

Reserve at Pradera  
Community Development District

Financial Statements  
(Unaudited)

August 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Reserve at Pradera Community Development District**

Balance Sheet

As of 8/31/2015

(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
<b>Assets</b>						
Cash In Bank	318	0	0	318	0	0
Investments	0	159,060	4,000	163,060	0	0
Accounts Receivable	6,563	0	0	6,563	0	0
Amount Available in Debt Service	0	0	0	0	0	159,060
Amount To Be Provided Debt Service	0	0	0	0	0	3,135,940
Fixed Assets	0	0	0	0	4,994,715	0
<b>Total Assets</b>	<u>6,881</u>	<u>159,060</u>	<u>4,000</u>	<u>169,941</u>	<u>4,994,715</u>	<u>3,295,000</u>
<b>Liabilities</b>						
Accounts Payable	2,508	0	0	2,508	0	0
Accrued Expenses Payable	500	0	0	500	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	3,295,000
<b>Total Liabilities</b>	<u>3,008</u>	<u>0</u>	<u>0</u>	<u>3,008</u>	<u>0</u>	<u>3,295,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	0	0	0	0	4,994,715	0
Net Change in Fund Balance	3,873	159,060	4,000	166,933	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>3,873</u>	<u>159,060</u>	<u>4,000</u>	<u>166,933</u>	<u>4,994,715</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>6,881</u>	<u>159,060</u>	<u>4,000</u>	<u>169,941</u>	<u>4,994,715</u>	<u>3,295,000</u>

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 8/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
<b>Revenues</b>					
Contributions & Donations From Private Sources					
Developer Contributions	507,625	467,463	45,136	(422,326)	91.10%
<b>Total Revenues</b>	<b>507,625</b>	<b>467,463</b>	<b>45,136</b>	<b>(422,326)</b>	<b>91.11%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	11,000	0	11,000	100.00%
Financial & Administrative					
Administrative Services	4,200	3,850	3,500	350	16.66%
District Management	15,000	13,750	12,500	1,250	16.66%
District Engineer	25,000	22,917	0	22,917	100.00%
Disclosure Report	500	458	0	458	100.00%
Trustees Fees	3,500	3,500	0	3,500	100.00%
Assessment Roll	5,000	5,000	0	5,000	100.00%
Financial Consulting Services	3,600	3,300	3,000	300	16.66%
Accounting Services	8,000	7,333	6,667	667	16.66%
Auditing Services	2,500	2,500	0	2,500	100.00%
Arbitrage Rebate Calculation	650	596	0	596	100.00%
Public Officials Liability Insurance	3,500	3,500	1,492	2,008	57.37%
Legal Advertising	1,500	1,375	2,512	(1,137)	(67.44)%
Bank Fees	100	92	0	92	100.00%
Dues, Licenses & Fees	175	175	0	175	100.00%
Miscellaneous Fees	3,000	2,750	0	2,750	100.00%
Website Fees & Maintenance	4,500	4,125	0	4,125	100.00%
Legal Counsel					
District Counsel	25,000	22,917	5,637	17,279	77.45%
Electric Utility Services					
Utility Services	3,500	3,208	0	3,208	100.00%
Utility - Recreation Facilities	3,500	3,208	0	3,208	100.00%
Utility-Fountains	3,500	3,208	0	3,208	100.00%
Street Lights	100,000	91,667	0	91,667	100.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,000	1,833	650	1,183	67.50%
Lake/Pond Bank Maintenance	1,500	1,375	0	1,375	100.00%
Aquatic Maintenance	15,000	13,750	0	13,750	100.00%
Mitigation Area Monitoring & Maintenance	1,000	917	0	917	100.00%
Wetland Monitoring & Maintenance	5,000	4,583	0	4,583	100.00%
Miscellaneous Expense	5,000	4,583	0	4,583	100.00%
Aquatic Plant Replacement	3,500	3,208	0	3,208	100.00%
Stormwater System Maintenance	3,500	3,208	0	3,208	100.00%
Other Physical Environment					
General Liability Insurance	3,500	3,500	1,823	1,677	47.91%
Property Insurance	3,500	3,500	0	3,500	100.00%
Entry & Walls Maintenance	2,000	1,833	0	1,833	100.00%
Landscape Maintenance	85,000	77,917	0	77,917	100.00%
Irrigation Maintenance	2,000	1,833	0	1,833	100.00%
Ornamental Lighting & Maintenance	2,000	1,833	0	1,833	100.00%

