

**Ridgewood Trails
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2014

Ridgewood Trails Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2014

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Ridgewood Trails Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of the Ridgewood Trails Community Development District as of and for the year ended September 30, 2014, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Board of Supervisors
Ridgewood Trails Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, General Fund, Debt Service Fund and the Capital Projects Fund of the Ridgewood Trails Community Development District as of September 30, 2014, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 25, 2015 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Ridgewood Trails Community Development District's internal control over financial reporting and compliance.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 25, 2015

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2014**

Management's discussion and analysis of (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The statement of activities presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and interest on long term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2014**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, infrastructure and improvements are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended .

- ◆ The District's total liabilities exceeded total assets by \$(2,481,318) (net position). Unrestricted net position for Governmental Activities were \$(2,432,469). Restricted net position for Governmental Activities were \$42,063. Net investment in capital assets was \$(90,912).
- ◆ Governmental activities revenues totaled \$489,905 while governmental activities expenses totaled \$643,292.

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2014**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2014	2013
Current assets	\$ 109,872	\$ 66,146
Restricted assets	516,985	1,160,163
Capital assets	3,089,308	2,631,317
Total Assets	3,716,165	3,857,626
Current liabilities	521,542	395,297
Non-current liabilities	5,675,941	5,790,260
Total Liabilities	6,197,483	6,185,557
Net position -net investment in capital assets	(90,912)	(4,007)
Net position - restricted	42,063	-
Net position - unrestricted	(2,432,469)	(2,323,924)
Total Net Position	\$ (2,481,318)	\$ (2,327,931)

The increase in current assets is due to funding from the special purpose entity.

The increase in capital assets is due to the District completing the construction of certain improvements.

The decrease in restricted assets and is related to using investments for the completion of the improvements.

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2014**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

	Governmental Activities	
	2014	2013
Program Revenues		
Charges for services	\$ 67,844	\$ 57,305
Operating grants and contributions	421,571	374,204
General Revenues		
Investment earnings	121	805
Miscellaneous revenues	369	-
Total Revenues	<u>489,905</u>	<u>432,314</u>
Expenses		
General government	100,272	97,758
Physical environment	72,734	59,925
Recreation	112,200	3,180
Interest on long-term debt	358,086	370,453
Total Expenses	<u>643,292</u>	<u>531,316</u>
Change in Net Position	(153,387)	(99,002)
Net Position - Beginning of Year	<u>(2,327,931)</u>	<u>(2,228,929)</u>
Net Position - End of Year	<u>\$ (2,481,318)</u>	<u>\$ (2,327,931)</u>

The decrease in revenues was related to increased operating contributions to fund operations and make the interest payments.

The increase in total expenses is related to the completion of the Amenity Center and the expenses associated with operating it..

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2014**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of :

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2014</u>	<u>2013</u>
Capital assets not being depreciated:		
Construction in progress	\$ -	\$ 2,631,317
Capital assets being depreciated		
Buildings	571,641	-
Infrastructure	2,575,329	-
Equipment	33,250	-
Accumulated depreciation	(90,912)	-
Capital assets being depreciated	<u>\$ 3,089,308</u>	<u>\$ -</u>

There were \$548,903 in additions and \$90,912 in depreciation in the current year.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to lower landscape maintenance and amenity center expenditures than were anticipated.

There was no amendment to the budget.

Debt Management

Governmental Activities debt includes the following:

- ◆ In June 2007, the District issued \$8,305,000 Series 2007A Improvement Revenue Bonds. These bonds were issued to fund certain infrastructure and facilities benefitting the lands of the District. As of September 30, , the unmatured outstanding balance was \$5,805,000 for the 2007A bond.

Economic Factors and Next Year's Budget

has closed the special purpose entity ("SPE") as a result of the sale of the land to a new developer. The revenues will be budgeted based on anticipation of developer funding.

