

Reserve at Pradera
Community Development District

Financial Statements
(Unaudited)

July 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Reserve at Pradera Community Development District

Balance Sheet

As of 7/31/2016

(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	58,419	0	0	0	58,419	0	0
Investments	0	0	133,844	4,043	137,886	0	0
Investments--Reserves	0	21,223	0	0	21,223	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	210,320
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,039,680
Fixed Assets	0	0	0	0	0	5,023,917	0
Total Assets	<u>67,574</u>	<u>21,223</u>	<u>210,320</u>	<u>4,043</u>	<u>303,159</u>	<u>5,023,917</u>	<u>3,250,000</u>
Liabilities							
Accounts Payable	7,541	0	0	0	7,541	0	0
Accrued Expenses Payable	6,778	0	0	0	6,778	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	<u>14,319</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,319</u>	<u>0</u>	<u>3,250,000</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	53,255	21,223	51,258	9	125,745	0	0
Total Fund Equity & Other Credits	<u>53,255</u>	<u>21,223</u>	<u>210,320</u>	<u>4,043</u>	<u>288,840</u>	<u>5,023,917</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>67,574</u>	<u>21,223</u>	<u>210,320</u>	<u>4,043</u>	<u>303,159</u>	<u>5,023,917</u>	<u>3,250,000</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 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
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	3,500	3,500	0	16.66%
District Management	15,000	12,500	12,500	0	16.66%
District Engineer	15,000	12,500	0	12,500	100.00%
Disclosure Report	500	417	5,000	(4,583)	(900.00)%
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	7,167	3,000	4,167	65.11%
Accounting Services	16,000	13,333	13,333	0	16.66%
Auditing Services	3,000	3,000	2,825	175	5.83%
Arbitrage Rebate Calculation	650	542	0	542	100.00%
Miscellaneous Mailings	650	542	0	542	100.00%
Tax Collector/Property Appraiser Fees	1,000	833	0	833	100.00%
Public Officials Liability Insurance	1,716	1,716	2,317	(601)	(35.02)%
Legal Advertising	1,500	1,250	1,019	231	32.06%
Bank Fees	100	83	0	83	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	1,000	833	0	833	100.00%
Website Fees & Maintenance	1,200	1,000	0	1,000	100.00%
Legal Counsel					
District Counsel	15,000	12,500	2,878	9,623	80.81%
Electric Utility Services					
Utility Services	1,500	1,250	0	1,250	100.00%
Utility - Recreation Facilities	3,500	2,917	0	2,917	100.00%
Utility-Fountains	3,500	2,917	0	2,917	100.00%
Street Lights	30,000	25,000	9,491	15,509	68.36%
Utility-Irrigation	3,500	2,917	0	2,917	100.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	4,200	3,500	1,500	2,000	64.28%
Lake/Pond Bank Maintenance	500	417	3,900	(3,483)	(680.00)%
Aquatic Maintenance	5,000	4,167	6,366	(2,199)	(27.32)%
Mitigation Area Monitoring & Maintenance	1,000	833	0	833	100.00%
Miscellaneous Expense	1,000	833	2,621	(1,788)	(162.10)%
Aquatic Plant Replacement	500	417	0	417	100.00%
Stormwater System Maintenance	1,000	833	0	833	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	2,917	0	2,917	100.00%
Landscape Maintenance	30,000	25,000	60,481	(35,481)	(101.60)%
Irrigation Maintenance	2,000	1,667	1,604	63	19.80%

