

Reserve at Pradera
Community Development District

Financial Statements
(Unaudited)

December 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Reserve at Pradera Community Development District

Balance Sheet
As of 12/31/2015
(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	68,562	0	0	0	68,562	0	0
Investments	0	21,217	122,755	4,041	148,012	0	0
Accounts Receivable	0	0	0	3,203	3,203	0	0
Assessments Receivable	149,708	0	226,930	0	376,638	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	349,684
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,945,316
Fixed Assets	0	0	0	0	0	5,023,917	0
Total Assets	<u>218,270</u>	<u>21,217</u>	<u>349,684</u>	<u>7,243</u>	<u>596,414</u>	<u>5,023,917</u>	<u>3,295,000</u>
Liabilities							
Accounts Payable	4,330	0	0	3,203	7,532	0	0
Accrued Expenses Payable	500	0	0	0	500	0	0
Other Current Liabilities	12,187	0	0	0	12,187	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,295,000
Total Liabilities	<u>17,017</u>	<u>0</u>	<u>0</u>	<u>3,203</u>	<u>20,219</u>	<u>0</u>	<u>3,295,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	0	0	159,062	4,033	163,095	5,023,917	0
Net Change in Fund Balance	201,253	21,217	190,623	7	413,100	0	0
Total Fund Equity & Other Credits	<u>201,253</u>	<u>21,217</u>	<u>349,684</u>	<u>4,041</u>	<u>576,195</u>	<u>5,023,917</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>218,270</u>	<u>21,217</u>	<u>349,684</u>	<u>7,243</u>	<u>596,414</u>	<u>5,023,917</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 10/1/2015 Through 12/31/2015

(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>
Revenues					
Special Assessments					
Tax Roll	48,688	48,688	48,689	1	0.00%
Off Roll	195,200	195,200	195,200	0	0.00%
Total Revenues	<u>243,888</u>	<u>243,888</u>	<u>243,889</u>	<u>1</u>	<u>(0.00)%</u>
Expenditures					
Financial & Administrative					
Administrative Services	4,200	1,050	1,050	0	75.00%
District Management	15,000	3,750	3,750	0	75.00%
District Engineer	15,000	3,750	0	3,750	100.00%
Disclosure Report	500	125	0	125	100.00%
Trustees Fees	3,500	0	0	0	100.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial Consulting Services	8,600	2,150	900	1,250	89.53%
Accounting Services	16,000	4,000	4,000	0	75.00%
Auditing Services	3,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Miscellaneous Mailings	650	163	0	163	100.00%
Tax Collector/Property Appraiser Fees	1,000	250	0	250	100.00%
Public Officials Liability Insurance	1,716	1,716	2,317	(601)	(35.02)%
Legal Advertising	1,500	375	42	333	97.18%
Bank Fees	100	25	0	25	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	1,000	250	0	250	100.00%
Website Fees & Maintenance	1,200	300	0	300	100.00%
Legal Counsel					
District Counsel	15,000	3,750	1,215	2,535	91.90%
Electric Utility Services					
Utility Services	1,500	375	0	375	100.00%
Utility - Recreation Facilities	3,500	875	0	875	100.00%
Utility-Fountains	3,500	875	0	875	100.00%
Street Lights	30,000	7,500	0	7,500	100.00%
Utility-Irrigation	3,500	875	0	875	100.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	4,200	1,050	450	600	89.28%
Lake/Pond Bank Maintenance	500	125	0	125	100.00%
Aquatic Maintenance	5,000	1,250	1,362	(112)	72.76%
Mitigation Area Monitoring & Maintenance	1,000	250	0	250	100.00%
Miscellaneous Expense	1,000	250	0	250	100.00%
Aquatic Plant Replacement	500	125	0	125	100.00%
Stormwater System Maintenance	1,000	250	0	250	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	875	0	875	100.00%
Landscape Maintenance	30,000	7,500	10,000	(2,500)	66.66%
Irrigation Maintenance	2,000	500	0	500	100.00%

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(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>
Ornamental Lighting & Maintenance	2,000	500	0	500	100.00%
Irrigation Repairs	2,000	500	269	231	86.56%
Landscape Miscellaneous	5,000	1,250	0	1,250	100.00%
Landscape - Mulch	2,000	500	0	500	100.00%
Annual Mulching	6,000	1,500	0	1,500	100.00%
Fire Ant Treatment	2,500	625	0	625	100.00%
Landscape Replacement Plants, Shrubs, Trees	1,000	250	0	250	100.00%
Field Operations	1,000	250	1,500	(1,250)	(50.00)%
Well Maintenance	1,000	250	0	250	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,000	250	0	250	100.00%
Parking Lot Repair & Maintenance	1,500	375	0	375	100.00%
Street Sign Repair & Replacement	1,500	375	0	375	100.00%
Parks & Recreation					
Wildlife Management Services	2,000	500	0	500	100.00%
Equipment Lease	800	200	0	200	100.00%
Gate Maintenance & Repairs	500	125	0	125	100.00%
Maintenance & Repair	2,000	500	505	(5)	74.76%
Telephone, Fax, Internet	2,000	500	398	102	80.09%
Clubhouse - Facility Janitorial Supplies	1,500	375	0	375	100.00%
Pool Service Contract	1,500	375	2,400	(2,025)	(60.00)%
Facility Supplies	2,500	625	0	625	100.00%
Pool Repairs	5,000	1,250	0	1,250	100.00%
Fountain Service Contract	1,500	375	0	375	100.00%
Pest Control & Termite Bond	500	125	0	125	100.00%
Facility A/C & Heating Maintenance & Repair	1,000	250	0	250	100.00%
Trail/Bike Path Maintenance	1,000	250	0	250	100.00%
Boardwalk and Bridge Maintenance	500	125	0	125	100.00%
Contingency					
Miscellaneous Contingency	5,000	1,250	0	1,250	100.00%
Total Expenditures	<u>243,888</u>	<u>68,713</u>	<u>42,636</u>	<u>26,077</u>	<u>82.52%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>175,175</u>	<u>201,253</u>	<u>26,078</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>175,175</u></u>	<u><u>201,253</u></u>	<u><u>26,078</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 12/31/2015

