

Reserve at Pradera
Community Development District

Financial Statements
(Unaudited)

August 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Reserve at Pradera Community Development District

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	32,033	0	0	0	32,033	0	0
Investments	0	0	133,855	4,043	137,898	0	0
Investments--Reserves	0	21,224	0	0	21,224	0	0
Accounts Receivable	0	0	0	0	0	0	0
Assessments Receivable	0	0	76,476	0	76,476	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	9,155	0	0	0	9,155	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	210,331
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,039,669
Fixed Assets	0	0	0	0	0	5,023,917	0
Total Assets	41,188	21,224	210,331	4,043	276,786	5,023,917	3,250,000
Liabilities							
Accounts Payable	6,638	0	0	0	6,638	0	0
Accrued Expenses Payable	7,331	0	0	0	7,331	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,250,000
Total Liabilities	13,968	0	0	0	13,968	0	3,250,000
Fund Equity & Other Credits							
Beginning Fund Balance	0	0	159,062	4,033	163,095	5,023,917	0
Net Change in Fund Balance	27,219	21,224	51,269	10	99,722	0	0
Total Fund Equity & Other Credits	27,219	21,224	210,331	4,043	262,817	5,023,917	0
Total Liabilities & Fund Equity	41,188	21,224	210,331	4,043	276,786	5,023,917	3,250,000

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(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>
Revenues					
Special Assessments					
Tax Roll	48,688	48,688	51,488	2,801	(5.75)%
Off Roll	195,200	195,200	195,200	0	0.00%
Total Revenues	<u>243,888</u>	<u>243,888</u>	<u>246,689</u>	<u>2,801</u>	<u>(1.15)%</u>
Expenditures					
Financial & Administrative					
Administrative Services	4,200	3,850	3,850	0	8.33%
District Management	15,000	13,750	13,750	0	8.33%
District Engineer	15,000	13,750	0	13,750	100.00%
Disclosure Report	500	458	5,000	(4,542)	(900.00)%
Trustees Fees	3,500	3,500	0	3,500	100.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial Consulting Services	8,600	7,883	3,300	4,583	61.62%
Accounting Services	16,000	14,667	14,667	0	8.33%
Auditing Services	3,000	3,000	2,825	175	5.83%
Arbitrage Rebate Calculation	650	596	0	596	100.00%
Miscellaneous Mailings	650	596	0	596	100.00%
Tax Collector/Property Appraiser Fees	1,000	917	0	917	100.00%
Public Officials Liability Insurance	1,716	1,716	2,317	(601)	(35.02)%
Legal Advertising	1,500	1,375	1,019	356	32.06%
Bank Fees	100	92	0	92	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	1,000	917	0	917	100.00%
Website Fees & Maintenance	1,200	1,100	0	1,100	100.00%
Legal Counsel					
District Counsel	15,000	13,750	4,148	9,603	72.35%
Electric Utility Services					
Utility Services	1,500	1,375	0	1,375	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	30,000	27,500	14,191	13,309	52.69%
Utility-Irrigation	3,500	3,208	0	3,208	100.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	4,200	3,850	1,650	2,200	60.71%
Lake/Pond Bank Maintenance	500	458	3,900	(3,442)	(680.00)%
Aquatic Maintenance	5,000	4,583	7,052	(2,469)	(41.04)%
Mitigation Area Monitoring & Maintenance	1,000	917	0	917	100.00%
Miscellaneous Expense	1,000	917	2,621	(1,704)	(162.10)%
Aquatic Plant Replacement	500	458	0	458	100.00%
Stormwater System Maintenance	1,000	917	0	917	100.00%
Other Physical Environment					
General Liability Insurance	2,097	2,097	2,833	(736)	(35.09)%
Property Insurance	3,500	3,500	4,470	(970)	(27.71)%
Street Light Deposit Bond	3,500	3,208	0	3,208	100.00%
Landscape Maintenance	30,000	27,500	69,637	(42,137)	(132.12)%
Irrigation Maintenance	2,000	1,833	2,287	(453)	(14.34)%

