



Rizzetta & Company

# Reserve at Pradera Community Development District

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**Financial Statements  
(Unaudited)**

**June 30, 2017**

**Prepared by: Rizzetta & Company, Inc.**

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**Reserve at Pradera Community Development District**

Balance Sheet

As of 6/30/2017

(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
<b>Assets</b>							
Cash In Bank	12,010	0	0	9,931	21,940	0	0
Investments	0	0	156,030	4,047	160,077	0	0
Investments--Reserves	0	21,233	0	0	21,233	0	0
Accounts Receivable	0	0	0	0	0	0	0
Assessments Receivable	0	0	57,044	0	57,044	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	10,010	0	0	0	10,010	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	213,074
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,012,011
Fixed Assets	0	0	0	0	0	5,071,907	0
<b>Total Assets</b>	<u>35,994</u>	<u>21,233</u>	<u>213,074</u>	<u>13,978</u>	<u>284,279</u>	<u>5,071,907</u>	<u>3,225,085</u>
<b>Liabilities</b>							
Accounts Payable	5,423	0	0	13,975	19,398	0	0
Accrued Expenses Payable	600	0	0	0	600	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	3,225,085
<b>Total Liabilities</b>	<u>6,023</u>	<u>0</u>	<u>0</u>	<u>13,975</u>	<u>19,998</u>	<u>0</u>	<u>3,225,085</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	4,218	21,225	210,342	4,043	239,828	5,071,907	0
Net Change in Fund Balance	25,753	8	2,731	(4,040)	24,452	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>29,971</u>	<u>21,233</u>	<u>213,074</u>	<u>3</u>	<u>264,281</u>	<u>5,071,907</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>35,994</u>	<u>21,233</u>	<u>213,074</u>	<u>13,978</u>	<u>284,279</u>	<u>5,071,907</u>	<u>3,225,085</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 6/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
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%
<b>Total Revenues</b>	<b>286,919</b>	<b>286,919</b>	<b>288,424</b>	<b>1,505</b>	<b>(0.52)%</b>
<b>Expenditures</b>					
Financial & Administrative					
Administrative Services	4,200	3,150	3,150	0	25.00%
District Management	15,000	11,250	11,250	0	25.00%
District Engineer	2,500	1,875	3,227	(1,352)	(29.09)%
Disclosure Report	5,000	3,750	5,000	(1,250)	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 & Revenue Collections	3,600	2,700	2,700	0	25.00%
Accounting Services	16,000	12,000	12,000	0	25.00%
Auditing Services	2,825	2,825	0	2,825	100.00%
Arbitrage Rebate Calculation	650	488	0	488	100.00%
Public Officials Liability Insurance	2,549	2,549	2,317	232	9.10%
Legal Advertising	500	375	2,948	(2,573)	(489.55)%
Dues, Licenses & Fees	175	175	475	(300)	(171.42)%
Website Hosting, Maintenance, Backup	1,200	900	0	900	100.00%
Legal Counsel					
District Counsel	2,500	1,875	6,486	(4,611)	(159.44)%
Electric Utility Services					
Utility Services	60,000	45,000	46,650	(1,650)	22.24%
Water-Sewer Combination Services					
Utility Services	0	0	1,397	(1,397)	0.00%
Stormwater Control					
Lake/Pond Bank Maintenance	500	375	6,958	(6,583)	(1,291.60)%
Aquatic Maintenance	8,232	6,174	6,174	0	25.00%
Aquatic Plant Replacement	5,000	3,750	0	3,750	100.00%
Stormwater System Maintenance	1,000	750	0	750	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	59,654	58,862	792	25.99%
Irrigation Maintenance	1,000	750	3,943	(3,193)	(294.31)%

## Reserve at Pradera Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Ornamental Lighting & Maintenance	2,000	1,500	0	1,500	100.00%
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	3,750	1,630	2,120	67.40%
Fire Ant Treatment	5,000	3,750	0	3,750	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,000	1,500	1,956	(456)	2.19%
Field Operations	6,000	4,500	4,500	0	25.00%
Well Maintenance	1,000	750	0	750	100.00%
Holiday Decorations	5,000	3,750	0	3,750	100.00%
<b>Parks &amp; Recreation</b>					
Equipment Lease	0	0	5,765	(5,765)	0.00%
Gate Maintenance & Repairs	500	375	150	225	70.00%
Facility Maintenance & Repair	2,000	1,500	2,845	(1,345)	(42.22)%
Telephone, Fax, Internet	2,220	1,665	2,022	(357)	8.92%
Clubhouse - Facility Janitorial Service	4,740	3,555	3,659	(104)	22.81%
Pool Service Contract	9,600	7,200	7,370	(170)	23.22%
Pool Repairs & Equipment	3,000	2,250	1,705	545	43.16%
Fountain Service Contract	1,800	1,350	793	557	55.96%
Pest Control & Termite Bond	500	375	0	375	100.00%
Furniture Repair/Replacement	800	600	0	600	100.00%
Dog Waste Station Supplies and Maintenance	1,000	750	573	177	42.72%
Basketball Court Maintenance & Supplies	500	375	150	225	70.00%
Alarm Monitoring	0	0	10,092	(10,092)	0.00%
Trail/Bike Path Maintenance	1,000	750	0	750	100.00%
<b>Contingency</b>					
Miscellaneous Contingency	5,000	3,750	30,652	(26,902)	(513.03)%
<b>Total Expenditures</b>	<u>286,919</u>	<u>220,649</u>	<u>262,671</u>	<u>(42,022)</u>	<u>8.45%</u>
Excess Revenues Over/(Under) Expenditures	0	66,270	25,753	(40,516)	0.00%
<b>Fund Balance, Beginning of Period</b>	0	0	4,218	4,218	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>66,270</u>	<u>29,971</u>	<u>(36,299)</u>	<u>0.00%</u>

