

Reserve at Pradera
Community Development District

Financial Statements
(Unaudited)

January 31, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Reserve at Pradera Community Development District

Balance Sheet

As of 1/31/2017

(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	93,480	0	0	0	93,480	0	0
Investments	0	0	208,500	4,045	212,544	0	0
Investments--Reserves	0	21,229	0	0	21,229	0	0
Accounts Receivable	0	0	0	9,931	9,931	0	0
Assessments Receivable	45,157	0	142,609	0	187,766	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	351,109
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,898,891
Fixed Assets	0	0	0	0	0	5,023,917	0
Total Assets	162,011	21,229	351,109	13,975	548,324	5,023,917	3,250,000
Liabilities							
Accounts Payable	4,305	0	0	0	4,305	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	4,805	0	0	13,975	18,780	0	3,250,000
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	153,599	4	140,767	(4,043)	290,327	0	0
Total Fund Equity & Other Credits	157,207	21,229	351,109	0	529,545	5,023,917	0
Total Liabilities & Fund Equity	162,011	21,229	351,109	13,975	548,324	5,023,917	3,250,000

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 1/31/2017

(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	106,292	106,292	107,797	1,505	(1.41)%
Off Roll	180,627	180,627	180,627	(0)	0.00%
Total Revenues	<u>286,919</u>	<u>286,919</u>	<u>288,424</u>	<u>1,505</u>	<u>(0.52)%</u>
Expenditures					
Financial & Administrative					
Administrative Services	4,200	1,400	1,750	(350)	58.33%
District Management	15,000	5,000	6,250	(1,250)	58.33%
District Engineer	2,500	833	575	258	77.00%
Disclosure Report	5,000	1,667	5,000	(3,333)	0.00%
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	1,200	1,500	(300)	58.33%
Accounting Services	16,000	5,333	6,667	(1,333)	58.33%
Auditing Services	2,825	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Public Officials Liability Insurance	2,549	2,549	2,317	232	9.10%
Legal Advertising	500	167	323	(156)	35.40%
Dues, Licenses & Fees	175	175	200	(25)	(14.28)%
Website Hosting, Maintenance, Backup	1,200	400	0	400	100.00%
Legal Counsel					
District Counsel	2,500	833	180	653	92.80%
Electric Utility Services					
Utility Services	60,000	20,000	21,504	(1,504)	64.16%
Stormwater Control					
Lake/Pond Bank Maintenance	500	167	0	167	100.00%
Aquatic Maintenance	8,232	2,744	2,744	0	66.66%
Aquatic Plant Replacement	5,000	1,667	0	1,667	100.00%
Stormwater System Maintenance	1,000	333	0	333	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	26,513	25,551	962	67.87%
Irrigation Maintenance	1,000	333	0	333	100.00%
Ornamental Lighting & Maintenance	2,000	667	0	667	100.00%
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	1,667	755	912	84.90%
Fire Ant Treatment	5,000	1,667	0	1,667	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,000	667	1,581	(914)	20.94%
Field Operations	6,000	2,000	2,500	(500)	58.33%
Well Maintenance	1,000	333	0	333	100.00%
Holiday Decorations	5,000	1,667	0	1,667	100.00%
Parks & Recreation					
Equipment Lease	0	0	2,543	(2,543)	0.00%
Gate Maintenance & Repairs	500	167	0	167	100.00%
Facility Maintenance & Repair	2,000	667	2,943	(2,277)	(47.16)%
Telephone, Fax, Internet	2,220	740	897	(157)	59.58%

