

**Zephyr Lakes
Community Development District**

**Financial Statements
(Unaudited)**

January 31, 2020

Zephyr Lakes CDD
Balance Sheet
January 31, 2020

	GENERAL FUND	2019 (AA1) FUND	2019 CONSTRUCTION FUND	TOTAL
<u>ASSETS:</u>				
CASH	\$ 323	\$ -	\$ -	\$ 323
INVESTMENTS:				
REVENUE FUND	-	1,505	-	1,505
RESERVE FUND	-	447,831	-	447,831
CAPITAL INTEREST FUND	-	-	-	-
ACQUISITION/CONSTRUCTION FUND	-	-	4,988	4,988
DEVELOPER RECEIVABLE	8,013	-	121,660	129,673
TOTAL ASSETS	\$ 8,336	\$ 449,336	\$ 126,648	\$ 584,320
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$ 2,906	\$ -	\$ 123,610	\$ 126,516
DUE TO OTHER FUNDS	-	-	-	-
RETAINAGE PAYABLE	-	-	-	-
<u>FUND BALANCE:</u>				
NONSPENDABLE:				
PREPAID AND DEPOSITS	-	-	-	-
RESTRICTED :				
DEBT SERVICE	-	449,336	-	449,336
CAPITAL PROJECTS	-	-	3,038	3,038
UNASSIGNED:	5,430	-	-	5,430
TOTAL LIABILITIES & FUND BALANCE	\$ 8,336	\$ 449,336	\$ 126,648	\$ 584,320

**Zephyr Lakes CDD
General Fund**

**Statement of Revenues, Expenses and Changes in Fund Balance
For The Period Starting October 1, 2019 Ending January 31, 2020**

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
GENERAL FUND REVENUE	\$ 358,993	\$ 100,911	\$ 42,710	\$ (58,201)
MISC. REVENUE	-	-	-	-
TOTAL REVENUE	358,993	100,911	42,710	(58,201)
EXPENDITURES				
ADMINISTRATIVE:				
PAYROLL - BOS	6,400	2,133	1,600	533
PAYROLL TAXES	490	163	122	41
PAYROLL SERVICES FEE	342	114	98	16
MANAGEMENT CONSULTING SERVICES	21,000	7,000	7,000	-
PLANNING AND COORDINATING SERVICES	36,000	12,000	12,000	-
BANKING SERVICES	180	60	-	60
MISCELLANEOUS	316	105	-	105
AUDITING SERVICES	2,600	867	-	867
TRAVEL PER DIEM - BOS	75	25	-	25
MEETING ROOM RENTAL	216	72	26	46
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,200	400	122	278
ENGINEERING SERVICES	4,000	1,333	1,251	82
LEGAL SERVICES - GENERAL	7,000	2,333	484	1,849
WEBSITE DEVELOPMENT & HOSTING	2,265	755	500	255
CONTINGENCY	-	-	-	-
TOTAL ADMINISTRATIVE	82,259	27,536	23,378	4,158
DEBT ADMINISTRATION				
DISSEMINATION AGENT	6,000	5,000	5,000	-
TRUSTEE FEES	4,041	1,347	-	1,347
TRUST & FUND ACCOUNTING	3,600	1,200	-	1,200
ARBITRAGE	650	217	-	217
TOTAL DEBT ADMINISTRATION	14,291	7,764	5,000	10,430
INSURANCE:				
INSURANCE (PO, Liability, Property & Casualty)	10,500	5,125	5,125	-
TOTAL INSURANCE	10,500	5,125	5,125	-
PHYSICAL ENVIRONMENT:				
COMPREHENSIVE FIELD TECH SERVICES	4,289	1,430	1,428	2
UTILITY ELECTRICITY	3,000	1,000	-	1,000
UTILITY STREETLIGHTS	35,700	11,900	-	11,900
UTILITY WATER	2,292	764	-	764
PET WASTE REMOVAL	2,067	689	-	689
LAKE/POND MAINTENANCE	16,000	5,333	2,118	3,215
LANDSCAPE MAINTENANCE	110,000	36,667	500	36,167
LANDSCAPE REPLACEMENT	-	-	-	-
LANDSCAPE MISC.	-	-	-	-
POND MOWINGS	10,000	3,333	-	3,333
GATE MAINTENANCE & REPAIR	6,400	2,133	-	-
SECURITY CAMERAS	7,000	2,333	-	-
SECURITY FOBS AND CLICKERS	8,000	2,667	-	2,667
TOTAL PHYSICAL ENVIRONMENT	204,748	68,249	4,046	59,737
AMENITY CENTER OPERATIONS				
POOL SERVICE CONTRACT	7,500	2,500	-	2,500
POOL MAINTENANCE & REPAIR	1,250	417	-	417
POOL PERMIT	425	142	-	142
AMENITY MANAGEMENT	3,500	1,167	-	1,167
AMENITY CENTER CLEANING & MAINTENANCE	5,000	1,667	-	1,667
AMENITY CENTER INTERNET	1,200	400	-	400
AMENITY CENTER ELECTRICITY	6,600	2,200	-	2,200
AMENITY CENTER WATER	2,400	800	-	800
AMENITY CENTER PEST CONTROL	720	240	-	240
POWER WASH AMENITY	1,500	500	-	500
LANDSCAPE MAINTENANCE	-	-	-	-
LANDSCAPE REPLACEMENT - INFILL	5,000	1,667	-	-
MISC AMENITY REPAIRS & MAINTENANCE	5,000	1,667	-	1,667
FURNITURE REPAIR & REPLACEMENT	5,000	1,667	-	-
SECURITY MONITORING	2,100	700	-	-
CONTINGENCY	-	-	-	-
TOTAL FIELD OPERATIONS	47,195	15,732	-	11,698
TOTAL EXPENDITURES	358,993	100,911	37,549	63,895
EXCESS REVENUE OVER (UNDER) EXPENDITURES	-	-	5,161	5,161
FUND BALANCE - BEGINNING	1,695	1,695	269	269
FUND BALANCE - ENDING	\$ 1,695	\$ 1,695	\$ 5,430	\$ 5,430