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 6/30/2017

(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	8	8	0.00%
Total Revenues	<u>0</u>	<u>8</u>	<u>8</u>	<u>0.00%</u>
Excess of Revenues Over/(Under)	0	8	8	0.00%
Expenditures				
Exc. Of Rev./Other Sources Over (Under)	0	8	8	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	21,225	21,225	0.00%
Fund Balance, End of Period	<u>0</u>	<u>21,233</u>	<u>21,233</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 6/30/2017

(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	198	198	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>234,094</u>	<u>972</u>	<u>0.42%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	188,122	186,363	1,759	0.93%
Principal	45,000	45,000	0	0.00%
Total Expenditures	<u>233,122</u>	<u>231,363</u>	<u>1,759</u>	<u>0.75%</u>
Excess of Revenues Over/(Under) Expenditures	0	2,731	2,731	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	2,731	2,731	0.00%
Fund Balance, Beginning of Period	0	210,342	210,342	0.00%
Fund Balance, End of Period	<u>0</u>	<u>213,074</u>	<u>213,074</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 6/30/2017

(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	4	4	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0	10,111	10,111	0.00%
<b>Total Revenues</b>	<u>0</u>	<u>10,115</u>	<u>10,115</u>	<u>0.00%</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	14,155	(14,155)	0.00%
<b>Total Expenditures</b>	<u>0</u>	<u>14,155</u>	<u>(14,155)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	(4,040)	(4,040)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(4,040)	(4,040)	0.00%
Fund Balance, Beginning of Period	0	4,043	4,043	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>3</u></u>	<u><u>3</u></u>	<u><u>0.00%</u></u>

**Reserve at Pradera CDD**  
**Investment Summary**  
**June 30, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2017</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 21,233
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 21,233</u></b>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 39,469
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 156,030</u></b>
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 4,047
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 4,047</u></b>



**Reserve at Pradera Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 6/1/2017 Through 6/30/2017

<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>57,043.73</u>
		Total 200 - Debt Service Fund	<u>57,043.73</u>
Report Balance			<u><u>57,043.73</u></u>

**Reserve at Pradera Community Development District**

Aged Payables by Invoice Date

Aging Date - 2/1/2017

001 - General Fund

From 6/1/2017 Through 6/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Yellowstone Landscape - Southeast, LLC	5/31/2017	167071	Additional April Invoices	1,555.75
BOCC	6/19/2017	3629519463 06/17	12051 Palmera Reserve Drive 06/17	212.73
Tampa Electric Company	6/21/2017	211004653823 06/17	13411 Balm Riverview RD SGN 06/17	357.90
Tampa Electric Company	6/21/2017	211004654029 06/16	13309 Pradera Reserve DR IR 06/17	158.78
Tampa Electric Company	6/21/2017	211004654276 06/17	12051 Pradera Reserve BL PO 06/17	373.45
Tampa Electric Company	6/21/2017	211004654458 06/17	12053 Pradera Reserve Blvd 06/17	108.61
Tampa Electric Company	6/21/2017	211004654664 06/17	The Reserve at Pradera PH 1B 06/17	1,405.25
Times Publishing Company	6/30/2017	489570	Legal Advertising 06/17	1,250.75
			Total 001 - General Fund	5,423.22

**Reserve at Pradera Community Development District**

Aged Payables by Invoice Date

Aging Date - 2/1/2017

300 - Capital Projects Fund

From 6/1/2017 Through 6/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Reserve at Pradera CDD	2/14/2017	CR11 Reserve at Pradera	CR11 Series 2015	4,044.55
Reserve at Pradera CDD	2/14/2017	CUS 12 Reserve at Pradera	CUS 12 Series 2015	9,930.69
			Total 300 - Capital Projects Fund	13,975.24
Report Total				19,398.46

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

**Construction Account Activity Through June 30, 2017**

<b>Inflows:</b>	<b>Debt Proceeds</b>	\$	3,054,540.19	
	<b>Underwriter Discount</b>		65,900.00	
			3,120,440.19	<b>Total Bond Proceeds:</b>
	<b>Interest Earnings</b>		40.14	
	<b>Transfer from Capitalized Interest Account</b>		7.24	
			3,120,487.57	<b>Total Inflows: \$</b>

**Outflows: Requisitions**

Requisition Date	Requisition Number	Contractor	Amount	Status As of 06/30/17
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
		<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
02/14/17	11	Reserve at Pradera CDD	(4,044.55)	A/P
		<b>Total Requisitions:</b>	<b>(2,873,584.74)</b>	

**Total COI and Requisitions: (3,120,484.74)**

**Total Outflows: (3,120,484.74)**

**Capital Projects Fund Balance at June 30, 2017** \$ 2.83

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

**Construction Custody Account Activity Through June 30, 2017**

<b>Inflows:</b>	<b>Developer Contribution</b>		<b>\$</b>	<b>39,312.61</b>
			<b>Total Inflows:</b>	<b>\$ 39,312.61</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 06/30/17</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
02/14/17	CUS 12	Reserve at Pradera CDD	(9,930.69)	A/P
03/15/17	CUS 13	Burr & Forman LLP	(180.00)	Cleared
		<b>Total Requisitions:</b>	<b>(39,312.61)</b>	

**Total Outflows: (39,312.61)**

**Capital Projects Fund Balance at June 30, 2017** **\$ -**

**Reserve at Pradera Community Development District**  
**Notes to Unaudited Financial Statements**  
**June 30, 2017**

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/17.
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.