

Zephyr Ridge
Community Development District

Financial Statements
(Unaudited)

June 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Zephyr Ridge Community Development District

Balance Sheet

As of 6/30/2015

(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 | 57,161 | 0 | 0 | 57,161 | 0 | 0 |
| Investments | 0 | 156,691 | 7,300 | 163,991 | 0 | 0 |
| Accounts Receivable | 0 | 0 | 31,828 | 31,828 | 0 | 0 |
| Assessments Receivable | 62,365 | 994,620 | 0 | 1,056,985 | 0 | 0 |
| Allowance for Doubtful Accounts | 0 | (994,620) | (31,828) | (1,026,448) | 0 | 0 |
| Interest & Dividends Receivable | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Expenses | 1,158 | 0 | 0 | 1,158 | 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 |
| Total Assets | <u>120,684</u> | <u>156,691</u> | <u>7,300</u> | <u>284,675</u> | <u>12,447,149</u> | <u>9,505,000</u> |
| Liabilities | | | | | | |
| Accounts Payable | 1,832 | 0 | 31,828 | 33,660 | 0 | 0 |
| Other Current Liabilities | 874 | 0 | 0 | 874 | 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 | 9,040,953 | 0 | 9,040,953 | 0 | 0 |
| Revenue Bonds Payable--Long Term | 0 | 0 | 0 | 0 | 0 | 9,505,000 |
| Total Liabilities | <u>2,706</u> | <u>9,040,953</u> | <u>31,828</u> | <u>9,075,487</u> | <u>0</u> | <u>9,505,000</u> |
| Fund Equity & Other Credits | | | | | | |
| Beginning Fund Balance | 96,763 | (8,010,478) | (24,537) | (7,938,252) | 12,447,149 | 0 |
| Net Change in Fund Balance | 21,215 | (873,785) | 10 | (852,560) | 0 | 0 |
| Total Fund Equity & Other Credits | <u>117,978</u> | <u>(8,884,262)</u> | <u>(24,528)</u> | <u>(8,790,812)</u> | <u>12,447,149</u> | <u>0</u> |
| Total Liabilities & Fund Equity | <u>120,684</u> | <u>156,691</u> | <u>7,300</u> | <u>284,675</u> | <u>12,447,149</u> | <u>9,505,000</u> |

See Notes to Unaudited Financial Statements

Zephyr Ridge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 6/30/2015

(In Whole Numbers)

| | Annual Budget | YTD Budget | YTD Actual | YTD Variance | Percent Annual Budget Remaining |
|---|------------------|----------------|----------------|---------------|---------------------------------------|
| Revenues | | | | | |
| Special Assessments | | | | | |
| Off Roll | 138,425 | 138,425 | 138,425 | (0) | 0.00% |
| Total Revenues | <u>138,425</u> | <u>138,425</u> | <u>138,425</u> | <u>(0)</u> | <u>0.00%</u> |
| Expenditures | | | | | |
| Financial & Administrative | | | | | |
| Administrative Services | 2,800 | 2,100 | 2,100 | 0 | 25.00% |
| District Management | 28,000 | 21,000 | 21,000 | 0 | 25.00% |
| District Engineer | 5,000 | 3,750 | 0 | 3,750 | 100.00% |
| Disclosure Report | 5,000 | 3,750 | 5,000 | (1,250) | 0.00% |
| Trustees Fees | 3,500 | 3,500 | 0 | 3,500 | 100.00% |
| Tax Collector Fees | 150 | 150 | 150 | 0 | 0.00% |
| Financial Consulting Services | 5,000 | 5,000 | 3,750 | 1,250 | 25.00% |
| Accounting Services | 15,000 | 11,250 | 11,250 | 0 | 25.00% |
| Auditing Services | 5,000 | 10,000 | 0 | 10,000 | 100.00% |
| Arbitrage Rebate Calculation | 650 | 488 | 0 | 488 | 100.00% |
| Public Officials Liability Insurance | 6,000 | 12,000 | 5,288 | 6,712 | 11.86% |
| Miscellaneous Expense | 10,000 | 7,500 | 0 | 7,500 | 100.00% |
| Legal Advertising | 3,000 | 2,250 | 1,625 | 625 | 45.83% |
| Bank Fees | 100 | 75 | 0 | 75 | 100.00% |
| Dues, Licenses & Fees | 175 | 175 | 175 | 0 | 0.00% |
| Legal Counsel | | | | | |
| District Counsel | 10,000 | 7,500 | 3,901 | 3,599 | 60.98% |
| Electric Utility Services | | | | | |
| Utility Services | 6,000 | 4,500 | 4,544 | (44) | 24.26% |
| Stormwater Control | | | | | |
| Lake/Pond Bank Maintenance | 2,500 | 1,875 | 0 | 1,875 | 100.00% |
| Aquatic Contract | 7,000 | 5,250 | 0 | 5,250 | 100.00% |
| Other Physical Environment | | | | | |
| General Liability Insurance | 1,000 | 2,000 | 840 | 1,160 | 15.97% |
| Property Casualty Insurance | 1,050 | 1,313 | 1,062 | 250 | (1.14)% |
| Landscape Maintenance | 9,000 | 6,750 | 6,397 | 353 | 28.92% |
| Irrigation Repairs & Maintenance | 2,500 | 1,875 | 692 | 1,183 | 72.32% |
| Contingency | | | | | |
| Miscellaneous Contingency | 10,000 | 7,500 | 0 | 7,500 | 100.00% |
| Total Expenditures | <u>138,425</u> | <u>121,550</u> | <u>67,774</u> | <u>53,776</u> | <u>51.04%</u> |
| Excess Revenues Over/(Under) Expenditures | 0 | 16,875 | 70,651 | 53,776 | 0.00% |

