



Rizzetta & Company

Reserve at Pradera Community Development District

**Financial Statements
(Unaudited)**

August 31, 2017

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Balance Sheet

As of 8/31/2017

(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	12,526	0	0	10,111	22,637	0	0
Investments	0	0	156,082	4,049	160,131	0	0
Investments--Reserves	0	234	0	0	234	0	0
Accounts Receivable--Other	13,975	0	0	0	13,975	0	0
Accounts Receivable	1,500	0	0	0	1,500	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	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	213,126
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,011,426
Fixed Assets	0	0	0	0	0	5,060,998	0
Total Assets	<u>38,011</u>	<u>234</u>	<u>213,126</u>	<u>14,159</u>	<u>265,531</u>	<u>5,060,998</u>	<u>3,224,552</u>
Liabilities							
Accounts Payable	38,965	0	0	13,975	52,941	0	0
Accrued Expenses Payable	9,175	0	0	0	9,175	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	3,224,552
Total Liabilities	<u>48,141</u>	<u>0</u>	<u>0</u>	<u>13,975</u>	<u>62,116</u>	<u>0</u>	<u>3,224,552</u>
Fund Equity & Other Credits							
Beginning Fund Balance	4,218	21,225	210,342	4,043	239,828	5,060,998	0
Net Change in Fund Balance	(14,347)	(20,991)	2,784	(3,859)	(36,413)	0	0
Total Fund Equity & Other Credits	<u>(10,130)</u>	<u>234</u>	<u>213,126</u>	<u>184</u>	<u>203,415</u>	<u>5,060,998</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>38,011</u>	<u>234</u>	<u>213,126</u>	<u>14,159</u>	<u>265,531</u>	<u>5,060,998</u>	<u>3,224,552</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 8/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
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	286,919	286,919	288,424	1,505	(0.52)%
Expenditures					
Financial & Administrative					
Administrative Services	4,200	3,850	3,850	0	8.33%
District Management	15,000	13,750	13,750	0	8.33%
District Engineer	2,500	2,292	1,727	564	30.90%
Disclosure Report	5,000	4,583	5,000	(417)	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	3,300	3,300	0	8.33%
Accounting Services	16,000	14,667	14,667	0	8.33%
Auditing Services	2,825	2,825	2,825	0	0.00%
Arbitrage Rebate Calculation	650	596	0	596	100.00%
Public Officials Liability Insurance	2,549	2,549	2,317	232	9.10%
Legal Advertising	500	458	2,948	(2,489)	(489.55)%
Dues, Licenses & Fees	175	175	475	(300)	(171.42)%
Website Hosting, Maintenance, Backup	1,200	1,100	100	1,000	91.66%
Legal Counsel					
District Counsel	2,500	2,292	11,467	(9,175)	(358.66)%
Electric Utility Services					
Utility Services	60,000	55,000	56,285	(1,285)	6.19%
Water-Sewer Combination Services					
Utility Services	0	0	1,563	(1,563)	0.00%
Stormwater Control					
Lake/Pond Bank Maintenance	500	458	6,958	(6,500)	(1,291.60)%
Aquatic Maintenance	8,232	7,546	7,546	0	8.33%
Aquatic Plant Replacement	5,000	4,583	0	4,583	100.00%
Stormwater System Maintenance	1,000	917	0	917	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	72,910	83,679	(10,769)	(5.20)%
Irrigation Maintenance	1,000	917	5,613	(4,696)	(461.26)%
Ornamental Lighting & Maintenance	2,000	1,833	0	1,833	100.00%