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(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	1,580	0	1,580	100.00%
Pool Service Contract	9,600	3,200	3,370	(170)	64.89%
Pool Repairs & Equipment	3,000	1,000	930	70	69.00%
Fountain Service Contract	1,800	600	0	600	100.00%
Pest Control & Termite Bond	500	167	0	167	100.00%
Furniture Repair/Replacement	800	267	0	267	100.00%
Dog Waste Station Supplies and Maintenance	1,000	333	286	47	71.36%
Basketball Court Maintenance & Supplies	500	167	0	167	100.00%
Alarm Monitoring	0	0	9,997	(9,997)	0.00%
Trail/Bike Path Maintenance	1,000	333	0	333	100.00%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>1,667</u>	<u>19,188</u>	<u>(17,522)</u>	<u>(283.76)%</u>
Total Expenditures	<u>286,919</u>	<u>107,374</u>	<u>134,826</u>	<u>(27,451)</u>	<u>53.01%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>179,545</u>	<u>153,599</u>	<u>(25,946)</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>179,545</u>	<u>157,207</u>	<u>(22,338)</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 1/31/2017

(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>4</u>	<u>4</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Excess of Revenues Over/(Under)	0	4	4	0.00%
Expenditures				
Exc. Of Rev./Other Sources Over (Under)	0	4	4	0.00%
Exc. Of Rev./Other Sources Over (Under)	0	4	4	0.00%
Fund Balance, Beginning of Period	0	21,225	21,225	0.00%
Fund Balance, End of Period	<u>0</u>	<u>21,229</u>	<u>21,229</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 1/31/2017

(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	52	52	0.00%
Special Assessments				
Tax Roll	90,513	91,287	774	0.85%
Off Roll	142,609	142,609	0	0.00%
Total Revenues	<u>233,122</u>	<u>233,948</u>	<u>826</u>	<u>0.35%</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	140,767	140,767	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	140,767	140,767	0.00%
Fund Balance, Beginning of Period	0	210,342	210,342	0.00%
Fund Balance, End of Period	<u>0</u>	<u>351,109</u>	<u>351,109</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 1/31/2017

(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
January 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2017</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 21,229
	Total Reserve Fund Investments	<u>\$ 21,229</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 91,939
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	<u>\$ 208,500</u>
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 4,045
	Total Capital Project Fund Investments	<u>\$ 4,045</u>

Reserve at Pradera Community Development District
Summary A/R Ledger
001 - General Fund
From 1/1/2017 Through 1/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/21/2016	Beazer Homes	224-17-01	<u>45,156.81</u>
		Total 001 - General Fund	45,156.81

Reserve at Pradera Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2017 Through 1/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/21/2016	Beazer Homes	224-17-01	<u>142,609.33</u>
		Total 200 - Debt Service Fund	142,609.33

Reserve at Pradera Community Development District
Summary A/R Ledger
300 - Capital Projects Fund
From 1/1/2017 Through 1/31/2017

<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>197,696.83</u></u>

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2016

001 - General Fund

From 1/1/2017 Through 1/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
At Your Service Team Ent, Inc.	12/2/2016	68103	Cleaning Services 12/16	395.00
Securiteam	12/26/2016	9165	Annual Silver Support Agreement	1,274.00
Tampa Electric Company	1/23/2017	211004653823 01/17	13411 Balm Riverview RD SGN 01/17	413.44
Tampa Electric Company	1/23/2017	211004654029 01/17	13309 Pradera Reserve DR IR 01/17	216.85
Tampa Electric Company	1/23/2017	211004654276 01/17	12051 Pradera Reserve BL PO 01/17	453.68
Tampa Electric Company	1/23/2017	211004654458 01/17	12053 Pradera Reserve Blvd 01/17	351.41
Tampa Electric Company	1/24/2017	211004654664 01/17	The Reserve at Pradera PH 1B 01/17	1,200.25
			Total 001 - General Fund	4,304.63
Report Total				4,304.63

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

Construction Account Activity Through January 31, 2017

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 01/31/17
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
		Due to General Fund	(4,044.21)	A/P
		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 January 31, 2017

\$ -

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

Construction Custody Account Activity Through January 31, 2017

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 01/31/17
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
		Due to General Fund	(9,930.69)	A/P
		Total Requisitions:	(39,132.61)	

Total Outflows: (39,132.61)

Capital Projects Fund Balance at January 31, 2017 \$ -

Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
January 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 01/31/17.
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.