Zephyr Ridge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 6/30/2015

(In Whole Numbers)

| | Annual Budget | YTD Budget | YTD Actual | YTD Variance | Percent Annual Budget Remaining |
|---|------------------|---------------|----------------|----------------|---------------------------------------|
| Other Financing Sources(Uses) | | | | | |
| SPE Costs | 0 | 0 | (49,436) | (49,436) | 0.00% |
| Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses | 0 | 16,875 | 21,215 | 4,340 | 0.00% |
| Fund Balance, Beginning of Period | 0 | 0 | 96,763 | 96,763 | 0.00% |
| Fund Balance, End of Period | <u>0</u> | <u>16,875</u> | <u>117,978</u> | <u>101,103</u> | <u>0.00%</u> |

Zephyr Ridge Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 6/30/2015

(In Whole Numbers)

| | Annual Budget | Current Period Actual | Budget To Actual Variance | Budget Percent Remaining |
|---|------------------|--------------------------|------------------------------|--------------------------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 45 | 45 | 0.00% |
| Total Revenues | <u>0</u> | <u>45</u> | <u>45</u> | <u>0.00%</u> |
| Expenditures | | | | |
| Financial & Administrative | | | | |
| Trustees Fees | 0 | 21,277 | (21,277) | 0.00% |
| Legal Counsel | | | | |
| Trustee Counsel | 0 | 18,214 | (18,214) | 0.00% |
| Debt Service | | | | |
| Interest | 0 | 205,594 | (205,594) | 0.00% |
| Principal | 0 | 70,000 | (70,000) | 0.00% |
| Total Expenditures | <u>0</u> | <u>315,085</u> | <u>(315,085)</u> | <u>0.00%</u> |
| Excess of Revenues Over/(Under) Expenditures | 0 | (315,040) | (315,040) | 0.00% |
| Other Financing Sources (Uses) | | | | |
| Interfund Transfer | 0 | (9) | (9) | 0.00% |
| SPE Costs | 0 | (1,084,280) | (1,084,280) | 0.00% |
| SPE Contribution | 0 | 525,544 | 525,544 | 0.00% |
| Total Other Financing Sources (Uses) | <u>0</u> | <u>(558,745)</u> | <u>(558,745)</u> | <u>0.00%</u> |
| Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses | 0 | (873,785) | (873,785) | 0.00% |
| Fund Balance, Beginning of Period | 0 | (8,010,478) | (8,010,478) | 0.00% |
| Fund Balance, End of Period | <u>0</u> | <u>(8,884,262)</u> | <u>(8,884,262)</u> | <u>0.00%</u> |

