

Reserve at Pradera  
Community Development District

Financial Statements  
(Unaudited)

September 30, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Reserve at Pradera Community Development District**

Balance Sheet

As of 9/30/2015

(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
<b>Assets</b>						
Cash In Bank	807	0	0	807	0	0
Investments	0	159,062	4,033	163,095	0	0
Accounts Receivable	14,150	0	0	14,150	0	0
Prepaid Expenses	9,620	0	0	9,620	0	0
Amount Available in Debt Service	0	0	0	0	0	159,062
Amount To Be Provided Debt Service	0	0	0	0	0	3,135,938
Fixed Assets	0	0	0	0	5,013,188	0
<b>Total Assets</b>	<u>24,577</u>	<u>159,062</u>	<u>4,033</u>	<u>187,671</u>	<u>5,013,188</u>	<u>3,295,000</u>
<b>Liabilities</b>						
Accounts Payable	10,960	0	0	10,960	0	0
Accrued Expenses Payable	900	0	0	900	0	0
Other Current Liabilities	12,717	0	0	12,717	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	3,295,000
<b>Total Liabilities</b>	<u>24,577</u>	<u>0</u>	<u>0</u>	<u>24,577</u>	<u>0</u>	<u>3,295,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	0	0	0	0	5,013,188	0
Net Change in Fund Balance	0	159,062	4,033	163,095	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>0</u>	<u>159,062</u>	<u>4,033</u>	<u>163,095</u>	<u>5,013,188</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>24,577</u>	<u>159,062</u>	<u>4,033</u>	<u>187,671</u>	<u>5,013,188</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 9/30/2015

(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	507,625	46,570	(461,055)	90.82%
<b>Total Revenues</b>	<b>507,625</b>	<b>507,625</b>	<b>46,570</b>	<b>(461,055)</b>	<b>90.83%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	12,000	0	12,000	100.00%
Financial & Administrative					
Administrative Services	4,200	4,200	3,850	350	8.33%
District Management	15,000	15,000	13,750	1,250	8.33%
District Engineer	25,000	25,000	0	25,000	100.00%
Disclosure Report	500	500	0	500	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	3,600	3,300	300	8.33%
Accounting Services	8,000	8,000	7,333	667	8.33%
Auditing Services	2,500	2,500	0	2,500	100.00%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Public Officials Liability Insurance	3,500	3,500	1,492	2,008	57.37%
Legal Advertising	1,500	1,500	2,512	(1,012)	(67.44)%
Bank Fees	100	100	0	100	100.00%
Dues, Licenses & Fees	175	175	0	175	100.00%
Miscellaneous Fees	3,000	3,000	0	3,000	100.00%
Website Fees & Maintenance	4,500	4,500	0	4,500	100.00%
Legal Counsel					
District Counsel	25,000	25,000	6,427	18,573	74.29%
Electric Utility Services					
Utility Services	3,500	3,500	0	3,500	100.00%
Utility - Recreation Facilities	3,500	3,500	0	3,500	100.00%
Utility-Fountains	3,500	3,500	0	3,500	100.00%
Street Lights	100,000	100,000	0	100,000	100.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,000	2,000	800	1,200	60.00%
Lake/Pond Bank Maintenance	1,500	1,500	0	1,500	100.00%
Aquatic Maintenance	15,000	15,000	0	15,000	100.00%
Mitigation Area Monitoring & Maintenance	1,000	1,000	0	1,000	100.00%
Wetland Monitoring & Maintenance	5,000	5,000	0	5,000	100.00%
Miscellaneous Expense	5,000	5,000	0	5,000	100.00%
Aquatic Plant Replacement	3,500	3,500	0	3,500	100.00%
Stormwater System Maintenance	3,500	3,500	0	3,500	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	2,000	0	2,000	100.00%
Landscape Maintenance	85,000	85,000	0	85,000	100.00%
Irrigation Maintenance	2,000	2,000	0	2,000	100.00%
Ornamental Lighting & Maintenance	2,000	2,000	0	2,000	100.00%

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Irrigation Repairs	5,000	5,000	0	5,000	100.00%
Landscape Miscellaneous	3,000	3,000	0	3,000	100.00%
Landscape - Mulch	15,000	15,000	0	15,000	100.00%
Fire Ant Treatment	1,000	1,000	0	1,000	100.00%
Landscape Replacement Plants, Shrubs, Trees	3,000	3,000	0	3,000	100.00%
Field Operations	5,000	5,000	0	5,000	100.00%
Holiday Decorations	4,000	4,000	0	4,000	100.00%
Miscellaneous Expense	5,000	5,000	0	5,000	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,500	1,500	0	1,500	100.00%
Parking Lot Repair & Maintenance	2,500	2,500	0	2,500	100.00%
Parks & Recreation					
Management Contract	0	0	1,000	(1,000)	0.00%
Maintenance & Repair	10,000	10,000	0	10,000	100.00%
Telephone, Fax, Internet	1,200	1,200	0	1,200	100.00%
Cable Television & Internet	500	500	0	500	100.00%
Clubhouse - Facility Janitorial Service	2,500	2,500	0	2,500	100.00%
Clubhouse - Facility Janitorial Supplies	2,500	2,500	0	2,500	100.00%
Pool Service Contract	10,000	10,000	4,283	5,718	57.17%
Facility Supplies	1,000	1,000	0	1,000	100.00%
Security System Monitoring & Maintenance	1,000	1,000	0	1,000	100.00%
Access Control Maintenance & Repair	2,000	2,000	0	2,000	100.00%
Pool Repairs	1,500	1,500	0	1,500	100.00%
Pest Control	1,200	1,200	0	1,200	100.00%
Dog Waste Station Supplies	2,000	2,000	0	2,000	100.00%
Facility A/C & Heating Maintenance & Repair	2,000	2,000	0	2,000	100.00%
Clubhouse Miscellaneous Expense	3,000	3,000	0	3,000	100.00%
Fitness Equipment Maintenance & Repairs	1,500	1,500	0	1,500	100.00%
Athletic/Park Court/Field Repairs	2,000	2,000	0	2,000	100.00%
Playground Equipment and Maintenance	1,000	1,000	0	1,000	100.00%
Contingency					
Miscellaneous Contingency	10,000	10,000	0	10,000	100.00%
Capital Reserves	45,000	45,000	0	45,000	100.00%
Total Expenditures	<u>507,625</u>	<u>507,625</u>	<u>46,570</u>	<u>461,055</u>	<u>90.83%</u>
Excess Revenues Over/(Under) Expenditures	0	0	0	0	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

