



Rizzetta & Company

# Connerton West Community Development District

---

**Financial Statements  
(Unaudited)**

**May 31, 2017**

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

**Wesley Chapel Office  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813.991.1001**

[rizzetta.com](http://rizzetta.com)























**Connerton West CDD  
Investment Summary  
May 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2017</u>
The Bank of Tampa	Money Market	\$ 172,227
The Bank of Tampa ICS:		
Pinnacle Bank	Money Market	231,956
Western Alliance Bank	Money Market	23,435
	<b>Total General Fund Investments</b>	<b><u>\$ 427,618</u></b>
The Bank of Tampa ICS Reserve:		
Western Alliance Bank	Money Market	\$ 221,607
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 221,607</u></b>
US Bank Series 2004A-1 Reserve	US Bank Money Market Account - Managed	\$ 86,932
US Bank Series 2004A-2 Reserve	US Bank Money Market Account - Managed	170,697
US Bank Series 2004 Revenue	US Bank Money Market Account - Managed	362,456
US Bank Series 2006A-1 Reserve	US Bank Money Market Account - Managed	71,165
US Bank Series 2006A-2 Reserve	US Bank Money Market Account - Managed	40,518
US Bank Series 2006 Revenue	US Bank Money Market Account - Managed	566
US Bank Series 2015A-1 Interest	US Bank Money Market 5	292
US Bank Series 2015A-1 Reserve	US Bank Money Market 5	84,714
US Bank Series 2015A-1 Prepayment	US Bank Money Market 5	1,027
US Bank Series 2015A-2 Prepayment	US Bank Money Market 5	240,777
US Bank Series 2015A-2 Reserve	US Bank Money Market 5	80,135
US Bank Series 2015A - Revenue	US Bank Money Market 5	24,697
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 1,163,976</u></b>
US Bank Series 2004 Construction	US Bank Money Market Account - Managed	\$ 35
US Bank Series 2004 Deferred Costs	US Bank Money Market Account - Managed	7,960
US Bank Series 2015 Acquisition & Construction	US Bank Money Market 5	25
	<b>Total Capital Projects Fund Investments</b>	<b><u>\$ 8,020</u></b>





**Connerton West Community Development District**

Summary A/R Ledger

203 - Debt Service Fund Series 2015

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/27/2016	Pasco Development Land 213 LLC	417-17-02	23,635.92
10/27/2016	Pasco Land 212 LLC	415-17-03	44,090.07
		Total 203 - Debt Service Fund Series 2015	67,725.99
			<hr/>
Report Balance			272,276.93
			<hr/> <hr/>

**Connerton West Community Development District**

Aged Payables by Invoice Date

Aging Date - 5/1/2017

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>
BrightView Landscape Services, Inc.	5/10/2017	5317102	Landscape Maintenance 05/17	21,312.33
Clearview Land Design, P. L.	5/25/2017	17-10801	Engineering Services 05/17	1,015.00
BrightView Landscape Services, Inc.	5/26/2017	5335164	Bermuda Fertilization 05/17	634.00
Pasco Sheriff's Office	5/30/2017	I-4/17/2017-01338	Off Duty Patrols 05/17	1,280.00
Connerton Community Association, Inc.	5/31/2017	201710	Salary Reimbursement 05/17	2,390.00
Hopping Green & Sams	5/31/2017	94120	General Counsel/Monthly Meeting 04/17	3,472.68
Ballenger & Company, Inc.	5/31/2017	17216	Irrigation Maintenance 05/17	6,376.00
Ballenger & Company, Inc.	5/31/2017	17229	SWFWMD Meter Reading/Irrig Pump Station 05/17	1,300.00
			Total 001 - General Fund	37,780.01
Report Total				37,780.01



**CONNERTON WEST  
COMMUNITY DEVELOPMENT DISTRICT  
Capital Improvement Revenue Bonds Series 2015**

**Construction Account Activity Through May 31, 2017**

<b>Inflows:</b>	<b>Debt Proceeds</b>	<b>\$</b>	<b>2,196,975.24</b>
	<b>Underwriter's Discount</b>		<b>107,282.72</b>
	<b>Total Debt Proceeds:</b>		<b>2,304,257.96</b>

<b>Interest Earnings</b>		<b>1,179.17</b>
<b>Reimbursement for O&amp;M Invoices Relating to CR#5</b>		<b>3,600.00</b>
<b>Total Inflows:</b>	<b>\$</b>	<b>2,309,037.13</b>

