

Reserve at Pradera  
Community Development District

Financial Statements  
(Unaudited)

September 30, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Reserve at Pradera Community Development District**

Balance Sheet

As of 9/30/2016

(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
<b>Assets</b>							
Cash In Bank	4,543	0	0	0	4,543	0	0
Investments	0	0	210,342	4,043	214,385	0	0
Investments--Reserves	0	21,225	0	0	21,225	0	0
Accounts Receivable	0	0	0	0	0	0	0
Assessments Receivable	0	0	0	0	0	0	0
Prepaid Expenses	11,569	0	0	0	11,569	0	0
Deposits	9,400	0	0	0	9,400	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	210,342
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,039,658
Fixed Assets	0	0	0	0	0	5,023,917	0
<b>Total Assets</b>	<u>25,511</u>	<u>21,225</u>	<u>210,342</u>	<u>4,043</u>	<u>261,122</u>	<u>5,023,917</u>	<u>3,250,000</u>
<b>Liabilities</b>							
Accounts Payable	14,606	0	0	0	14,606	0	0
Accrued Expenses Payable	7,298	0	0	0	7,298	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
<b>Total Liabilities</b>	<u>21,904</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>21,904</u>	<u>0</u>	<u>3,250,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	0	0	159,062	4,033	163,095	5,023,917	0
Net Change in Fund Balance	3,608	21,225	51,280	10	76,123	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>3,608</u>	<u>21,225</u>	<u>210,342</u>	<u>4,043</u>	<u>239,218</u>	<u>5,023,917</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>25,511</u>	<u>21,225</u>	<u>210,342</u>	<u>4,043</u>	<u>261,122</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 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
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%
<b>Total Revenues</b>	<b>243,888</b>	<b>243,888</b>	<b>246,689</b>	<b>2,801</b>	<b>(1.15)%</b>
<b>Expenditures</b>					
Financial & Administrative					
Administrative Services	4,200	4,200	4,200	0	0.00%
District Management	15,000	15,000	15,000	0	0.00%
District Engineer	15,000	15,000	0	15,000	100.00%
Disclosure Report	500	500	5,000	(4,500)	(900.00)%
Trustees Fees	3,500	3,500	539	2,961	84.60%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial Consulting Services	8,600	8,600	3,600	5,000	58.13%
Accounting Services	16,000	16,000	16,000	0	0.00%
Auditing Services	3,000	3,000	2,825	175	5.83%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Miscellaneous Mailings	650	650	0	650	100.00%
Tax Collector/Property Appraiser Fees	1,000	1,000	0	1,000	100.00%
Public Officials Liability Insurance	1,716	1,716	2,317	(601)	(35.02)%
Legal Advertising	1,500	1,500	1,019	481	32.06%
Bank Fees	100	100	0	100	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	1,000	1,000	0	1,000	100.00%
Website Fees & Maintenance	1,200	1,200	0	1,200	100.00%
Legal Counsel					
District Counsel	15,000	15,000	5,953	9,048	60.31%
Electric Utility Services					
Utility Services	1,500	1,500	0	1,500	100.00%
Utility - Recreation Facilities	3,500	3,500	0	3,500	100.00%
Utility-Fountains	3,500	3,500	0	3,500	100.00%
Street Lights	30,000	30,000	18,636	11,364	37.88%
Utility-Irrigation	3,500	3,500	0	3,500	100.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	4,200	4,200	1,800	2,400	57.14%
Lake/Pond Bank Maintenance	500	500	3,900	(3,400)	(680.00)%
Aquatic Maintenance	5,000	5,000	7,738	(2,738)	(54.76)%
Mitigation Area Monitoring & Maintenance	1,000	1,000	0	1,000	100.00%
Miscellaneous Expense	1,000	1,000	2,621	(1,621)	(162.10)%
Aquatic Plant Replacement	500	500	0	500	100.00%
Stormwater System Maintenance	1,000	1,000	0	1,000	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	3,500	0	3,500	100.00%
Landscape Maintenance	30,000	30,000	76,265	(46,265)	(154.21)%
Irrigation Maintenance	2,000	2,000	3,156	(1,156)	(57.78)%

