheduled Series 2006 Debt Service payments that were not made have been accrued, and are reflected in the accompanying Balance Sheet.

**Summary A/R Ledger-Payment Terms**

5. Payment terms for landowner assessments are (a) defined in the FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.