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2014**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of 's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the , Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Ridgewood Trails Community Development District
STATEMENT OF NET POSITION
September 30, 2014

	Governmental Activities	Component Unit
ASSETS		
Current Assets:		
Cash and cash equivalents	\$ 99,548	2,200
Prepaid expenses	8,824	-
Deposits	1,500	-
Total Current Assets	109,872	2,200
Non-current Assets:		
Restricted assets:		
Investments	516,985	-
Capital assets not being depreciated:		
Land	-	3,166,000
Capital assets being depreciated		
Buildings	571,641	-
Infrastructure	2,575,329	-
Equipment	33,250	-
Accumulated depreciation	(90,912)	-
Total Non-current Assets	3,606,293	3,166,000
Total Assets	3,716,165	3,168,200
LIABILITIES		
Current Liabilities:		
Accounts payable	7,343	2,905
Accrued interest payable	141,721	-
Matured bonds payable	215,000	-
Matured interest payable	42,478	-
Bonds payable	115,000	-
Total Current Liabilities	521,542	2,905
Non-current Liabilities:		
Bonds payable	5,675,941	-
Total Liabilities	6,197,483	2,905
NET POSITION		
Net investment in capital assets	(90,912)	-
Restricted for debt service	42,063	-
Unrestricted	(2,432,469)	3,165,295
Total Net Position	\$ (2,481,318)	\$ 3,165,295

See accompanying notes to financial statements..

Ridgewood Trails Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2014

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenues and Changes in Net Position</u>	<u>Component Unit</u>
		<u>Charges for Services</u>	<u>Operating Grant and Contributions</u>	<u>Governmental Activities</u>	
Primary government					
Governmental Activities					
General government	\$ (100,272)	\$ 19,143	\$ 77,899	\$ (3,230)	\$ -
Physical environment	(72,734)	13,886	56,506	(2,342)	-
Recreation	(112,200)	21,421	87,166	(3,613)	-
Interest on long-term debt	(358,086)	13,394	200,000	(144,692)	-
Total Governmental Activities	<u>\$ (643,292)</u>	<u>\$ 67,844</u>	<u>\$ 421,571</u>	<u>(153,877)</u>	<u>-</u>
Component unit:					
Ridgewood Trails CDD Holdings, LLC	(434,093)		235,932	-	<u>(198,161)</u>
General revenues:					
Investment earnings				121	-
Miscellaneous Revenues				369	-
Total General Revenue				<u>490</u>	<u>-</u>
Change in Net Position				(153,387)	(198,161)
Net Position - October 1, 2013				<u>(2,327,931)</u>	<u>3,363,456</u>
Net Position - September 30, 2014				<u>\$ (2,481,318)</u>	<u>\$ 3,165,295</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2014

ASSETS	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Cash and cash equivalents	\$ 99,548	\$ -	\$ -	\$ 99,548
Due from other funds	19,401	-	-	19,401
Prepaid expenses	8,824	-	-	8,824
Deposits	1,500	-	-	1,500
Restricted assets:				
Restricted investments	-	497,584	19,401	516,985
Total Assets	<u>\$ 129,273</u>	<u>\$ 497,584</u>	<u>\$ 19,401</u>	<u>\$ 646,258</u>
 LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 7,343	\$ -	\$ -	\$ 7,343
Due to other funds	-	-	19,401	19,401
Matured bonds payable	-	215,000	-	215,000
Matured interest payable	-	42,478	-	42,478
Total Liabilities	<u>7,343</u>	<u>257,478</u>	<u>19,401</u>	<u>284,222</u>
 FUND BALANCES				
Nonspendable - prepaid expenses	8,824	-	-	8,824
Restricted for:				
Debt Service	-	240,106	-	240,106
Unassigned	113,106	-	-	113,106
Total Fund Balances	<u>121,930</u>	<u>240,106</u>	<u>-</u>	<u>362,036</u>
Total Liabilities and Fund Balances	<u>\$ 129,273</u>	<u>\$ 497,584</u>	<u>\$ 19,401</u>	<u>\$ 646,258</u>

See accompanying notes to financial statements.

**Ridgewood Trails Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2014**

Total Governmental Fund Balances	\$	362,036
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets , buildings (\$571,641), infrastructure (\$2,575,329), and equipment (\$33,250) net of accumulated depreciation (\$90,912) used in governmental activities are not financial resources and; therefore, are not reported in the funds.		3,089,308
Long-term liabilities, including bonds payable (\$5,805,000), net of net bond discount (\$14,059) are not due and payable in the current period and; therefore, are not reported in the funds.		(5,790,941)
Accrued interest expense for long-term debt is not a financial use and; therefore, is not reported in the funds.		<u>(141,721)</u>
Net Position of Governmental Activities	<u>\$</u>	<u>(2,481,318)</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2014

