

Reserve at Pradera
Community Development District

Financial Statements
(Unaudited)

December 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Reserve at Pradera Community Development District

Balance Sheet
As of 12/31/2016
(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	73,235	0	0	0	73,235	0	0
Investments	0	0	137,372	4,044	141,416	0	0
Investments--Reserves	0	21,228	0	0	21,228	0	0
Accounts Receivable	0	0	0	9,931	9,931	0	0
Assessments Receivable	127,762	0	212,952	0	340,714	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	9,400	0	0	0	9,400	0	0
Due From Other Funds	13,975	0	0	0	13,975	0	0
Amount Available in Debt Service	0	0	0	0	0	0	350,324
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,899,676
Fixed Assets	0	0	0	0	0	5,023,917	0
Total Assets	<u>224,372</u>	<u>21,228</u>	<u>350,324</u>	<u>13,975</u>	<u>609,899</u>	<u>5,023,917</u>	<u>3,250,000</u>
Liabilities							
Accounts Payable	31,204	0	0	0	31,204	0	0
Accrued Expenses Payable	500	0	0	0	500	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	0	0	0	13,975	13,975	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,250,000
Total Liabilities	<u>31,704</u>	<u>0</u>	<u>0</u>	<u>13,975</u>	<u>45,679</u>	<u>0</u>	<u>3,250,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	3,608	21,225	210,342	4,043	239,218	5,023,917	0
Net Change in Fund Balance	189,060	3	139,982	(4,043)	325,001	0	0
Total Fund Equity & Other Credits	<u>192,668</u>	<u>21,228</u>	<u>350,324</u>	<u>0</u>	<u>564,220</u>	<u>5,023,917</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>224,372</u>	<u>21,228</u>	<u>350,324</u>	<u>13,975</u>	<u>609,899</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 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Special Assessments					
Tax Roll	106,292	106,292	106,861	569	(0.53)%
Off Roll	180,627	180,627	180,627	(0)	0.00%
Total Revenues	<u>286,919</u>	<u>286,919</u>	<u>287,488</u>	<u>569</u>	<u>(0.20)%</u>
Expenditures					
Financial & Administrative					
Administrative Services	4,200	1,050	1,050	0	75.00%
District Management	15,000	3,750	3,750	0	75.00%
District Engineer	2,500	625	0	625	100.00%
Disclosure Report	5,000	1,250	0	1,250	100.00%
Trustees Fees	3,500	3,500	2,694	806	23.03%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial Consulting Services	3,600	900	900	0	75.00%
Accounting Services	16,000	4,000	4,000	0	75.00%
Auditing Services	2,825	0	0	0	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Public Officials Liability Insurance	2,549	2,549	2,317	232	9.10%
Legal Advertising	500	125	323	(198)	35.40%
Dues, Licenses & Fees	175	175	200	(25)	(14.28)%
Website Hosting, Maintenance, Backup	1,200	300	0	300	100.00%
Legal Counsel					
District Counsel	2,500	625	0	625	100.00%
Electric Utility Services					
Utility Services	60,000	15,000	16,356	(1,356)	72.73%
Stormwater Control					
Lake/Pond Bank Maintenance	500	125	0	125	100.00%
Aquatic Maintenance	8,232	2,058	2,058	0	75.00%
Aquatic Plant Replacement	5,000	1,250	0	1,250	100.00%
Stormwater System Maintenance	1,000	250	0	250	100.00%
Other Physical Environment					
General Liability Insurance	3,116	3,116	2,833	283	9.08%
Property Insurance	4,674	4,674	4,747	(73)	(1.56)%
Landscape Maintenance	79,538	19,885	18,838	1,047	76.31%
Irrigation Maintenance	1,000	250	0	250	100.00%
Ornamental Lighting & Maintenance	2,000	500	0	500	100.00%
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	1,250	755	495	84.90%
Fire Ant Treatment	5,000	1,250	0	1,250	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,000	500	1,581	(1,081)	20.94%
Field Operations	6,000	1,500	1,500	0	75.00%
Well Maintenance	1,000	250	0	250	100.00%
Holiday Decorations	5,000	1,250	0	1,250	100.00%
Parks & Recreation					
Equipment Lease	0	0	1,899	(1,899)	0.00%
Gate Maintenance & Repairs	500	125	0	125	100.00%
Facility Maintenance & Repair	2,000	500	2,548	(2,048)	(27.41)%
Telephone, Fax, Internet	2,220	555	673	(118)	69.69%