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 7/31/2016

(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	1,667	0	1,667	100.00%
Irrigation Repairs	2,000	1,667	1,129	538	43.56%
Landscape Miscellaneous	5,000	4,167	1,500	2,667	70.00%
Landscape - Mulch	2,000	1,667	0	1,667	100.00%
Annual Mulching	6,000	5,000	5,400	(400)	10.00%
Fire Ant Treatment	2,500	2,083	0	2,083	100.00%
Landscape Replacement Plants, Shrubs, Trees	1,000	833	14,705	(13,872)	(1,370.50)%
Field Operations	1,000	833	5,000	(4,167)	(400.00)%
Well Maintenance	1,000	833	0	833	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,000	833	150	683	85.00%
Parking Lot Repair & Maintenance	1,500	1,250	0	1,250	100.00%
Street Sign Repair & Replacement	1,500	1,250	0	1,250	100.00%
Parks & Recreation					
Wildlife Management Services	2,000	1,667	0	1,667	100.00%
Equipment Lease	800	667	0	667	100.00%
Gate Maintenance & Repairs	500	417	0	417	100.00%
Maintenance & Repair	2,000	1,667	6,159	(4,492)	(207.94)%
Telephone, Fax, Internet	2,000	1,667	1,828	(161)	8.59%
Clubhouse - Facility Janitorial Supplies	1,500	1,250	0	1,250	100.00%
Pool Service Contract	1,500	1,250	8,000	(6,750)	(433.33)%
Facility Supplies	2,500	2,083	0	2,083	100.00%
Pool Repairs	5,000	4,167	600	3,567	88.00%
Fountain Service Contract	1,500	1,250	0	1,250	100.00%
Pest Control & Termite Bond	500	417	0	417	100.00%
Facility A/C & Heating Maintenance & Repair	1,000	833	0	833	100.00%
Trail/Bike Path Maintenance	1,000	833	0	833	100.00%
Boardwalk and Bridge Maintenance	500	417	0	417	100.00%
Contingency					
Miscellaneous Contingency	5,000	4,167	4,150	16	16.99%
Total Expenditures	<u>243,888</u>	<u>202,905</u>	<u>193,434</u>	<u>9,471</u>	<u>20.69%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>40,983</u>	<u>53,255</u>	<u>12,272</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>40,983</u></u>	<u><u>53,255</u></u>	<u><u>12,272</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 7/31/2016

(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	6	6	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>21,223</u>	<u>6</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	21,223	21,223	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	21,223	21,223	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>21,223</u></u>	<u><u>21,223</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 7/31/2016

(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	84	84	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>233,205</u>	<u>82</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	0	51,265	51,265	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(7)	(7)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	51,258	51,258	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>210,320</u></u>	<u><u>210,320</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 7/31/2016

(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	9	9	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
July 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2016</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 21,223
	Total Reserve Fund Investments	\$ 21,223
US Bank Series 2015 Revenue	US Bank Money Market	\$ 17,282
US Bank Series 2015 Reserve	US Bank Money Market	116,562
	Total Debt Service Fund Investments	\$ 133,844
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 4,043
	Total Capital Project Fund Investments	\$ 4,043

Reserve at Pradera Community Development District
 Summary A/R Ledger
 200 - Debt Service Fund
 From 7/1/2016 Through 7/31/2016

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 7/1/2016 Through 7/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Pavco Furniture LLC dba Admiral Furniture LLC	7/26/2016	141395	Furniture - Cushions for Aria/Augusta Deep Seating Sofa	4,150.45
Tampa Electric Company	7/18/2016	1176 0300931 07/16	The Reserve at Pradera PH 1 07/16	1,480.43
Tampa Electric Company	7/18/2016	1176 0301411 07/16	The Reserve at Pradera PH 1A 07/16	812.92
Tampa Electric Company	7/21/2016	1476 1228871 07/16	The Reserve at Pradera PH 1B 07/16	<u>1,097.44</u>
			Total 001 - General Fund	<u>7,541.24</u>
Report Balance				<u><u>7,541.24</u></u>

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

Construction Account Activity Through July 31, 2016

Inflows:	Debt Proceeds	\$	3,054,540.19	
	Underwriter Discount		65,900.00	
			3,120,440.19	Total Bond Proceeds:
	Interest Earnings		35.29	
	Transfer from Capitalized Interest Account		7.24	
			3,120,482.72	Total Inflows: \$

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 07/31/16
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 July 31, 2016 **\$ 4,042.53**

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

Construction Custody Account Activity Through July 31, 2016

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

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status as of 07/31/16
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 July 31, 2016 \$ -

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/16.
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.