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(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>
Ornamental Lighting & Maintenance	2,000	1,833	0	1,833	100.00%
Irrigation Repairs	2,000	1,833	1,129	705	43.56%
Landscape Miscellaneous	5,000	4,583	1,500	3,083	70.00%
Landscape - Mulch	2,000	1,833	0	1,833	100.00%
Annual Mulching	6,000	5,500	5,400	100	10.00%
Fire Ant Treatment	2,500	2,292	0	2,292	100.00%
Landscape Replacement Plants, Shrubs, Trees	1,000	917	14,705	(13,788)	(1,370.50)%
Field Operations	1,000	917	5,500	(4,583)	(450.00)%
Well Maintenance	1,000	917	0	917	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,000	917	150	767	85.00%
Parking Lot Repair & Maintenance	1,500	1,375	0	1,375	100.00%
Street Sign Repair & Replacement	1,500	1,375	0	1,375	100.00%
Parks & Recreation					
Wildlife Management Services	2,000	1,833	0	1,833	100.00%
Equipment Lease	800	733	1,445	(712)	(80.62)%
Gate Maintenance & Repairs	500	458	0	458	100.00%
Maintenance & Repair	2,000	1,833	7,076	(5,243)	(253.81)%
Telephone, Fax, Internet	2,000	1,833	2,032	(199)	(1.61)%
Clubhouse - Facility Janitorial Supplies	1,500	1,375	0	1,375	100.00%
Pool Service Contract	1,500	1,375	8,800	(7,425)	(486.66)%
Facility Supplies	2,500	2,292	0	2,292	100.00%
Pool Repairs	5,000	4,583	2,087	2,496	58.26%
Fountain Service Contract	1,500	1,375	0	1,375	100.00%
Pest Control & Termite Bond	500	458	0	458	100.00%
Facility A/C & Heating Maintenance & Repair	1,000	917	0	917	100.00%
Trail/Bike Path Maintenance	1,000	917	0	917	100.00%
Boardwalk and Bridge Maintenance	500	458	0	458	100.00%
Contingency					
Miscellaneous Contingency	5,000	4,583	4,953	(370)	0.93%
Total Expenditures	<u>243,888</u>	<u>225,147</u>	<u>219,469</u>	<u>5,677</u>	<u>10.01%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>18,741</u>	<u>27,219</u>	<u>8,478</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>18,741</u></u>	<u><u>27,219</u></u>	<u><u>8,478</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 8/31/2016

(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	0	7	7	0.00%
Special Assessments				
Off Roll	<u>21,217</u>	<u>21,217</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>21,217</u>	<u>21,224</u>	<u>7</u>	<u>0.03%</u>
Expenditures				
Contingency				
Capital Reserves	<u>21,217</u>	<u>0</u>	<u>21,217</u>	<u>100.00%</u>
Total Expenditures	<u>21,217</u>	<u>0</u>	<u>21,217</u>	<u>100.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	21,224	21,224	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	21,224	21,224	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>21,224</u></u>	<u><u>21,224</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 8/31/2016

(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	0	95	95	0.00%
Special Assessments				
Tax Roll	41,933	41,931	(1)	0.00%
Off Roll	191,190	191,190	0	0.00%
Total Revenues	<u>233,122</u>	<u>233,216</u>	<u>94</u>	<u>0.04%</u>
Expenditures				
Debt Service Payments				
Interest	188,122	136,940	51,183	27.20%
Principal	45,000	45,000	0	0.00%
Total Expenditures	<u>233,122</u>	<u>181,940</u>	<u>51,183</u>	<u>21.96%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>51,276</u>	<u>51,276</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(7)	(7)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>51,269</u>	<u>51,269</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	159,062	159,062	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>210,331</u></u>	<u><u>210,331</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 8/31/2016

(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	0	2	2	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0	10,729	10,729	0.00%
Total Revenues	<u>0</u>	<u>10,731</u>	<u>10,731</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	10,729	(10,729)	0.00%
Total Expenditures	<u>0</u>	<u>10,729</u>	<u>(10,729)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	2	2	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	7	7	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	10	10	0.00%
Fund Balance, Beginning of Period	0	4,033	4,033	0.00%
Fund Balance, End of Period	<u>0</u>	<u>4,043</u>	<u>4,043</u>	<u>0.00%</u>