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(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>
Clubhouse - Facility Janitorial Service	4,740	1,185	0	1,185	100.00%
Pool Service Contract	9,600	2,400	2,570	(170)	73.22%
Pool Repairs & Equipment	3,000	750	740	10	75.33%
Fountain Service Contract	1,800	450	0	450	100.00%
Pest Control & Termite Bond	500	125	0	125	100.00%
Furniture Repair/Replacement	800	200	0	200	100.00%
Dog Waste Station Supplies and Maintenance	1,000	250	215	35	78.52%
Basketball Court Maintenance & Supplies	500	125	0	125	100.00%
Alarm Monitoring	0	0	5,767	(5,767)	0.00%
Trail/Bike Path Maintenance	1,000	250	0	250	100.00%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>1,250</u>	<u>15,114</u>	<u>(13,864)</u>	<u>(202.28)%</u>
Total Expenditures	<u>286,919</u>	<u>85,284</u>	<u>98,428</u>	<u>(13,144)</u>	<u>65.69%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>201,635</u>	<u>189,060</u>	<u>(12,574)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	3,608	3,608	0.00%
Fund Balance, End of Period	<u>0</u>	<u>201,635</u>	<u>192,668</u>	<u>(8,967)</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 12/31/2016

(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	3	3	0.00%
Total Revenues	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
Excess of Revenues Over/(Under)	0	3	3	0.00%
Expenditures				
Exc. Of Rev./Other Sources Over (Under)	0	3	3	0.00%
Exc. Of Rev./Other Sources Over (Under)	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	21,225	21,225	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>21,228</u></u>	<u><u>21,228</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 12/31/2016

(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	42	42	0.00%
Special Assessments				
Tax Roll	90,513	90,512	(1)	0.00%
Off Roll	142,609	142,609	0	0.00%
Total Revenues	<u>233,122</u>	<u>233,163</u>	<u>41</u>	<u>0.02%</u>
Expenditures				
Debt Service Payments				
Interest	188,122	93,181	94,941	50.46%
Principal	45,000	0	45,000	100.00%
Total Expenditures	<u>233,122</u>	<u>93,181</u>	<u>139,941</u>	<u>60.03%</u>
Excess of Revenues Over/(Under) Expenditures	0	139,982	139,982	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	139,982	139,982	0.00%
Fund Balance, Beginning of Period	0	210,342	210,342	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>350,324</u></u>	<u><u>350,324</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 12/31/2016

(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	1	1	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0	9,931	9,931	0.00%
Total Revenues	<u>0</u>	<u>9,932</u>	<u>9,932</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	13,975	(13,975)	0.00%
Total Expenditures	<u>0</u>	<u>13,975</u>	<u>(13,975)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	(4,043)	(4,043)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(4,043)	(4,043)	0.00%
Fund Balance, Beginning of Period	0	4,043	4,043	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera CDD
Investment Summary
December 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2016</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 21,228
	Total Reserve Fund Investments	<u>\$ 21,228</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 20,811
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	<u>\$ 137,372</u>
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 4,044
	Total Capital Project Fund Investments	<u>\$ 4,044</u>

Reserve at Pradera Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/21/2016	Beazer Homes	224-17-01	45,156.81
10/1/2016	Hillsborough County Tax Collector	FY16-17	<u>82,605.28</u>
		Total 001 - General Fund	127,762.09

Reserve at Pradera Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/21/2016	Beazer Homes	224-17-01	142,609.33
10/1/2016	Hillsborough County Tax Collector	FY16-17	<u>70,342.48</u>
		Total 200 - Debt Service Fund	212,951.81