Zephyr Lakes CDD
2019 (AA1)
Statement of Revenues, Expenses and Changes in Fund Balance
For The Period Starting October 1, 2019 Ending January 31, 2020

	BUDGET	ACTUAL
	YEAR-TO-DATE	YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENT (NET)	\$ 476,416	\$ 2,615
SPECIAL ASSESSMENT - OFF ROLL (NET)	-	-
LESS: DISCOUNT ASSESSMENTS	(19,057)	
TOTAL REVENUE	457,359	2,615
 DEBT SERVICE:		
COUNTY - ASSESSMENT COLLECTION FEES	9,528	-
INTEREST EXPENSE	-	-
MAY 1, 2020	174,306	-
NOVEMBER 1, 2020	174,306	174,306
PRICIPAL RETIREMENT		
PRINCIPAL PAYMENT		
NOVEMBER 1, 2020	95,000	-
TOTAL DEBT SERVICE	453,140	174,306
 TOTAL EXPENDITURES	453,140	174,306
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	4,219	(171,691)
 OTHER FINANCING SOURCES (USES)		
BOND PROCEEDS	-	-
TRANSFER IN	-	-
TRANSFER OUT (USES)	-	(8,809)
TOTAL OTHER FINANCING SOURCES (USES)	-	(8,809)
 FUND BALANCE - BEGINNING	4,219	629,836
FUND BALANCE - ENDING	\$ 4,219	449,336

Zephyr Lakes CDD Capital Projects

Statement of Revenues, Expenses and Changes in Fund Balance For The Period Starting October 1, 2019 Ending January 31, 2020

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUE	
DEVELOPER FUNDING	\$ 325,331
INTEREST & MISC. REVENUE	5,821
TOTAL REVENUE	<u><u>331,152</u></u>
CONSTRUCTION EXPENSES:	
CONSTRUCTION FUNDING	193,149
FUNDING REQUISITIONS	324,931
BOND FEES	-
TOTAL CONSTRUCTION EXPENSE	<u><u>518,080</u></u>
TOTAL EXPENDITURES	<u><u>518,080</u></u>
EXCESS REVENUE OVER (UNDER) EXPENDITURES	(186,928)
OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	-
TRANSFER IN	8,809
TRANSFER OUT (USES)	-
TOTAL OTHER FINANCING SOURCES (USES)	<u><u>8,809</u></u>
FUND BALANCE - BEGINNING	181,157
FUND BALANCE - ENDING	<u><u>\$ 3,038</u></u>

Zephyr Lakes CDD
Cash Reconciliation - General Fund
January 31, 2020

	<u>BU Acct</u>
Balance Per Bank Statement	\$ 125,732.70
Less: Outstanding Checks	<u>(125,410.00)</u>
<i>Adjusted Bank Balance</i>	<u><u>\$ 322.70</u></u>
Beginning Cash Balance Per Books	\$ 322.70
Cash Receipts	10,214.00
Cash Disbursements	(10,214.00)
<i>Balance Per Books</i>	<u><u>\$ 322.70</u></u>

