

Reserve at Pradera
Community Development District

Financial Statements
(Unaudited)

October 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Reserve at Pradera Community Development District

Balance Sheet
As of 10/31/2015
(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	101,905	0	0	0	101,905	0	0
Investments	0	0	159,064	4,033	163,098	0	0
Accounts Receivable	0	0	0	0	0	0	0
Assessments Receivable	135,680	21,217	233,121	0	390,019	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	392,186
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,902,814
Fixed Assets	0	0	0	0	0	5,013,188	0
Total Assets	<u>237,585</u>	<u>21,217</u>	<u>392,186</u>	<u>4,033</u>	<u>655,021</u>	<u>5,013,188</u>	<u>3,295,000</u>
Liabilities							
Accounts Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	1,875	0	0	0	1,875	0	0
Other Current Liabilities	12,717	0	0	0	12,717	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,295,000
Total Liabilities	<u>14,592</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,592</u>	<u>0</u>	<u>3,295,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	0	0	159,062	4,033	163,095	5,013,188	0
Net Change in Fund Balance	222,993	21,217	233,124	0	477,334	0	0
Total Fund Equity & Other Credits	<u>222,993</u>	<u>21,217</u>	<u>392,186</u>	<u>4,033</u>	<u>640,429</u>	<u>5,013,188</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>237,585</u>	<u>21,217</u>	<u>392,186</u>	<u>4,033</u>	<u>655,021</u>	<u>5,013,188</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 10/31/2015

(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	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	350	350	0	91.66%
District Management	15,000	1,250	1,250	0	91.66%
District Engineer	15,000	1,250	0	1,250	100.00%
Disclosure Report	500	42	0	42	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	717	300	417	96.51%
Accounting Services	16,000	1,333	1,333	0	91.66%
Auditing Services	3,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Miscellaneous Mailings	650	54	0	54	100.00%
Tax Collector/Property Appraiser Fees	1,000	83	0	83	100.00%
Public Officials Liability Insurance	1,716	1,716	2,317	(601)	(35.02)%
Legal Advertising	1,500	125	42	83	97.18%
Bank Fees	100	8	0	8	100.00%
Dues, Licenses & Fees	175	175	0	175	100.00%
Miscellaneous Fees	1,000	83	0	83	100.00%
Website Fees & Maintenance	1,200	100	0	100	100.00%
Legal Counsel					
District Counsel	15,000	1,250	400	850	97.33%
Electric Utility Services					
Utility Services	1,500	125	0	125	100.00%
Utility - Recreation Facilities	3,500	292	0	292	100.00%
Utility-Fountains	3,500	292	0	292	100.00%
Street Lights	30,000	2,500	0	2,500	100.00%
Utility-Irrigation	3,500	292	0	292	100.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	4,200	350	150	200	96.42%
Lake/Pond Bank Maintenance	500	42	0	42	100.00%
Aquatic Maintenance	5,000	417	1,150	(733)	77.00%
Mitigation Area Monitoring & Maintenance	1,000	83	0	83	100.00%
Miscellaneous Expense	1,000	83	0	83	100.00%
Aquatic Plant Replacement	500	42	0	42	100.00%
Stormwater System Maintenance	1,000	83	0	83	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	292	0	292	100.00%
Landscape Maintenance	30,000	2,500	0	2,500	100.00%
Irrigation Maintenance	2,000	167	0	167	100.00%

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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	167	0	167	100.00%
Irrigation Repairs	2,000	167	0	167	100.00%
Landscape Miscellaneous	5,000	417	0	417	100.00%
Landscape - Mulch	2,000	167	0	167	100.00%
Annual Mulching	6,000	500	0	500	100.00%
Fire Ant Treatment	2,500	208	0	208	100.00%
Landscape Replacement Plants, Shrubs, Trees	1,000	83	0	83	100.00%
Field Operations	1,000	83	500	(417)	50.00%
Well Maintenance	1,000	83	0	83	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,000	83	0	83	100.00%
Parking Lot Repair & Maintenance	1,500	125	0	125	100.00%
Street Sign Repair & Replacement	1,500	125	0	125	100.00%
Parks & Recreation					
Wildlife Management Services	2,000	167	0	167	100.00%
Equipment Lease	800	67	0	67	100.00%
Gate Maintenance & Repairs	500	42	0	42	100.00%
Maintenance & Repair	2,000	167	0	167	100.00%
Telephone, Fax, Internet	2,000	167	0	167	100.00%
Clubhouse - Facility Janitorial Supplies	1,500	125	0	125	100.00%
Pool Service Contract	1,500	125	800	(675)	46.66%
Facility Supplies	2,500	208	0	208	100.00%
Pool Repairs	5,000	417	0	417	100.00%
Fountain Service Contract	1,500	125	0	125	100.00%
Pest Control & Termite Bond	500	42	0	42	100.00%
Facility A/C & Heating Maintenance & Repair	1,000	83	0	83	100.00%
Trail/Bike Path Maintenance	1,000	83	0	83	100.00%
Boardwalk and Bridge Maintenance	500	42	0	42	100.00%
Contingency					
Miscellaneous Contingency	5,000	417	0	417	100.00%
Total Expenditures	<u>243,888</u>	<u>31,230</u>	<u>20,896</u>	<u>10,334</u>	<u>91.43%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>212,658</u>	<u>222,993</u>	<u>10,335</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>212,658</u></u>	<u><u>222,993</u></u>	<u><u>10,335</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 10/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
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 10/31/2015

(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	3	3	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>233,124</u>	<u>1</u>	<u>0.00%</u>
Expenditures				
Debt Service Payments				
Interest	188,122	0	188,122	100.00%
Principal	45,000	0	45,000	100.00%
Total Expenditures	<u>233,122</u>	<u>0</u>	<u>233,122</u>	<u>100.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	233,124	233,124	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	233,124	233,124	0.00%
Fund Balance, Beginning of Period	0	159,062	159,062	0.00%
Fund Balance, End of Period	<u>0</u>	<u>392,186</u>	<u>392,186</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenues Over/(Under)	0	0	0	0.00%
Expenditures				
Exc. Of Rev./Other Sources Over (Under)	0	0	0	0.00%
Exc. Of Rev./Other Sources Over (Under)				
Expend./Other Uses				
Fund Balance, Beginning of Period	0	4,033	4,033	0.00%
Fund Balance, End of Period	<u>0</u>	<u>4,033</u>	<u>4,033</u>	<u>0.00%</u>

Reserve at Pradera CDD
Investment Summary
October 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2015</u>
US Bank Series 2015 Capitalized Interest	US Bank Money Market	\$ 42,503
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	<u>\$ 159,064</u>
US Bank Series 2015 Cost of Issuance	US Bank Money Market	\$ 4,000
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	33
	Total Capital Project Fund Investments	<u>\$ 4,033</u>

Reserve at Pradera Community Development District

Summary A/R Ledger

001 - General Fund

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

<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>27,471.79</u>
		Total 001 - General Fund	135,680.41

Reserve at Pradera Community Development District

Summary A/R Ledger

005 - Reserve Fund

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

<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 10/1/2015 Through 10/31/2015

<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>41,931.31</u>
		Total 200 - Debt Service Fund	233,121.20
			<u>390,018.61</u>
Report Balance			<u><u>390,018.61</u></u>

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/15.
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

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.