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 8/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Irrigation Repairs	5,000	4,583	0	4,583	100.00%
Landscape Miscellaneous	3,000	2,750	0	2,750	100.00%
Landscape - Mulch	15,000	13,750	0	13,750	100.00%
Fire Ant Treatment	1,000	917	0	917	100.00%
Landscape Replacement Plants, Shrubs, Trees	3,000	2,750	0	2,750	100.00%
Field Operations	5,000	4,583	0	4,583	100.00%
Holiday Decorations	4,000	4,000	0	4,000	100.00%
Miscellaneous Expense	5,000	4,583	0	4,583	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,500	1,375	0	1,375	100.00%
Parking Lot Repair & Maintenance	2,500	2,292	0	2,292	100.00%
Parks & Recreation					
Maintenance & Repair	10,000	9,167	0	9,167	100.00%
Telephone, Fax, Internet	1,200	1,100	0	1,100	100.00%
Cable Television & Internet	500	458	0	458	100.00%
Clubhouse - Facility Janitorial Service	2,500	2,292	0	2,292	100.00%
Clubhouse - Facility Janitorial Supplies	2,500	2,292	0	2,292	100.00%
Pool Service Contract	10,000	9,167	3,483	5,684	65.17%
Facility Supplies	1,000	917	0	917	100.00%
Security System Monitoring & Maintenance	1,000	917	0	917	100.00%
Access Control Maintenance & Repair	2,000	1,833	0	1,833	100.00%
Pool Repairs	1,500	1,375	0	1,375	100.00%
Pest Control	1,200	1,100	0	1,100	100.00%
Dog Waste Station Supplies	2,000	1,833	0	1,833	100.00%
Facility A/C & Heating Maintenance & Repair	2,000	1,833	0	1,833	100.00%
Clubhouse Miscellaneous Expense	3,000	2,750	0	2,750	100.00%
Fitness Equipment Maintenance & Repairs	1,500	1,375	0	1,375	100.00%
Athletic/Park Court/Field Repairs	2,000	1,833	0	1,833	100.00%
Playground Equipment and Maintenance	1,000	917	0	917	100.00%
Contingency					
Miscellaneous Contingency	10,000	9,167	0	9,167	100.00%
Capital Reserves	45,000	41,250	0	41,250	100.00%
Total Expenditures	<u>507,625</u>	<u>467,463</u>	<u>41,263</u>	<u>426,200</u>	<u>91.87%</u>
Excess Revenues Over/(Under) Expenditures	0	0	3,873	3,873	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>3,873</u>	<u>3,873</u>	<u>0.00%</u>

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Other Financing Sources (Uses)				
Bond Proceeds	0	159,060	159,060	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	159,060	159,060	0.00%
	<hr/>	<hr/>	<hr/>	<hr/>
Fund Balance, End of Period	<u>0</u>	<u>159,060</u>	<u>159,060</u>	<u>0.00%</u>

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
District Engineer	0	15,000	(15,000)	0.00%
Disclosure Report	0	5,000	(5,000)	0.00%
Trustees Fees	0	4,500	(4,500)	0.00%
Financial Consulting Services	0	30,000	(30,000)	0.00%
Printing & Binding	0	1,250	(1,250)	0.00%
Underwriter	0	65,900	(65,900)	0.00%
Legal Counsel				
District Counsel	0	35,000	(35,000)	0.00%
Trustee Counsel	0	5,250	(5,250)	0.00%
Bond Counsel	0	50,000	(50,000)	0.00%
Underwriter Counsel	0	30,000	(30,000)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	2,869,540	(2,869,540)	0.00%
<b>Total Expenditures</b>	<u>0</u>	<u>3,116,440</u>	<u>(3,116,440)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under)	0	(3,116,440)	(3,116,440)	0.00%
Expenditures				
Other Financing Sources (Uses)				
Bond Proceeds	0	3,120,440	3,120,440	0.00%
Exc. Of Rev./Other Sources Over (Under)	0	4,000	4,000	0.00%
Expend./Other Uses				
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>4,000</u></u>	<u><u>4,000</u></u>	<u><u>0.00%</u></u>