	General	Debt Service 2007A	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 54,450	\$ 13,394	\$ -	\$ 67,844
Contributions from owners	221,571	200,000	-	421,571
Miscellaneous revenues	369	-	-	369
Investment earnings	-	76	45	121
Total Revenues	<u>276,390</u>	<u>213,470</u>	<u>45</u>	<u>489,905</u>
Expenditures				
Current				
General government	100,272	-	-	100,272
Physical environment	72,734	-	-	72,734
Recreation	21,288	-	-	21,288
Capital Outlay	19,349	-	529,554	548,903
Debt service				
Principal	-	110,000	-	110,000
Interest	-	350,958	-	350,958
Other debt service	-	3,975	-	3,975
Total Expenditures	<u>213,643</u>	<u>464,933</u>	<u>529,554</u>	<u>1,208,130</u>
Excess of revenues over/(under) expenditures	62,747	(251,463)	(529,509)	(718,225)
Other Financing Sources/(Uses)				
Transfers in	-	-	11	11
Transfers out	-	(11)	-	(11)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(11)</u>	<u>11</u>	<u>-</u>
Net change in fund balances	62,747	(251,474)	(529,498)	(718,225)
Fund Balances - October 1, 2013	<u>59,183</u>	<u>491,580</u>	<u>529,498</u>	<u>1,080,261</u>
Fund Balances - September 30, 2014	<u>\$121,930</u>	<u>\$ 240,106</u>	<u>\$ -</u>	<u>\$ 362,036</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2014

Net Change in Fund Balances - Total Governmental Funds \$ (718,225)

Amounts reported for governmental activities in the Statement of Activities are different because:

Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net assets. 110,000

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount capital outlay expenditures exceeded depreciation in the current year. 457,991

Amortization expense of a bond discount does not require the use of current resources and therefore is not reported in the governmental funds. This is the amount of amortization in the current period. (681)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year. (2,472)

Change in Net Position of Governmental Activities \$ (153,387)

See accompanying notes to financial statements.

**Ridgewood Trails Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended September 30, 2014**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 275,881	\$ 275,881	\$ 54,450	\$ (221,431)
Contributions from owners	-	-	221,571	221,571
Miscellaneous revenues	-	-	369	369
Total Revenues	<u>275,881</u>	<u>275,881</u>	<u>276,390</u>	<u>509</u>
Expenditures				
Current				
General government	112,209	112,209	100,272	11,937
Physical environment	117,240	117,240	72,734	44,506
Recreation	45,182	45,182	21,288	23,894
Capital outlay	1,250	1,250	19,349	(18,099)
Total Expenditures	<u>275,881</u>	<u>275,881</u>	<u>213,643</u>	<u>62,238</u>
Excess of revenues over/(under) expenditures	-	-	62,747	62,747
Fund Balances - October 1, 2013	<u>-</u>	<u>-</u>	<u>59,183</u>	<u>59,183</u>
Fund Balances - September 30, 2014	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 121,930</u>	<u>\$ 121,930</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was created on October 19, 2005, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes and Clay County Ordinance 2005-47 and corrected by Clay County Ordinance 2010-27. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Ridgewood Trails Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis by landowners within the District. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Ridgewood Trails Community Development District (the primary government) as a stand-alone government, as well as a discretely-presented component unit. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. The component unit is discretely presented because the exclusion of such information would cause the financial statements to be misleading or incomplete.

Based upon the application of the above-mentioned criteria, the District has identified one discretely-presented component unit.

The discretely-presented component unit is a legally separate entity which did not meet the criteria for blending. It is reported in separate columns to emphasize that it is legally separate from the District. The discrete component unit of the District is as follows:

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Reporting Entity (Continued)

Ridgewood Trails CDD Holdings, LLC - The Company is a special purpose entity consistent with provisions in the Trust indenture for the 2007A Capital Improvement Revenue Bonds for the purpose of owning, maintaining, selling or disposing of the property related to the bonds. The Company and its operations, pursuant to an agreement between the Company, the District and the U.S. Bank National Association (the Trustee), are funded from: \$148,770 from bondholder contributions, and the \$201,000 from the sale of property foreclosed on by the District. A tri-party agreement was also entered into, in which, generally speaking, the Trustee, at the direction of the District's bondholders, agreed to provide the District \$600,000 for the construction and design of the amenity center and agreed to pay certain operations and maintenance expenses. Funds received by the Company are to be used first to pay the fees and expenses of the Company related to operations subject to approval by the Trustee, and second to the Bondholders to repay those 2007 Bonds, along with accrued interest. The company's financial statements may be obtained from GMS Property Management, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092. The SPE was closed in December 2014.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund - The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund - Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – Accounts for the financial resources used for the acquisition, construction, installation and equipping of infrastructure improvements.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