Reserve at Pradera CDD
Investment Summary
August 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2016</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 21,224
	Total Reserve Fund Investments	<u>\$ 21,224</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 17,294
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	<u>\$ 133,855</u>
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 4,043
	Total Capital Project Fund Investments	<u>\$ 4,043</u>

Reserve at Pradera Community Development District
 Summary A/R Ledger
 200 - Debt Service Fund
 From 8/1/2016 Through 8/31/2016

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2015	Beazer Homes	224-16-01	<u>76,475.96</u>
		Total 200 - Debt Service Fund	76,475.96
			<u>76,475.96</u>
Report Balance			<u><u>76,475.96</u></u>

Reserve at Pradera Community Development District

Summary A/P Ledger

001 - General Fund

From 8/1/2016 Through 8/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Andrews Aqua Services	7/21/2016	231	Install Circulation Pump	1,487.00
Brian Pulido	8/30/2016	083016 Pulido	Off Duty Patrol of Community	90.00
Lyonelle A. De Veaux	8/20/2016	082016 DeVeaux	Off Duty Patrol of Community	90.00
Michael Signoracci	8/19/2016	081916 Signoracci	Off Duty Patrol of Community	90.00
Michael Signoracci	8/20/2016	082016 Signoracci	Off Duty Patrol of Community	90.00
Rafael Trujillo	8/26/2016	082616 Trujillo	Off Duty Patrol of Community	90.00
Tampa Electric Company	8/17/2016	1176 0300931 08/16	The Reserve at Pradera PH 1 08/16	1,480.85
Tampa Electric Company	8/17/2016	1176 0301411 08/16	The Reserve at Pradera PH 1A 08/16	812.92
Tampa Electric Company	8/22/2016	1476 1203451 08/16	13411 Balm Riverview RD SGN 08/16	428.68
Tampa Electric Company	8/22/2016	1476 1203961 08/16	13309 Pradera Reserve DR IR 08/16	200.96
Tampa Electric Company	8/22/2016	1476 1218051 08/16	12051 Pradera Reserve BL PO 08/16	308.70
Tampa Electric Company	8/22/2016	1476 1224611 08/16	12053 Pradera Reserve Blvd 08/16	370.96
Tampa Electric Company	8/22/2016	1476 1228871 08/16	The Reserve at Pradera PH 1B 08/16	1,097.44
			Total 001 - General Fund	6,637.51
Report Balance				6,637.51

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

Construction Account Activity Through August 31, 2016

Inflows:	Debt Proceeds	\$	3,054,540.19	
	Underwriter Discount		65,900.00	
			3,120,440.19	Total Bond Proceeds:
	Interest Earnings		35.63	
	Transfer from Capitalized Interest Account		7.24	
			3,120,483.06	Total Inflows: \$

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 08/31/16
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
		Total COI:	(246,900.00)	
08/31/15	1	Beazer Homes Corporation	(2,869,540.19)	Cleared
04/22/16	9	Burr & Forman LLP	VOID	VOID
		Total Requisitions:	(2,869,540.19)	

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

Total Outflows: (3,116,440.19)

Capital Projects Fund Balance at August 31, 2016 **\$ 4,042.87**

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT
CUSTODY ACCOUNT - SERIES 2015**

Construction Custody Account Activity Through August 31, 2016

Inflows: Developer Contribution \$ 29,201.92
Total Inflows: \$ 29,201.92

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status as of 08/31/16
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
11/20/15	CUS 6	Burr & Forman LLP	(7,526.40)	Cleared
11/30/15	CUS 7	Burr & Forman LLP	(97.50)	Cleared
11/30/15	CUS 8	Scarola Associates	(3,105.02)	Cleared
Total Requisitions:			<u>(29,201.92)</u>	

Total Outflows: (29,201.92)

Capital Projects Fund Balance at August 31, 2016 \$ -

Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
August 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 08/31/16.
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 FY15-16 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 Payments

5. Payment for Invoice # 224-16-01 in the amount of \$76,475.96 was received in September 2016.