**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>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Revenues Over/(Under)	0	2	2	0.00%
Expenditures				
Other Financing Sources (Uses)				
Bond Proceeds	0	159,060	159,060	0.00%
Exc. Of Rev./Other Sources Over (Under)	0	159,062	159,062	0.00%
Expend./Other Uses				
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>159,062</u></u>	<u><u>159,062</u></u>	<u><u>0.00%</u></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)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	33	33	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0	18,473	18,473	0.00%
<b>Total Revenues</b>	<b>0</b>	<b>18,506</b>	<b>18,506</b>	<b>0.00%</b>
<b>Expenditures</b>				
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	2,888,013	(2,888,013)	0.00%
<b>Total Expenditures</b>	<b>0</b>	<b>3,134,913</b>	<b>(3,134,913)</b>	<b>0.00%</b>
<b>Excess of Revenues Over/(Under) Expenditures</b>	<b>0</b>	<b>(3,116,407)</b>	<b>(3,116,407)</b>	<b>0.00%</b>
<b>Other Financing Sources (Uses)</b>				
Bond Proceeds	0	3,120,440	3,120,440	0.00%
<b>Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses</b>	<b>0</b>	<b>4,033</b>	<b>4,033</b>	<b>0.00%</b>
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>4,033</b>	<b>4,033</b>	<b>0.00%</b>

**Reserve at Pradera CDD**  
**Investment Summary**  
**September 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2015</u>
US Bank Series 2015 Capitalized Interest	US Bank Money Market	\$ 42,501
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 159,062</u></b>
US Bank Series 2015 Cost of Issuance	US Bank Money Market	\$ 4,000
US Bank Series 2015 Construction	US Bank Money Market	33
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 4,033</u></b>

**Reserve at Pradera Community Development District**  
Summary A/R Ledger  
From 9/1/2015 Through 9/30/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/9/2015	Beazer Homes	OM0915-1	<u>14,150.00</u>
Report Balance			<u><u>14,150.00</u></u>



**Reserve at Pradera Community Development District**

Summary A/P Ledger

001 - General Fund

From 9/1/2015 Through 9/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Burr & Forman, LLP	9/10/2015	877268	Legal Services 08/15	390.00
Egis Insurance Advisors LLC	9/18/2015	P-2015-08-000716	General/POL Liability Insurance FY15/16	9,620.00
Hallelujah Commercial Pools	9/16/2015	126	Pool and Fountain Maintenance 09/15	<u>950.00</u>
			Total 001 - General Fund	<u>10,960.00</u>
Report Balance				<u><u>10,960.00</u></u>

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

**Construction Account Activity Through September 30, 2015**

<b>Inflows:</b>	<b>Debt Proceeds</b>	\$	3,054,540.19
	<b>Underwriter Discount</b>		65,900.00
	<b>Total Bond Proceeds:</b>		3,120,440.19
	<b>Interest Earnings</b>		33.14
	<b>Total Inflows:</b>	\$	33.14

**Outflows: Requisitions**

Requisition Date	Requisition Number	Contractor	Amount	Status As of 09/30/15
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>(246,900.00)</b>	
08/31/15	1	Beazer Homes Corporation	(2,869,540.19)	Cleared
		<b>Total Requisitions:</b>	<b>(2,869,540.19)</b>	

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

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

**Funds Available in Construction/COI Account at September 30, 2015** \$ 4,033.14

**RESERVE AT PRADERA  
COMMUNITY DEVELOPMENT DISTRICT  
S2007 CONSTRUCTION CUSTODY ACCOUNT**

**Construction Custody Account Activity Through September 30, 2015**

<b>Inflows:</b>	Developer Contributions FY14-15	\$	18,473.00
	Due from Developer		-
	<b>Total Inflows:</b>	<b>\$</b>	<b>18,473.00</b>

<b>Outflows:</b>	<b>Requisition Date</b>	<b>Requisition Number</b>	<b>Contractor</b>	<b>Amount</b>	<b>Status With Trustee as of 09/30/15</b>
	09/24/15	CUS 2	Burr & Forman	(6,073.00)	Cleared
	09/24/15	CUS 3	JAH Architects	(3,400.00)	Cleared
	09/24/15	CUS 4	K & G Excavating	(5,500.00)	Cleared
	09/24/15	CUS 5	Scarola	(3,500.00)	Cleared
			<b>Total Requisitions:</b>	<b>\$ (18,473.00)</b>	

**Total Outflows: \$ (18,473.00)**

**Funds Available in Custody Account at September 30, 2015** **\$ -**

**Reserve at Pradera Community Development District  
Notes to Unaudited Financial Statements  
September 30, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/15.
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 #OM0915-1 for \$14,150 was received in October 2015.