For purposes of the statement of cash flows, cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Assets

Certain net position of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land improvements, improvements other than buildings, and equipment are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$750 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives ranging from 7 to 39 years.

d. Bond Discounts

Bond discounts are amortized over the life of the bonds.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190 and Section 200.065, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net position or Equity (Continued)

f. Net Position

Net position represents the difference between assets and liabilities and is reported in three categories. Net investment in capital assets, represents capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position is assets that do not meet definitions of the classifications previously described.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net position

“Total fund balances” of the District’s governmental funds (\$362,036) differs from “net position” of governmental activities (\$(2,481,318)) reported in the Statement of Net position. This difference primarily results from the long-term economic focus of the Statement of Net position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (improvements and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net position included those capital assets among the assets of the District as a whole.

Buildings	\$	571,641
Infrastructure		2,575,329
Equipment		33,250
Accumulated depreciation		<u>(90,912)</u>
Net Capital Assets		<u><u>\$ 3,089,308</u></u>

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net position. Balances at September 30, 2014 were:

Bonds payable	\$ (5,805,000)
Bond discount, net	<u>14,059</u>
Total	<u><u>\$ (5,790,941)</u></u>

Accrued interest

Accrued liabilities in the Statement of Net position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u><u>\$ (141,721)</u></u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds (\$718,225) differs from the “change in net position” for governmental activities (\$153,387) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. Therefore, when those assets are later conveyed, a fund level expenditure is not recorded, but the undepreciated balance is shown as a special item in the Statement of Activities. The following is the amount of depreciation, and amount of capital asset acquisitions.

Capital asset acquisitions	\$ 548,903
Depreciation	<u>(90,912)</u>
	<u><u>\$ 457,991</u></u>

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.

Debt principal payments	\$ <u>110,000</u>
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Amortization expense of the bond discount does not require the use of current resources and therefore is not reported in the governmental funds.

Amortization of bond discount	\$ <u>(681)</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net increase in accrued interest payable	\$ <u>(2,472)</u>
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NOTE C – CASH AND DEPOSITS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depository, so that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. As of September 30, 2014, the District's bank balance was \$100,548 and the carrying value was \$99,548.

As of September 30, 2014, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Us Bank Money Market	N/A	\$ <u>516,985</u>

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE C – CASH AND DEPOSITS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2014, the District's investment in the Money Market Mutual Fund accounts was rated A-1+ by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest.

The types of deposits and investments and their level of risk exposure as of September 30, 2014 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted general fund budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2014 was as follows:

	Balance October 1, 2013	Additions	Deletions	Balance September 30, 2014
<u>Governmental Activities:</u>				
Capital Assets, Not Being Depreciated				
Construction in progress	\$2,631,317	\$ -	\$ (2,631,317)	\$ -
Capital assets, being depreciated:				
Building	-	571,641	-	571,641
Infrastructure	-	2,575,329	-	2,575,329
Furniture & Equipment	-	33,250	-	33,250
Total capital assets, being depreciated	-	3,180,220	-	3,180,220
 Total Capital Assets	 2,631,317	 3,180,220	 2,631,317	 3,180,220
Less accumulated depreciation for:				
Building - Recreation	-	(3,665)	-	(3,665)
Improvements other than building	-	-	-	-
Infrastructure	-	(85,844)	-	(85,844)
Furniture & Equipment	-	(1,403)	-	(1,403)
Total accumulated depreciation	\$ -	\$ (90,912)	\$ -	\$ (90,912)

Depreciation of \$90,912 was charged to recreation.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE F – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2014:

	<u>Balance October 1, 2013</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2014</u>
<u>Governmental Funds:</u>				
Bonds payable:				
Series 2007A	\$5,915,000	\$ -	\$ (110,000)	\$ 5,805,000
Less: Bond discount, net	<u>(14,740)</u>	<u>-</u>	<u>681</u>	<u>(14,059)</u>
Governmental Funds Liabilities	<u>\$ 5,900,260</u>	<u>\$ -</u>	<u>\$ (109,319)</u>	<u>\$ 5,790,941</u>

District debt is comprised of the following at September 30, 2014:

Special Assessment Refunding Bond

\$8,305,000 Series 2007A Capital Improvement Revenue Refunding Bonds maturing through 2038, interest of 5.65%, payable May 1 and November 1. \$ 5,805,000

Less:

Discount, net	(14,059)
Total	<u>\$ 5,790,941</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2014 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	\$ 115,000	\$ 334,056	\$ 449,056
2016	125,000	321,485	446,485
2017	130,000	314,423	444,423
2018	140,000	307,078	447,078
2019	145,000	299,168	444,168
2020-2024	875,000	1,361,650	2,236,650
2025-2029	1,160,000	1,084,235	2,244,235
2030-2034	1,535,000	715,855	2,250,855
2035-2038	<u>1,580,000</u>	<u>229,673</u>	<u>1,809,673</u>
Totals	<u>\$ 5,805,000</u>	<u>\$ 4,967,623</u>	<u>\$ 10,772,623</u>

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2014

NOTE F – LONG-TERM DEBT (CONTINUED)

1. Reserve Fund - The 2007A Reserve Account is funded from the proceeds of the Series 2007A. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture. Reserve fund requirements as of September 30, 2014 are as follows:

	Capital Improvement Revenue Bonds	
	Reserve Balance	Reserve Requirement
Series 2007A	\$ 56,322	\$ 418,227

The District has not made certain principal and interest payments on the Series 2007A Bonds. The amounts unpaid are reflected as matured interest and matured bonds payable in the accompanying financial statements.

NOTE G – RELATED PARTIES

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer, and other administrative costs.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.

NOTE I SUBSEQUENT EVENT

In October 2014, Ridgewood Trails CDD Holdings, LLC (the SPE) sold the land it was holding to a new developer for \$2,909,386 and the SPE was closed in December 2014. The land held by the SPE secured approximately \$5,800,000 Series 2007 A Bonds have been paid or cancelled, prior to closing SPE.



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Ridgewood Trails Community Development District
Clay County, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America the financial statements of Ridgewood Trails Community Development District (the District) as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise Ridgewood Trails Community Development District's basic financial statements, and have issued our report thereon dated June 30, 2015.

Internal Control over Financial Reporting

In planning and performing our audit, we considered Ridgewood Trails Community Development District's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Ridgewood Trails Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Ridgewood Trails Community Development District's internal control.

A *deficiency* in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Supervisors
Ridgewood Trails Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants, PL
Fort Pierce, Florida

June 25, 2015



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MANAGEMENT LETTER

To the Board of Supervisors
Ridgewood Trails Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the financial statements of the Ridgewood Trails Community Development District, Florida as of and for the year ended September 30, 2014, and have issued our report thereon dated June 25, 2015.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedules

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on examination conducted in accordance with *ACIPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports which are dated June 25, 2015 should be considered in conjunction with this Management Letter.

Prior Audit Findings

The Rules of the Auditor General (Section 10.554(1)(i)1.) require that we address in the Management Letter, if not already addressed in the auditor's report on compliance and internal controls, whether or not recommendations made in the preceding annual financial report have been followed. Corrective actions have not been taken to address this finding and recommendation made in the preceding annual financial audit report.

Prior Years Finding and Recommendations: Financial Condition Assessment Procedures Finding 2013-01

Finding - The District continues to meet conditions described in Section 218.503(1), Florida Statutes, related to the failure to make certain scheduled debt service payments. This finding remained in effect for fiscal year 2013/14.

Management Response – Subsequent to year end the remaining land was sold to a new Developer, who has agreed to provide sufficient funds for the District and the SPE was closed in December 2014.

To the Board of Supervisors
Ridgewood Trails Community Development District

Financial Condition

Section 10.554(1)(i)5.a., Rules of the Auditor General, requires that we report the results of our determination as to whether or not Ridgewood Trails Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that Ridgewood Trails Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, related to the failure to make certain debt service payments when due.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures. It is management's responsibility to monitor Ridgewood Trails Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Annual Financial Report

Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we report the results of our determination as to whether the annual financial report for Ridgewood Trails Community Development District for the fiscal year ended September 30, 2014, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2014. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the Management Letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

To the Board of Supervisors
Ridgewood Trails Community Development District

Finding 2014-02

Finding: The District did not meet the reserve requirement on the Series 2007A Capital Improvement Revenue Bonds as set forth in the Trust Indenture.

Management Response:

The District will work to replace the reserve balance to the amount required by the Trust Indenture.

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 25, 2015



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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Commissioners
Ridgewood Trails Community Development District
Clay County, Florida

We have examined Ridgewood Trails Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2014. Management is responsible for Ridgewood Trails Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Ridgewood Trails Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Ridgewood Trails Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Ridgewood Trails Community Development District's compliance with the specified requirements.

In our opinion, Ridgewood Trails Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2014.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 25, 2015