

Reserve at Pradera
Community Development District

Financial Statements
(Unaudited)

June 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Reserve at Pradera Community Development District

Balance Sheet

As of 6/30/2016

(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	80,084	0	0	0	80,084	0	0
Investments	0	0	133,833	4,042	137,875	0	0
Investments--Reserves	0	21,222	0	0	21,222	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	210,309
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,039,691
Fixed Assets	0	0	0	0	0	5,023,917	0
Total Assets	<u>89,239</u>	<u>21,222</u>	<u>210,309</u>	<u>4,042</u>	<u>324,812</u>	<u>5,023,917</u>	<u>3,250,000</u>
Liabilities							
Accounts Payable	6,042	0	0	0	6,042	0	0
Accrued Expenses Payable	6,628	0	0	0	6,628	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>12,670</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,670</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	<u>76,569</u>	<u>21,222</u>	<u>51,247</u>	<u>9</u>	<u>149,047</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>76,569</u>	<u>21,222</u>	<u>210,309</u>	<u>4,042</u>	<u>312,142</u>	<u>5,023,917</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>89,239</u>	<u>21,222</u>	<u>210,309</u>	<u>4,042</u>	<u>324,812</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 6/30/2016

(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	243,888	243,888	246,689	2,801	(1.15)%
Expenditures					
Financial & Administrative					
Administrative Services	4,200	3,150	3,150	0	25.00%
District Management	15,000	11,250	11,250	0	25.00%
District Engineer	15,000	11,250	0	11,250	100.00%
Disclosure Report	500	375	5,000	(4,625)	(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	6,450	2,700	3,750	68.60%
Accounting Services	16,000	12,000	12,000	0	25.00%
Auditing Services	3,000	3,000	2,825	175	5.83%
Arbitrage Rebate Calculation	650	488	0	488	100.00%
Miscellaneous Mailings	650	488	0	488	100.00%
Tax Collector/Property Appraiser Fees	1,000	750	0	750	100.00%
Public Officials Liability Insurance	1,716	1,716	2,317	(601)	(35.02)%
Legal Advertising	1,500	1,125	249	876	83.38%
Bank Fees	100	75	0	75	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	1,000	750	0	750	100.00%
Website Fees & Maintenance	1,200	900	0	900	100.00%
Legal Counsel					
District Counsel	15,000	11,250	2,520	8,730	83.20%
Electric Utility Services					
Utility Services	1,500	1,125	0	1,125	100.00%
Utility - Recreation Facilities	3,500	2,625	0	2,625	100.00%
Utility-Fountains	3,500	2,625	0	2,625	100.00%
Street Lights	30,000	22,500	6,100	16,400	79.66%
Utility-Irrigation	3,500	2,625	0	2,625	100.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	4,200	3,150	1,350	1,800	67.85%
Lake/Pond Bank Maintenance	500	375	3,900	(3,525)	(680.00)%
Aquatic Maintenance	5,000	3,750	5,680	(1,930)	(13.60)%
Mitigation Area Monitoring & Maintenance	1,000	750	0	750	100.00%
Miscellaneous Expense	1,000	750	2,621	(1,871)	(162.10)%
Aquatic Plant Replacement	500	375	0	375	100.00%
Stormwater System Maintenance	1,000	750	0	750	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	2,625	0	2,625	100.00%
Landscape Maintenance	30,000	22,500	53,853	(31,353)	(79.51)%
Irrigation Maintenance	2,000	1,500	0	1,500	100.00%