Zephyr Ridge Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 6/30/2015

(In Whole Numbers)

| | Annual Budget | Current Period Actual | Budget To Actual Variance | Budget Percent Remaining |
|---|------------------|--------------------------|------------------------------|--------------------------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 1 | 1 | 0.00% |
| Total Revenues | <u>0</u> | <u>1</u> | <u>1</u> | <u>0.00%</u> |
| Excess of Revenues Over/(Under) Expenditures | <u>0</u> | <u>1</u> | <u>1</u> | <u>0.00%</u> |
| Other Financing Sources (Uses) | | | | |
| Interfund Transfer | 0 | 9 | 9 | 0.00% |
| Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses | <u>0</u> | <u>10</u> | <u>10</u> | <u>0.00%</u> |
| Fund Balance, Beginning of Period | 0 | (24,537) | (24,537) | 0.00% |
| Fund Balance, End of Period | <u><u>0</u></u> | <u><u>(24,528)</u></u> | <u><u>(24,528)</u></u> | <u><u>0.00%</u></u> |

**Zephyr Ridge CDD
Investment Summary
June 30, 2015**

| <u>Account</u> | <u>Investment</u> | <u>Balance as of</u> <u>June 30, 2015</u> |
|----------------------------------|---|--|
| US Bank Series 2006A Reserve | Money Market Account - Managed | \$ 87,481 |
| US Bank Series 2006B Prepayment | Money Market Account - Managed | 69,210 |
| | Total Debt Service Fund Investments | <u>\$ 156,691</u> |
| US Bank Series 2006 Construction | Money Market Account - Managed | \$ 441 |
| US Bank Series 2006 Custody | Money Market Account - Managed | 6,859 |
| | Total Capital Project Fund Investments | <u>\$ 7,300</u> |

Zephyr Ridge Community Development District

Summary A/R Ledger

001 - General Fund

From 6/1/2015 Through 6/30/2015

| <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 |
| 11/11/2014 | Zephyr Ridge Holdings LLC | 265-15-03 | <u>57,319.18</u> |
| | Total 001 - General Fund | | 62,364.78 |

Zephyr Ridge Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 6/1/2015 Through 6/30/2015

| <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 Service Fund | | 994,619.88 |
| | | | <hr/> |
| Report Balance | | | 1,056,984.66 |
| | | | <hr/> <hr/> |

Zephyr Ridge Community Development District
 Summary A/P Ledger
 001 - General Fund
 From 6/1/2015 Through 6/30/2015

| <u>Vendor Name</u> | <u>Invoice Date</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Current Balance</u> |
|--------------------|---------------------|-----------------------|-----------------------------|------------------------|
| Duke Energy | 6/23/2015 | 80274 71403 06/15 | Utility Service 06/15 | 416.43 |
| Straley Robin | 6/26/2015 | 12307 | General Legal Service 06/15 | <u>1,415.90</u> |
| | | | Total 001 - General Fund | 1,832.33 |

Zephyr Ridge Community Development District
 Summary A/P Ledger
 300 - Capital Projects Fund
 From 6/1/2015 Through 6/30/2015

| <u>Vendor Name</u> | <u>Invoice Date</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Current Balance</u> |
|--------------------|---------------------|-----------------------|--------------------------------------|-------------------------|
| Figurski & Harrill | 12/1/2009 | CR 136 Figurski | CR 136 | 8,051.60 |
| Straley Robin | 12/23/2009 | CR 139 straley | CR 139 | 13,151.38 |
| Zephyr Ridge CDD | 12/1/2009 | CR 138 Zephyr | CR 138 | <u>10,625.00</u> |
| | | | Total 300 - Capital Projects Fund | 31,827.98 |
| | | | | <u>33,660.31</u> |
| Report Balance | | | | <u><u>33,660.31</u></u> |

Zephyr Ridge Community Development District
Notes to Unaudited Financial Statements
June 30, 2015

Balance Sheet

1. Trust statement activity has been recorded through 06/30/15.
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 2015.

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

5. 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.