

Reserve at Pradera
Community Development District

Financial Statements
(Unaudited)

November 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Reserve at Pradera Community Development District

Balance Sheet
As of 11/30/2015
(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	101,706	0	0	0	101,706	0	0
Investments	0	0	117,180	4,041	121,221	0	0
Accounts Receivable	0	0	0	10,729	10,729	0	0
Assessments Receivable	132,805	21,217	230,645	0	384,666	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Due From Other Funds	0	0	1,857	0	1,857	0	0
Amount Available in Debt Service	0	0	0	0	0	0	349,682
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,945,318
Fixed Assets	0	0	0	0	0	5,023,917	0
Total Assets	<u>234,511</u>	<u>21,217</u>	<u>349,682</u>	<u>14,769</u>	<u>620,180</u>	<u>5,023,917</u>	<u>3,295,000</u>
Liabilities							
Accounts Payable	2,090	0	0	10,729	12,818	0	0
Accrued Expenses Payable	2,675	0	0	0	2,675	0	0
Other Current Liabilities	12,717	0	0	0	12,717	0	0
Due To Other Funds	1,857	0	0	0	1,857	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,295,000
Total Liabilities	<u>19,339</u>	<u>0</u>	<u>0</u>	<u>10,729</u>	<u>30,068</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	215,173	21,217	190,621	7	427,018	0	0
Total Fund Equity & Other Credits	<u>215,173</u>	<u>21,217</u>	<u>349,682</u>	<u>4,041</u>	<u>590,113</u>	<u>5,023,917</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>234,511</u>	<u>21,217</u>	<u>349,682</u>	<u>14,769</u>	<u>620,180</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 11/30/2015

(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>
Revenues					
Special Assessments					
Tax Roll	27,471	27,471	27,472	1	0.00%
Off Roll	216,417	216,417	216,417	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	700	700	0	83.33%
District Management	15,000	2,500	2,500	0	83.33%
District Engineer	15,000	2,500	855	1,645	94.30%
Disclosure Report	500	83	0	83	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	1,433	600	833	93.02%
Accounting Services	16,000	2,667	2,667	0	83.33%
Auditing Services	3,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Miscellaneous Mailings	650	108	0	108	100.00%
Tax Collector/Property Appraiser Fees	1,000	167	0	167	100.00%
Public Officials Liability Insurance	1,716	1,716	2,317	(601)	(35.02)%
Legal Advertising	1,500	250	42	208	97.18%
Bank Fees	100	17	0	17	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	1,000	167	0	167	100.00%
Website Fees & Maintenance	1,200	200	0	200	100.00%
Legal Counsel					
District Counsel	15,000	2,500	1,200	1,300	92.00%
Electric Utility Services					
Utility Services	1,500	250	0	250	100.00%
Utility - Recreation Facilities	3,500	583	0	583	100.00%
Utility-Fountains	3,500	583	0	583	100.00%
Street Lights	30,000	5,000	0	5,000	100.00%
Utility-Irrigation	3,500	583	0	583	100.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	4,200	700	300	400	92.85%
Lake/Pond Bank Maintenance	500	83	0	83	100.00%
Aquatic Maintenance	5,000	833	1,725	(892)	65.50%
Mitigation Area Monitoring & Maintenance	1,000	167	0	167	100.00%
Miscellaneous Expense	1,000	167	0	167	100.00%
Aquatic Plant Replacement	500	83	0	83	100.00%
Stormwater System Maintenance	1,000	167	0	167	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	583	0	583	100.00%
Landscape Maintenance	30,000	5,000	0	5,000	100.00%
Irrigation Maintenance	2,000	333	0	333	100.00%