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(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	1,500	0	1,500	100.00%
Irrigation Repairs	2,000	1,500	1,129	371	43.56%
Landscape Miscellaneous	5,000	3,750	1,500	2,250	70.00%
Landscape - Mulch	2,000	1,500	0	1,500	100.00%
Annual Mulching	6,000	4,500	5,400	(900)	10.00%
Fire Ant Treatment	2,500	1,875	0	1,875	100.00%
Landscape Replacement Plants, Shrubs, Trees	1,000	750	14,705	(13,955)	(1,370.50)%
Field Operations	1,000	750	4,500	(3,750)	(350.00)%
Well Maintenance	1,000	750	0	750	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,000	750	0	750	100.00%
Parking Lot Repair & Maintenance	1,500	1,125	0	1,125	100.00%
Street Sign Repair & Replacement	1,500	1,125	0	1,125	100.00%
Parks & Recreation					
Wildlife Management Services	2,000	1,500	0	1,500	100.00%
Equipment Lease	800	600	0	600	100.00%
Gate Maintenance & Repairs	500	375	0	375	100.00%
Maintenance & Repair	2,000	1,500	5,644	(4,144)	(182.19)%
Telephone, Fax, Internet	2,000	1,500	1,624	(124)	18.81%
Clubhouse - Facility Janitorial Supplies	1,500	1,125	0	1,125	100.00%
Pool Service Contract	1,500	1,125	7,200	(6,075)	(380.00)%
Facility Supplies	2,500	1,875	0	1,875	100.00%
Pool Repairs	5,000	3,750	425	3,325	91.50%
Fountain Service Contract	1,500	1,125	0	1,125	100.00%
Pest Control & Termite Bond	500	375	0	375	100.00%
Facility A/C & Heating Maintenance & Repair	1,000	750	0	750	100.00%
Trail/Bike Path Maintenance	1,000	750	0	750	100.00%
Boardwalk and Bridge Maintenance	500	375	0	375	100.00%
Contingency					
Miscellaneous Contingency	5,000	3,750	0	3,750	100.00%
Total Expenditures	<u>243,888</u>	<u>184,163</u>	<u>170,120</u>	<u>14,044</u>	<u>30.25%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>59,725</u>	<u>76,569</u>	<u>16,844</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>59,725</u></u>	<u><u>76,569</u></u>	<u><u>16,844</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 6/30/2016

(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	5	5	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>21,222</u>	<u>5</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	21,222	21,222	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	21,222	21,222	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>21,222</u></u>	<u><u>21,222</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 6/30/2016

(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	73	73	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>233,194</u>	<u>71</u>	<u>0.03%</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	51,254	51,254	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(7)	(7)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	51,247	51,247	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>210,309</u></u>	<u><u>210,309</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 6/30/2016

(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>4,042</u>	<u>4,042</u>	<u>0.00%</u>

Reserve at Pradera CDD
Investment Summary
June 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2016</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 21,222
	Total Reserve Fund Investments	<u>\$ 21,222</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 17,271
US Bank Series 2015 Reserve	US Bank Money Market	116,562
	Total Debt Service Fund Investments	<u>\$ 133,833</u>
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 4,042
	Total Capital Project Fund Investments	<u>\$ 4,042</u>

Reserve at Pradera Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 6/1/2016 Through 6/30/2016

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

Reserve at Pradera Community Development District

Summary A/P Ledger

001 - General Fund

From 6/1/2016 Through 6/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Andrews Aqua Services	6/16/2016	223	Pool and Fountain Maintenance 06/16	1,185.00
Aquatic Systems, Inc.	6/1/2016	0000341567	Monthly Lake/Wetland Services 06/16	686.00
At Your Service Team Ent, Inc.	4/30/2016	64564	Additional Services 04/16	385.00
At Your Service Team Ent, Inc.	6/2/2016	64928	Cleaning Services 06/16	395.00
Tampa Electric Company	6/16/2016	1176 0300931 06/16	The Reserve at Pradera PH 1 06/16	1,480.43
Tampa Electric Company	6/16/2016	1176 0301411 06/16	The Reserve at Pradera PH 1A 06/16	812.92
Tampa Electric Company	6/21/2016	1476 1228871 06/16	The Reserve at Pradera PH 1B 06/16	<u>1,097.44</u>
			Total 001 - General Fund	<u>6,041.79</u>
Report Balance				<u><u>6,041.79</u></u>

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

Construction Account Activity Through June 30, 2016

Inflows:	Debt Proceeds	\$	3,054,540.19
	Underwriter Discount		65,900.00
	Total Bond Proceeds:		3,120,440.19
	Interest Earnings		34.96
	Transfer from Capitalized Interest Account		7.24
	Total Inflows:	\$	3,120,482.39

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 06/30/16
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 June 30, 2016 \$ 4,042.20

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

Construction Custody Account Activity Through June 30, 2016

Inflows:	Developer Contribution		<u>\$</u>	<u>29,201.92</u>
		Total Inflows:	<u>\$</u>	<u>29,201.92</u>

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status as of 06/30/16
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 June 30, 2016 \$ -

Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
June 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 06/30/16.
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.