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 8/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	4,583	1,930	2,653	61.40%
Fire Ant Treatment	5,000	4,583	0	4,583	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,000	1,833	1,956	(123)	2.19%
Field Operations	6,000	5,500	5,500	0	8.33%
Well Maintenance	1,000	917	0	917	100.00%
Holiday Decorations	5,000	4,583	0	4,583	100.00%
Parks & Recreation					
Security Camera Equipment Lease	0	0	7,054	(7,054)	0.00%
Gate Maintenance & Repairs	500	458	150	308	70.00%
Facility Maintenance & Repair	2,000	1,833	2,845	(1,011)	(42.22)%
Telephone, Fax, Internet	2,220	2,035	2,470	(435)	(11.28)%
Clubhouse - Facility Janitorial Service	4,740	4,345	4,513	(168)	4.79%
Pool Service Contract	9,600	8,800	8,970	(170)	6.56%
Pool Repairs & Equipment	3,000	2,750	2,320	430	22.67%
Fountain Service Contract	1,800	1,650	80	1,570	95.55%
Pest Control	500	458	0	458	100.00%
Furniture Repair/Replacement	800	733	0	733	100.00%
Dog Waste Station Supplies and Maintenance	1,000	917	788	129	21.24%
Basketball Court Maintenance & Supplies	500	458	150	308	70.00%
Alarm Monitoring	0	0	13,351	(13,351)	0.00%
Trail/Bike Path Maintenance	1,000	917	0	917	100.00%
Contingency					
Miscellaneous Contingency	5,000	4,583	32,352	(27,769)	(547.03)%
Total Expenditures	<u>286,919</u>	<u>264,829</u>	<u>323,772</u>	<u>(58,942)</u>	<u>(12.84)%</u>
Other Financing Sources					
Interfund Transfer	0	0	21,000	21,000	0.00%
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>22,090</u>	<u>(14,347)</u>	<u>(36,437)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	4,218	4,218	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>22,090</u></u>	<u><u>(10,130)</u></u>	<u><u>(32,219)</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 8/31/2017

(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	9	9	0.00%
Total Revenues	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
Excess of Revenues Over/(Under)	0	9	9	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	(21,000)	(21,000)	0.00%
Exc. Of Rev./Other Sources Over (Under)	0	(20,991)	(20,991)	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>234</u>	<u>234</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 8/31/2017

(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	250	250	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>234,146</u>	<u>1,024</u>	<u>0.44%</u>
Expenditures				
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	<u>0</u>	<u>2,784</u>	<u>2,784</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2,784</u>	<u>2,784</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	210,342	210,342	0.00%
Fund Balance, End of Period	<u>0</u>	<u>213,126</u>	<u>213,126</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 8/31/2017

(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	6	6	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0	10,111	10,111	0.00%
Total Revenues	<u>0</u>	<u>10,116</u>	<u>10,116</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	(3,859)	(3,859)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(3,859)	(3,859)	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>184</u></u>	<u><u>184</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera CDD
Investment Summary
August 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2017</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 234
	Total Reserve Fund Investments	<u>\$ 234</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 39,521
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	<u>\$ 156,082</u>
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 4,049
	Total Capital Project Fund Investments	<u>\$ 4,049</u>

Reserve at Pradera Community Development District

Summary A/R Ledger

001 - General Fund

From 8/1/2017 Through 8/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
7/31/2017	Beazer Homes	ARB027	<u>1,500.00</u>
		Total 001 - General Fund	1,500.00

Reserve at Pradera Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 8/1/2017 Through 8/31/2017

<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>57,043.73</u>
		Total 200 - Debt Service Fund	<u>57,043.73</u>
Report Balance			<u><u>58,543.73</u></u>