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 9/30/2016

(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	2,000	0	2,000	100.00%
Irrigation Repairs	2,000	2,000	1,129	871	43.56%
Landscape Miscellaneous	5,000	5,000	2,880	2,120	42.40%
Landscape - Mulch	2,000	2,000	0	2,000	100.00%
Annual Mulching	6,000	6,000	5,400	600	10.00%
Fire Ant Treatment	2,500	2,500	0	2,500	100.00%
Landscape Replacement Plants, Shrubs, Trees	1,000	1,000	14,705	(13,705)	(1,370.50)%
Field Operations	1,000	1,000	6,000	(5,000)	(500.00)%
Well Maintenance	1,000	1,000	0	1,000	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,000	1,000	150	850	85.00%
Parking Lot Repair & Maintenance	1,500	1,500	525	975	65.00%
Street Sign Repair & Replacement	1,500	1,500	0	1,500	100.00%
Parks & Recreation					
Wildlife Management Services	2,000	2,000	0	2,000	100.00%
Equipment Lease	800	800	2,055	(1,255)	(156.86)%
Gate Maintenance & Repairs	500	500	0	500	100.00%
Facility Maintenance & Repair	2,000	2,000	7,731	(5,731)	(286.55)%
Telephone, Fax, Internet	2,000	2,000	2,265	(265)	(13.22)%
Clubhouse - Facility Janitorial Supplies	1,500	1,500	0	1,500	100.00%
Pool Service Contract	1,500	1,500	9,600	(8,100)	(540.00)%
Facility Supplies	2,500	2,500	0	2,500	100.00%
Pool Repairs & Equipment	5,000	5,000	2,172	2,828	56.56%
Fountain Service Contract	1,500	1,500	0	1,500	100.00%
Pest Control & Termite Bond	500	500	0	500	100.00%
Facility A/C & Heating Maintenance & Repair	1,000	1,000	0	1,000	100.00%
Trail/Bike Path Maintenance	1,000	1,000	0	1,000	100.00%
Boardwalk and Bridge Maintenance	500	500	0	500	100.00%
Contingency					
Miscellaneous Contingency	5,000	5,000	5,423	(423)	(8.46)%
Total Expenditures	<u>243,888</u>	<u>243,888</u>	<u>243,081</u>	<u>807</u>	<u>0.33%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>0</u>	<u>3,608</u>	<u>3,608</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>3,608</u></u>	<u><u>3,608</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 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	8	8	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>21,225</u>	<u>8</u>	<u>0.04%</u>
<b>Expenditures</b>				
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	21,225	21,225	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	21,225	21,225	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>21,225</u></u>	<u><u>21,225</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 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	106	106	0.00%
Special Assessments				
Tax Roll	41,933	41,931	(1)	0.00%
Off Roll	191,190	191,190	0	0.00%
<b>Total Revenues</b>	<u>233,122</u>	<u>233,228</u>	<u>105</u>	<u>0.05%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	188,122	136,940	51,183	27.20%
Principal	45,000	45,000	0	0.00%
<b>Total Expenditures</b>	<u>233,122</u>	<u>181,940</u>	<u>51,183</u>	<u>21.96%</u>
Excess of Revenues Over/(Under) Expenditures	0	51,288	51,288	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(7)	(7)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	51,280	51,280	0.00%
Fund Balance, Beginning of Period	0	159,062	159,062	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>210,342</u></u>	<u><u>210,342</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 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	3	3	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0	10,729	10,729	0.00%
<b>Total Revenues</b>	<u>0</u>	<u>10,732</u>	<u>10,732</u>	<u>0.00%</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	10,729	(10,729)	0.00%
<b>Total Expenditures</b>	<u>0</u>	<u>10,729</u>	<u>(10,729)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	3	3	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	7	7	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	10	10	0.00%
Fund Balance, Beginning of Period	0	4,033	4,033	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>4,043</u></u>	<u><u>4,043</u></u>	<u><u>0.00%</u></u>