Reserve at Pradera Community Development District
Summary A/R Ledger
300 - Capital Projects Fund
From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
12/31/2016	Beazer Homes	ARB024	<u>9,930.69</u>
		Total 300 - Capital Projects Fund	<u>9,930.69</u>
Report Balance			<u><u>350,644.59</u></u>

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2016

001 - General Fund

From 12/1/2016 Through 12/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquatic Systems, Inc.	12/1/2016	0000358795	Monthly Lake/Wetland Services 12/16	686.00
Envera	12/1/2016	656084	CCTV Monitoring 12/16 - 02/17	3,063.00
Securiteam	12/2/2016	2504120216	Security System Service Labor	287.50
B & F Lawn & Landscaping	12/5/2016	12052156	Monthly Landscape Maintenance 12/16	6,628.00
Bright House Networks	12/14/2016	067366001121416	Internet Service 12/16	224.28
Department of Economic Opportunity	12/14/2016	39601	Special District Fee FY 16/17	200.00
Andrews Aqua Services	12/15/2016	276	Pool and Fountain Maintenance 12/16	1,120.00
Tampa Electric Company	12/15/2016	1176 0300931 12/16	The Reserve at Pradera PH 1 12/16	1,445.00
Tampa Electric Company	12/15/2016	1176 0301411 12/16	The Reserve at Pradera PH 1A 12/16	791.25
BOCC	12/16/2016	3629519463 12/16	12051 Palmera Reserve Drive 12/16	90.26
Tampa Electric Company	12/20/2016	1476 1203451 12/16	13411 Balm Riverview RD SGN 12/16	412.18
Tampa Electric Company	12/20/2016	1476 1203961 12/16	13309 Pradera Reserve DR IR 12/16	183.89
Tampa Electric Company	12/20/2016	1476 1218051 12/16	12051 Pradera Reserve BL PO 12/16	444.32
Tampa Electric Company	12/20/2016	1476 1224611 12/16	12053 Pradera Reserve Blvd 12/16	343.47
Tampa Electric Company	12/20/2016	1476 1228871 12/16	The Reserve at Pradera PH 1B 12/16	1,084.63
Florida State Fence	12/20/2016	122016	Fence Installation - 50% Down Payment	7,500.00
Florida State Fence	12/20/2016	5806	Fence Installation - Final Payment	4,744.00
B & F Lawn & Landscaping	12/29/2016	12292187	Tree Removal	375.00
B & F Lawn & Landscaping	12/29/2016	12292188	Plant Replacement	1,581.16
			Total 001 - General Fund	31,203.94
Report Total				31,203.94

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

Construction Account Activity Through December 31, 2016

Inflows:	Debt Proceeds	\$	3,054,540.19
	Underwriter Discount		65,900.00
	Total Bond Proceeds:		3,120,440.19
	Interest Earnings		36.97
	Transfer from Capitalized Interest Account		7.24
	Total Inflows:	\$	3,120,484.40

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 12/31/16
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
12/31/16	10	Reserve at Pradera CDD	(4,044.21)	Cleared
		Total Requisitions:	(2,873,584.40)	

Total COI and Requisitions: (3,120,484.40)

Total Outflows: (3,120,484.40)

Capital Projects Fund Balance at December 31, 2016

\$ -

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

Construction Custody Account Activity Through December 31, 2016

Inflows:	Developer Contribution	\$	29,201.92
	Due From Developer		9,930.69
			Total Inflows: \$ 39,132.61

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status as of 12/31/16
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
12/31/16	CUS 9	Reserve At Pradera CDD	(9,930.69)	Cleared
		Total Requisitions:	(39,132.61)	

Total Outflows: (39,132.61)

Capital Projects Fund Balance at December 31, 2016

\$ -

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/16.
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 FY16-17 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 #FY16-17 in the amount of \$83,515.19 was received in January 2017.
6. Debt Service Fund – Payment for Invoice #FY16-17 in the amount of \$71,117.32 was received in January 2017.