**Outflows: Requisitions**

<b>Requisition Date</b>	<b>Requisition Number</b>	<b>Contractor</b>	<b>Amount</b>	<b>Status with Trustee as of 05/31/17</b>
6/10/15	COI	Underwriter's Discount	\$ (107,282.72)	Cleared
6/10/15	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
6/10/15	COI	Rizzetta & Co., Inc.	(30,000.00)	Cleared
6/10/15	COI	Rizzetta & Co., Inc.	(5,000.00)	Cleared
6/10/15	COI	Greenberg Traurig	(16,750.00)	Cleared
6/10/15	COI	Hopping, Green and Sams, PA	(18,375.50)	Cleared
6/10/15	COI	Holland & Knight, LLP	(6,000.00)	Cleared
6/10/15	COI	Prager, Sealy & Co., LLP	(1,000.00)	Cleared
6/10/15	COI	Bryant Miller Oliver	(40,000.00)	Cleared
6/10/15	COI	US Bank - Trustee Fees	(5,500.00)	Cleared
6/10/15	COI	Image Master	(1,400.00)	Cleared
		<b>Total COI :</b>	<b>(281,308.22)</b>	
8/20/15	1	Hayman Woods, LLC	(86,514.03)	Cleared
8/25/15	2	Heidt Design	(140.00)	Cleared
8/25/15	3	Hopping, Green and Sams, PA	(1,056.50)	Cleared
8/25/15	4	RIPA & Associates, LLC	(76,071.25)	Cleared
9/30/15	5	Heidt Design	(5,025.75)	Cleared
9/30/15	6	Hopping Green & Sams	(1,579.00)	Cleared
11/30/15	7	Heidt Design	(4,071.25)	Cleared
11/30/15	8	Hopping Green & Sams	(1,514.50)	Cleared
11/30/15	9	RIPA & Associates, LLC	(57,582.82)	Cleared
11/30/15	10	RIPA & Associates, LLC	(43,078.94)	Cleared
1/14/16	11	Hayman Woods, LLC	Void	Void
Void	12	Heidt Design	Void	Void
1/14/16	13	Hopping Green & Sams	(2,923.00)	Cleared
2/5/16	14	Heidt Design	(43.13)	Cleared
2/5/16	15	RIPA & Associates, LLC	(1,200.00)	Cleared
2/5/16	16	RIPA & Associates, LLC	(69,539.20)	Cleared
4/5/16	17	Heidt Design	(2,978.79)	Cleared
4/5/16	18	Hopping Green & Sams	(1,979.89)	Cleared
4/5/16	19	The Kearney Companies	(75,592.54)	Cleared

**CONNERTON WEST  
COMMUNITY DEVELOPMENT DISTRICT  
Capital Improvement Revenue Bonds Series 2015**

**Construction Account Activity Through May 31, 2017**

5/3/16	20	Heidt Design	(430.00)	Cleared
5/3/16	21	Hopping Green & Sams	(1,336.00)	Cleared
5/3/16	22	The Kearney Companies	(609,987.14)	Cleared
6/2/16	23	The Kearney Companies	(472,671.99)	Cleared
7/5/16	11R	Hayman Woods, LLC	(34,143.02)	Cleared
7/8/16	24	Hopping Green & Sams	(280.00)	Cleared
7/8/16	25	The Kearney Companies	(133,895.76)	Cleared
7/29/16	26	Heidt Design	(43.75)	Cleared
7/29/16	27	Hopping Green & Sams	(868.00)	Cleared
8/31/16	28	Hopping Green & Sams	(667.79)	Cleared
8/31/16	29	The Kearney Companies	(93,659.44)	Cleared
9/29/16	30	Connerton Development Holdings, LLC	(98,670.28)	Cleared
12/31/16	31	Hopping Green & Sams	(4,891.00)	Cleared
3/31/17	32	Hopping Green & Sams	(1,185.00)	Cleared
5/4/17	33	Connerton Development Holdings, LLC	(144,083.89)	Cleared

**Total Requisitions :** (2,027,703.65)

**Total Requisitions & COI:** (2,309,011.87)

**Total Outflows:** (2,309,011.87)

**Capital Projects Fund Balance at May 31, 2017 \$** 25.26

**Connerton West 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. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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

4. 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.

**Summary A/R Ledger-Subsequent Collections**

5. General Fund-Payment for Invoice #415-17-01 totaling \$30,761.77 was received in June 2017.
6. General Fund-Payment for Invoice #415-17-03 totaling \$13,984.17 was received in June 2017.