**Zephyr Lakes CDD
Check Register
FY 2020**

DATE	Check No	PAYEE	DESCRIPTION	DEPOSIT	DISBURSMT	BU
EOY	9/30/2019	TOTAL				6,970.39
10/07/2019	9009	DPFG FIELD SERVICES, INC.	September - Field Svc/PR		357.00	6,613.39
10/07/2019	9010	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - September		4,750.00	1,863.39
10/07/2019	9011	Grandview Botanicals	bush hog mowing of unfinished common areas-Aug		500.00	1,363.39
10/07/2019	9012	Stantec Consulting Services, Inc	Engineering Svcs thru 8/23/19		330.00	1,033.39
10/07/2019	9013	Straley Robin Vericker	Legal Services Thru 8/15/19		607.95	425.44
10/07/2019	9014	Venturesin.com, Inc.	Website Hosting - Aug/Sep		120.00	305.44
10/10/2019	3895	Dune FL Land 1 Sub LLC	Funding Request 2020-1	5,107.00		5,412.44
10/17/2019	9015	DPFG FIELD SERVICES, INC.	October - Field Svc/PR		357.00	5,055.44
10/17/2019	9016	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - October		4,750.00	305.44
10/18/2019	3912	Dune FL Land 1 Sub LLC	GF 2019-12	3,500.00		3,805.44
10/24/2019	9017	Grandview Botanicals	bush hog mowing of unfinished common areas-Sept		500.00	3,305.44
10/24/2019	9018	Lerner Reporting Services, Inc.	Annual Disclosure fee		3,000.00	305.44
10/31/2019	3941	Dune FL Land 1 Sub LLC	Funding Request 2020-2	7,174.70		7,480.14
EOM	10/31/2019	EOM Balance		15,781.70	15,271.95	7,480.14
11/04/2019	1054	Egis Insurance Advisors, LLC	Ins FY 2020		5,125.00	2,355.14
11/04/2019	1055	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing FY 2020		175.00	2,180.14
11/05/2019	9021	TAMPA BAY TIMES	Legal Ad 10/2		122.00	2,058.14
11/07/2019	9019	DPFG MANAGEMENT & CONSULTING, LLC	ADA Compliance		500.00	1,558.14
11/07/2019	9020	Stantec Consulting Services, Inc	Engineering Svcs thru 9/20/19		302.50	1,255.64
11/07/2019	1056	Residence Inn Tampa Northpointe	Meeting Room - 11/6/19		26.14	1,229.50
11/08/2019	697952DD	Christie Ray	BOS Mtg. - 10/1/19		184.70	1,044.80
11/08/2019	ACH110819	Innovative Employer Solutions	BOS Mtg. - 10/1/19		171.40	873.40
11/08/2019	4	IRA DOUG DRAPER	BOS Mtg - 10/1/19		184.70	688.70
11/08/2019	697951DD	Lori Price	BOS Mtg. - 10/1/19		184.70	504.00
11/08/2019	697950DD	Michael Lawson	BOS Mtg. - 10/1/19		184.70	319.30
11/08/2019	3959	Dune FL Land 1 Sub LLC	Developer Contribution	10,439.50		10,758.80
11/15/2019	9022	DPFG FIELD SERVICES, INC.	November - Field Svc/PR		357.00	10,401.80
11/15/2019	9023	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - November		4,750.00	5,651.80
11/15/2019	9024	Lerner Reporting Services, Inc.	Annual Disclosure fee		5,000.00	651.80
11/15/2019	9025	Straley Robin Vericker	Legal Services Thru 10/15/19		332.50	319.30
EOM	11/30/2019	EOM Balance		10,439.50	17,600.34	319.30
12/05/2019	1057	Residence Inn Tampa Northpointe	Meeting Room - 8/1/2019		36.60	282.70
12/12/2019	4031	Dune FL Land 1 Sub LLC	Developer Funding	2,064.17		2,346.87
12/12/2019	1060	Stantec Consulting Services, Inc	Engineering Svcs thru 10/18/19		408.00	1,938.87
12/12/2019	1061	Steadfast Environmental, LLC	Aquatic Maintenance - November		705.97	1,232.90
12/20/2019	709798DD	Christie Ray	BOS Mtg - 11/05/19		184.70	1,048.20
12/20/2019	ACH122019	Innovative Employer Solutions	BOS Mtg. - 11/5/19		171.40	876.80
12/20/2019	5	IRA DOUG DRAPER	BOS Mtg - 11/05/19		184.70	692.10
12/20/2019	709797DD	Lori Price	BOS Mtg - 11/05/19		184.70	507.40
12/20/2019	709796DD	Michael Lawson	BOS Mtg. - 11/5/19		184.70	322.70
EOM	12/31/2019	EOM Balance		2,064.17	2,060.77	322.70
01/06/2020	4073	Dune FL Land 1 Sub LLC	Developer Funding	10,214.00		10,536.70
01/09/2020	9026	DPFG FIELD SERVICES, INC.	Field Services - Dec/Jan		714.00	9,822.70
01/09/2020	9027	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - Dec/Jan		9,500.00	322.70
EOM	1/31/2020	EOM Balance		10,214.00	10,214.00	322.70