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2017

001 - General Fund

From 8/1/2017 Through 8/31/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Tampa Poop 911 LLC	5/23/2017	1723123	2 Doggie Waste Stations	71.60
Tampa Poop 911 LLC	6/27/2017	1760935	2 Doggie Waste Stations	71.60
Yellowstone Landscape - Southeast, LLC	6/30/2017	171211	Monthly Landscape Maintenance 06/17	8,175.25
Aquatic Systems, Inc.	7/1/2017	0000379014	Monthly Lake/Wetland Services 07/17	686.00
At Your Service Team Ent, Inc.	7/1/2017	71946	Cleaning Services 07/17	395.00
Berger Toombs Elam Gaines & Frank CPAs	7/2/2017	02111153	Audit Services FY 15/16	2,825.00
Andrews Aqua Services	7/5/2017	12	Pool and Fountain Maintenance 07/17	950.00
Tampa Poop 911 LLC	7/25/2017	1796392	2 Doggie Waste Stations 7/17	71.60
Burr & Forman, LLP	7/26/2017	979146	Legal Services 06/17	2,711.00
Yellowstone Landscape - Southeast, LLC	7/31/2017	0000172969	Irrigation Repairs	250.45
Yellowstone Landscape - Southeast, LLC	7/31/2017	0000175509	Monthly Landscape Maintenance 07/17	8,467.00
At Your Service Team Ent, Inc.	8/1/2017	72482	Cleaning Services 08/17	395.00
Aquatic Systems, Inc.	8/1/2017	0000382059	Monthly Lake/Wetland Services 08/17	686.00
Envera	8/1/2017	663151	CCTV Monitoring 09/17 - 11/17	3,063.00
Rizzetta & Company, Inc.	8/1/2017	INV0000025477	District Management Fees 08/17	3,733.33
Rizzetta Technology Services	8/1/2017	INV0000002519	Email/Website Hosting Services 08/17	100.00
Burr & Forman, LLP	8/11/2017	982341	Legal Services 07/17	1,869.50
Andrews Aqua Services	8/15/2017	21	Pool and Fountain Maintenance 08/17	950.00
Jerry Richardson	8/16/2017	1045	Monthly Hog Removal 07/17	1,200.00
Andrews Aqua Services	8/17/2017	22	Install New Pump & Labor	614.89
Securiteam	8/21/2017	3367082117	Card Reader Maintenance	196.25
At Your Service Team Ent, Inc.	8/22/2017	72674	1 Waste Liners & 7 Soft Soap	64.00
Yellowstone Landscape - Southeast, LLC	8/31/2017	0000176508	Irrigation Repairs	57.91

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2017

001 - General Fund

From 8/1/2017 Through 8/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Yellowstone Landscape - Southeast, LLC	8/31/2017	0000176510	Irrigation Repairs	268.73
Yellowstone Landscape - Southeast, LLC	8/31/2017	0000176767	Irrigation Repair - Decoder Replacement	846.07
Yellowstone Landscape - Southeast, LLC	8/31/2017	0000177008	Irrigation Repairs	246.31
				<hr/>
			Total 001 - General Fund	38,965.49

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2017

300 - Capital Projects Fund

From 8/1/2017 Through 8/31/2017

<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				52,940.73

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

Construction Account Activity Through August 31, 2017

Inflows:	Debt Proceeds	\$	3,054,540.19
	Underwriter Discount		65,900.00
	Total Bond Proceeds:		3,120,440.19
	Interest Earnings		41.50
	Transfer from Capitalized Interest Account		7.24
	Total Inflows:	\$	3,120,488.93

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 08/31/17
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
02/14/17	11	Reserve at Pradera CDD	(4,044.55)	A/P
		Total Requisitions:	(2,873,584.74)	

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

Total Outflows: (3,120,484.74)

Capital Projects Fund Balance at August 31, 2017

\$ 4.19

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

Construction Custody Account Activity Through August 31, 2017

Inflows:	Developer Contribution		\$	39,312.61
			Total Inflows:	\$ 39,312.61

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status as of 08/31/17
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
02/14/17	CUS 12	Reserve at Pradera CDD	(9,930.69)	A/P
03/15/17	CUS 13	Burr & Forman LLP	Void	Void
Total Requisitions:			(39,132.61)	

Total Outflows: (39,132.61)

Capital Projects Fund Balance at August 31, 2017 **\$ 180.00**

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/17.
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.