**Reserve at Pradera CDD**  
**Investment Summary**  
**September 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2016</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 21,225
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 21,225</u></b>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 93,781
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 210,342</u></b>
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 4,043
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 4,043</u></b>



**Reserve at Pradera Community Development District**

Summary A/P Ledger

001 - General Fund

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
B & F Lawn & Landscaping	9/28/2016	09282033	Installation of Sod	1,380.00
Burr & Forman, LLP	9/21/2016	933294	Legal Services 08/16	1,805.00
Don L. Manning	9/25/2016	1638	Replaced Receptical Cover	98.65
Egis Insurance Advisors LLC	8/22/2016	4779	General/POL Liability Insurance FY 16/17	8,875.00
Jordan Goostrey	8/12/2016	081216 Goostrey	Off Duty Patrol of Community	90.00
Jordan Goostrey	8/13/2016	081316 Goostrey	Off Duty Patrol of Community	90.00
Jordan Goostrey	8/17/2016	081716 Goostrey	Off Duty Patrol of Community	120.00
Tampa Electric Company	9/21/2016	1476 1203451 09/16	13411 Balm Riverview RD SGN 09/16	324.64
Tampa Electric Company	9/21/2016	1476 1203961 09/16	13309 Pradera Reserve DR IR 09/16	84.95
Tampa Electric Company	9/21/2016	1476 1218051 09/16	12051 Pradera Reserve BL PO 09/16	342.05
Tampa Electric Company	9/21/2016	1476 1224611 09/16	12053 Pradera Reserve Blvd 09/16	297.83
Tampa Electric Company	9/21/2016	1476 1228871 09/16	The Reserve at Pradera PH 1B 09/16	1,097.44
			Total 001 - General Fund	14,605.56
Report Balance				14,605.56

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

**Construction Account Activity Through September 30, 2016**

<b>Inflows:</b>	<b>Debt Proceeds</b>	\$	3,054,540.19
	<b>Underwriter Discount</b>		65,900.00
	<b>Total Bond Proceeds:</b>		3,120,440.19
	<b>Interest Earnings</b>		35.97
	<b>Transfer from Capitalized Interest Account</b>		7.24
	<b>Total Inflows:</b>	\$	3,120,483.40

**Outflows: Requisitions**

Requisition Date	Requisition Number	Contractor	Amount	Status As of 09/30/16
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
		<b>Total COI:</b>	<b>(246,900.00)</b>	
08/31/15	1	Beazer Homes Corporation	(2,869,540.19)	Cleared
04/22/16	9	Burr & Forman LLP	VOID	VOID
		<b>Total Requisitions:</b>	<b>(2,869,540.19)</b>	

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

**Total Outflows: (3,116,440.19)**

**Capital Projects Fund Balance at September 30, 2016** \$ 4,043.21

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

**Construction Custody Account Activity Through September 30, 2016**

<b>Inflows:</b>	<b>Developer Contribution</b>	<b>\$</b>	<b>29,201.92</b>
		<b>Total Inflows:</b>	<b>\$ 29,201.92</b>
<b>Outflows:</b>	<b>Requisitions</b>		

<b>Requisition Date</b>	<b>Requisition Number</b>	<b>Contractor</b>	<b>Amount</b>	<b>Status as of 09/30/16</b>
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
		<b>Total Requisitions:</b>	<b>(29,201.92)</b>	

**Total Outflows:**                     (29,201.92)

**Capital Projects Fund Balance at September 30, 2016**                     \$                    -

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

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/16.
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.