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 11/30/2015

(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>
Ornamental Lighting & Maintenance	2,000	333	0	333	100.00%
Irrigation Repairs	2,000	333	269	65	86.56%
Landscape Miscellaneous	5,000	833	0	833	100.00%
Landscape - Mulch	2,000	333	0	333	100.00%
Annual Mulching	6,000	1,000	0	1,000	100.00%
Fire Ant Treatment	2,500	417	0	417	100.00%
Landscape Replacement Plants, Shrubs, Trees	1,000	167	0	167	100.00%
Field Operations	1,000	167	1,000	(833)	0.00%
Well Maintenance	1,000	167	0	167	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,000	167	0	167	100.00%
Parking Lot Repair & Maintenance	1,500	250	0	250	100.00%
Street Sign Repair & Replacement	1,500	250	0	250	100.00%
Parks & Recreation					
Wildlife Management Services	2,000	333	0	333	100.00%
Equipment Lease	800	133	0	133	100.00%
Gate Maintenance & Repairs	500	83	0	83	100.00%
Maintenance & Repair	2,000	333	275	58	86.25%
Telephone, Fax, Internet	2,000	333	189	144	90.53%
Clubhouse - Facility Janitorial Supplies	1,500	250	0	250	100.00%
Pool Service Contract	1,500	250	1,600	(1,350)	(6.66)%
Facility Supplies	2,500	417	0	417	100.00%
Pool Repairs	5,000	833	0	833	100.00%
Fountain Service Contract	1,500	250	0	250	100.00%
Pest Control & Termite Bond	500	83	0	83	100.00%
Facility A/C & Heating Maintenance & Repair	1,000	167	0	167	100.00%
Trail/Bike Path Maintenance	1,000	167	0	167	100.00%
Boardwalk and Bridge Maintenance	500	83	0	83	100.00%
Contingency					
Miscellaneous Contingency	5,000	833	0	833	100.00%
Total Expenditures	<u>243,888</u>	<u>49,971</u>	<u>28,717</u>	<u>21,255</u>	<u>88.23%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>193,917</u>	<u>215,173</u>	<u>21,256</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>193,917</u></u>	<u><u>215,173</u></u>	<u><u>21,256</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 11/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	21,217	21,217	0	0.00%
Total Revenues	<u>21,217</u>	<u>21,217</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserves	21,217	0	21,217	100.00%
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 11/30/2015

(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	0	5	5	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>233,127</u>	<u>4</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	190,628	190,628	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(7)	(7)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	190,621	190,621	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>349,682</u></u>	<u><u>349,682</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 11/30/2015

(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	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
November 30, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2015</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 619
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	<u>\$ 117,180</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 11/1/2015 Through 11/30/2015

<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>24,596.02</u>
		Total 001 - General Fund	132,804.64

Reserve at Pradera Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 11/1/2015 Through 11/30/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Hillsborough County Tax Collector	FY15-16	<u>21,217.00</u>
		Total 005 - Reserve Fund	21,217.00

Reserve at Pradera Community Development District
 Summary A/R Ledger
 200 - Debt Service Fund
 From 11/1/2015 Through 11/30/2015

<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>39,454.67</u>
		Total 200 - Debt Service Fund	230,644.56

Reserve at Pradera Community Development District
 Summary A/R Ledger
 300 - Capital Projects Fund
 From 11/1/2015 Through 11/30/2015

Invoice Date	Customer Name	Invoice Number	Current Balance
11/30/2015	Beazer Homes	ARB019	<u>10,728.92</u>
		Total 300 - Capital Projects Fund	10,728.92
			<u> </u>
Report Balance			395,395.12
			<u><u> </u></u>

Reserve at Pradera Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2015 Through 11/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Department of Economic Opportunity	10/7/2015	34426	Special District Fee FY 15/16	175.00
Hallelujah Commercial Pools	11/16/2015	148	Pool and Fountain Maintenance 11/15	950.00
Scarola Associates Engineering Design & Land Consultants, PA	11/20/2015	80664	Engineering Services 03/15-07/15	854.56
Total Scapes, Inc.	11/17/2015	9864	Irrigation Repair	<u>110.00</u>
			Total 001 - General Fund	2,089.56

Reserve at Pradera Community Development District

Summary A/P Ledger

300 - Capital Projects Fund

From 11/1/2015 Through 11/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Burr & Forman, LLP	11/20/2015	CUS 6 Burr & Forman	CUS 6 Series 2015	7,526.40
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	10,728.92
Report Balance				12,818.48

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

Construction Account Activity Through November 30, 2015

Inflows:	Debt Proceeds	\$	3,054,540.19	
	Underwriter Discount		65,900.00	
			3,120,440.19	Total Bond Proceeds:
	Interest Earnings		33.28	
	Transfer from Capitalized Interest Account		7.24	
			3,120,480.71	Total Inflows: \$

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 11/30/15
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
		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 November 30, 2015 **\$ 4,040.52**

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

Construction Custody Account Activity Through November 30, 2015

Inflows:	Developer Contribution	\$	18,473.00
	Due From Developer		10,728.92
		Total Inflows:	\$ 29,201.92

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status as of 11/30/15
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)	A/P
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:			(29,201.92)	

Total Outflows: (29,201.92)

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

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

Balance Sheet

1. Trust statement activity has been recorded through 11/30/15.
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 \$4,313.65 was received in December 2015.
6. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$3,714.96 was received in December 2015.
7. Capital Projects Fund – Payment for Invoice ARB019 in the amount of \$7,526.40 was received in December 2015.