**Reserve at Pradera CDD**  
**Investment Summary**  
**August 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2015</u>
US Bank Series 2015 Capitalized Interest	US Bank Money Market	\$ 42,499
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 159,060</u></b>
US Bank Series 2015 Cost of Issuance	US Bank Money Market	\$ 4,000
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 4,000</u></b>

**Reserve at Pradera Community Development District**  
Summary A/R Ledger  
From 8/1/2015 Through 8/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
7/31/2015	Beazer Homes	OM0815-2	2,762.50
8/4/2015	Beazer Homes	OM0815-1	<u>3,800.00</u>
Report Balance			<u><u>6,562.50</u></u>



**Reserve at Pradera Community Development District**

Summary A/P Ledger

001 - General Fund

From 8/1/2015 Through 8/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Burr & Forman, LLP	8/18/2015	874151	Legal Services 07/15	487.50
Hallelujah Commercial Pools	7/15/2015	105	Pool and Fountain Maintenance 07/15	950.00
Hallelujah Commercial Pools	8/17/2015	115	Pool and Fountain Maintenance 08/15	950.00
Hallelujah Commercial Pools	8/19/2015	117	Additional Service - Shock/Algae Treatment	<u>120.00</u>
			Total 001 - General Fund	<u>2,507.50</u>
Report Balance				<u><u>2,507.50</u></u>

**RESERVE AT PRADERA  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REVENUE BONDS - SERIES 2015**

**Construction Account Activity Through August 31, 2015**

<b>Inflows:</b>	<b>Debt Proceeds</b>	\$	<b>3,054,540.19</b>
	<b>Underwriter Discount</b>		<b>65,900.00</b>
	<b>Total Bond Proceeds:</b>		<b><u>3,120,440.19</u></b>

**Outflows: Requisitions**

Requisition Date	Requisition Number	Contractor	Amount	Status As of 08/31/15
08/10/15	COI	Underwriter Discount	\$ (65,900.00)	Cleared
08/10/15	COI	Nabors Giblin & Nickerson P.A.	(50,000.00)	Cleared
08/10/15	COI	Rizzetta & Company, Inc.	(35,000.00)	Cleared
08/10/15	COI	Holland & Knight LLP	(5,250.00)	Cleared
08/10/15	COI	Greenberg Traurig	(30,000.00)	Cleared
08/10/15	COI	Scarola Associates	(15,000.00)	Cleared
08/10/15	COI	Prager & Co., LLC	(5,000.00)	Cleared
08/11/15	COI	US Bank	(4,500.00)	Cleared
08/13/15	COI	Burr & Forman LLP	(35,000.00)	Cleared
08/20/15	COI	Imagemaster LLC	(1,250.00)	Cleared
		<b>Total COI:</b>	<b><u>(246,900.00)</u></b>	
08/31/15	1	Beazer Homes Corporation	(2,869,540.19)	Cleared
		<b>Total Requisitions:</b>	<b><u>(2,869,540.19)</u></b>	

**Total COI and Requisitions: (3,116,440.19)**

**Total Outflows: (3,116,440.19)**

**Funds Available in Construction/COI Account at August 31, 2015** **\$ 4,000.00**

**Reserve at Pradera Community Development District  
Notes to Unaudited Financial Statements  
August 31, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 08/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

**Summary A/R Ledger**

3. Payment for Invoice #OM0815-2 for \$2,762.50 was received in September 2015.
4. Payment for Invoice #OM0815-1 for \$3,800.00 was received in September 2015.