(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	0	0	0	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>21,217</u>	<u>0</u>	<u>0.00%</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	21,217	21,217	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	21,217	21,217	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>21,217</u></u>	<u><u>21,217</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 12/31/2015

(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	0	7	7	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>233,128</u>	<u>6</u>	<u>0.00%</u>
Expenditures				
Debt Service Payments				
Interest	188,122	42,499	145,624	77.40%
Principal	45,000	0	45,000	100.00%
Total Expenditures	<u>233,122</u>	<u>42,499</u>	<u>190,624</u>	<u>81.77%</u>
Excess of Revenues Over/(Under) Expenditures	0	190,630	190,630	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(7)	(7)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	190,623	190,623	0.00%
Fund Balance, Beginning of Period	0	159,062	159,062	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>349,684</u></u>	<u><u>349,684</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 12/31/2015

(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	0	0	0	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0	10,729	10,729	0.00%
Total Revenues	<u>0</u>	<u>10,729</u>	<u>10,729</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	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	7	7	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	7	7	0.00%
Fund Balance, Beginning of Period	0	4,033	4,033	0.00%
Fund Balance, End of Period	<u>0</u>	<u>4,041</u>	<u>4,041</u>	<u>0.00%</u>

Reserve at Pradera CDD
Investment Summary
December 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2015</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 21,217
	Total Reserve Fund Investments	<u>\$ 21,217</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 6,194
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	<u>\$ 122,755</u>
US Bank Series 2015 Cost of Issuance	US Bank Money Market	\$ 4,000
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	41
	Total Capital Project Fund Investments	<u>\$ 4,041</u>

Reserve at Pradera Community Development District
 Summary A/R Ledger
 001 - General Fund
 From 12/1/2015 Through 12/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Beazer Homes	224-16-01	108,208.62
10/1/2015	Hillsborough County Tax Collector	FY15-16	<u>41,499.37</u>
		Total 001 - General Fund	149,707.99

Reserve at Pradera Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2015 Through 12/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Beazer Homes	224-16-01	191,189.89
10/1/2015	Hillsborough County Tax Collector	FY15-16	<u>35,739.71</u>
		Total 200 - Debt Service Fund	226,929.60

Reserve at Pradera Community Development District
 Summary A/R Ledger
 300 - Capital Projects Fund
 From 12/1/2015 Through 12/31/2015

Invoice Date	Customer Name	Invoice Number	Current Balance
11/30/2015	Beazer Homes	ARB019	<u>3,202.52</u>
		Total 300 - Capital Projects Fund	3,202.52
			<hr/>
Report Balance			379,840.11
			<hr/> <hr/>

Reserve at Pradera Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Don L. Manning	12/14/2015	1519	Bathroom/Umbrella Stand Repairs	229.80
Ovida Construction Group, Inc.	11/30/2015	715	Lawn Maintenance 12/15	<u>4,100.00</u>
			Total 001 - General Fund	4,329.80

Reserve at Pradera Community Development District

Summary A/P Ledger

300 - Capital Projects Fund

From 12/1/2015 Through 12/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Burr & Forman, LLP	12/11/2015	CUS 7 Burr & Forman	CUS 7-8 Series 2015	97.50
Scarola Associates Engineering Design & Land Consultants, PA	12/11/2015	CUS 8 Scarola	CUS 7-8 Series 2015	3,105.02
			Total 300 - Capital Projects Fund	3,202.52
Report Balance				7,532.32

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

Construction Account Activity Through December 31, 2015

Inflows:	Debt Proceeds	\$	3,054,540.19	
	Underwriter Discount		65,900.00	
			3,120,440.19	Total Bond Proceeds:
	Interest Earnings		33.35	
	Transfer from Capitalized Interest Account		7.24	
			3,120,480.78	Total Inflows: \$

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 12/31/15
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
		Total COI:	(246,900.00)	
08/31/15	1	Beazer Homes Corporation	(2,869,540.19)	Cleared
		Total Requisitions:	(2,869,540.19)	

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

Total Outflows: (3,116,440.19)

Funds Available in Construction/COI Account at December 31, 2015 **\$ 4,040.59**

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

Construction Custody Account Activity Through December 31, 2015

Inflows:	Developer Contribution	\$	25,999.40
	Due From Developer		3,202.52
		Total Inflows:	<u>\$ 29,201.92</u>

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status as of 12/31/15
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)	A/P
11/30/15	CUS 8	Scarola Associates	(3,105.02)	A/P
Total Requisitions:			<u>(29,201.92)</u>	

Total Outflows: (29,201.92)

Funds Available in Custody Account at December 31, 2015 \$ -

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/15.
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 Collections

5. General Fund – Payment for Invoice FY15-16 in the amount of \$41,499.37 was received in January 2016.
6. General Fund – Payment for Invoice 224-16-01 in the amount of \$54,104.31 was received in January 2016.
7. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$35,739.71 was received in January 2016.
8. Capital Projects Fund – Payment for Invoice ARB019 in the amount of \$3,202.52 was received in January 2016.