



Rizzetta & Company

Reserve at Pradera Community Development District

**Financial Statements
(Unaudited)**

September 30, 2017

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Balance Sheet

As of 9/30/2017

(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
Assets							
Cash In Bank	8,972	0	0	180	9,152	0	0
Investments	0	0	156,109	5	156,113	0	0
Investments--Reserves	0	219	0	0	219	0	0
Accounts Receivable--Other	0	0	0	0	0	0	0
Accounts Receivable	42,932	0	0	0	42,932	0	0
Assessments Receivable	0	0	57,044	0	57,044	0	0
Prepaid Expenses	9,897	0	0	0	9,897	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	213,152
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,011,126
Fixed Assets	0	0	0	0	0	5,060,998	0
Total Assets	<u>71,812</u>	<u>219</u>	<u>213,152</u>	<u>185</u>	<u>285,368</u>	<u>5,060,998</u>	<u>3,224,278</u>
Liabilities							
Accounts Payable	64,090	0	0	0	64,090	0	0
Accrued Expenses Payable	1,390	0	0	0	1,390	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	3,224,278
Total Liabilities	<u>65,480</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>65,480</u>	<u>0</u>	<u>3,224,278</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	2,114	(21,006)	2,810	(3,858)	(19,940)	0	0
Total Fund Equity & Other Credits	<u>6,331</u>	<u>219</u>	<u>213,152</u>	<u>185</u>	<u>219,888</u>	<u>5,060,998</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>71,812</u>	<u>219</u>	<u>213,152</u>	<u>185</u>	<u>285,368</u>	<u>5,060,998</u>	<u>3,224,278</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 9/30/2017

(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	180,628	0	0.00%
Contributions & Donations From Private Sources					
Developer Contributions	0	0	41,432	41,432	0.00%
Total Revenues	286,919	286,919	329,857	42,938	(14.97)%
Expenditures					
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	2,500	2,500	2,117	383	15.30%
Disclosure Report	5,000	5,000	5,000	0	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	3,600	3,600	0	0.00%
Accounting Services	16,000	16,000	16,000	0	0.00%
Auditing Services	2,825	2,825	2,825	0	0.00%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Public Officials Liability Insurance	2,549	2,549	2,317	232	9.10%
Legal Advertising	500	500	3,267	(2,767)	(553.35)%
Dues, Licenses & Fees	175	175	475	(300)	(171.42)%
Website Hosting, Maintenance, Backup	1,200	1,200	200	1,000	83.33%
Legal Counsel					
District Counsel	2,500	2,500	11,612	(9,112)	(364.48)%
Electric Utility Services					
Utility Services	60,000	60,000	62,867	(2,867)	(4.77)%
Stormwater Control					
Lake/Pond Bank Maintenance	500	500	6,958	(6,458)	(1,291.60)%
Aquatic Maintenance	8,232	8,232	8,232	0	0.00%
Aquatic Plant Replacement	5,000	5,000	0	5,000	100.00%
Stormwater System Maintenance	1,000	1,000	0	1,000	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	79,538	90,595	(11,057)	(13.90)%

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Irrigation Maintenance	1,000	1,000	6,393	(5,393)	(539.32)%
Ornamental Lighting & Maintenance	2,000	2,000	0	2,000	100.00%
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	5,000	1,930	3,070	61.40%
Fire Ant Treatment	5,000	5,000	0	5,000	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,000	2,000	1,956	44	2.19%
Field Operations	6,000	6,000	6,000	0	0.00%
Well Maintenance	1,000	1,000	0	1,000	100.00%
Holiday Decorations	5,000	5,000	0	5,000	100.00%
Parks & Recreation					
Security Camera Equipment Lease	0	0	7,789	(7,789)	0.00%
Gate Maintenance & Repairs	500	500	150	350	70.00%
Facility Maintenance & Repair	2,000	2,000	2,895	(895)	(44.72)%
Telephone, Fax, Internet	2,220	2,220	2,695	(475)	(21.38)%
Clubhouse - Facility Janitorial Service	4,740	4,740	4,908	(168)	(3.53)%
Pool Service Contract	9,600	9,600	9,920	(320)	(3.33)%
Pool Repairs & Equipment	3,000	3,000	2,490	510	17.00%
Fountain Service Contract	1,800	1,800	80	1,720	95.55%
Pest Control	500	500	0	500	100.00%
Furniture Repair/Replacement	800	800	150	650	81.25%
Dog Waste Station Supplies and Maintenance	1,000	1,000	931	69	6.92%
Basketball Court Maintenance & Supplies	500	500	150	350	70.00%
Alarm Monitoring	0	0	17,417	(17,417)	0.00%
Trail/Bike Path Maintenance	1,000	1,000	0	1,000	100.00%
Contingency					
Miscellaneous Contingency	5,000	5,000	32,352	(27,352)	(547.03)%
Total Expenditures	<u>286,919</u>	<u>286,919</u>	<u>348,744</u>	<u>(61,825)</u>	<u>(21.55)%</u>
Other Financing Sources					
Interfund Transfer	0	0	21,000	21,000	0.00%
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,114</u>	<u>2,114</u>	<u>0.00%</u>
Fund Balance, Beginning of Period					

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 9/30/2017

(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>
	0	0	4,218	4,218	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>6,331</u>	<u>6,331</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 9/30/2017

(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	9	9	0.00%
Total Revenues	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
Bank Fees	0	15	(15)	0.00%
Total Expenditures	<u>0</u>	<u>15</u>	<u>(15)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(6)</u>	<u>(6)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(21,000)	(21,000)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(21,006)</u>	<u>(21,006)</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>219</u></u>	<u><u>219</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 9/30/2017

(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	276	276	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>234,173</u>	<u>1,051</u>	<u>0.45%</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	0	2,810	2,810	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	2,810	2,810	0.00%
Fund Balance, Beginning of Period	0	210,342	210,342	0.00%
Fund Balance, End of Period	<u>0</u>	<u>213,152</u>	<u>213,152</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 9/30/2017

(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	6	6	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0	10,111	10,111	0.00%
Total Revenues	<u>0</u>	<u>10,117</u>	<u>10,117</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	(3,858)	(3,858)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(3,858)	(3,858)	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>185</u></u>	<u><u>185</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera CDD
Investment Summary
September 30, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2017</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 219
	Total Reserve Fund Investments	<u>\$ 219</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 39,547
US Bank Series 2015 Reserve	US Bank Money Market	116,562
	Total Debt Service Fund Investments	<u>\$ 156,109</u>
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 5
	Total Capital Project Fund Investments	<u>\$ 5</u>

Reserve at Pradera Community Development District

Summary A/R Ledger

001 - General Fund

From 9/1/2017 Through 9/30/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
7/31/2017	Beazer Homes	ARB027	1,500.00
9/30/2017	Beazer Homes	OM0917-1	<u>41,432.33</u>
		Total 001 - General Fund	42,932.33

Reserve at Pradera Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 9/1/2017 Through 9/30/2017

<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>99,976.06</u></u>

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 5/1/2017

001 - General Fund

From 9/1/2017 Through 9/30/2017

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
At Your Service Team Ent, Inc.	7/1/2017	71946	Cleaning Services 07/17	395.00
Aquatic Systems, Inc.	7/1/2017	0000379014	Monthly Lake/Wetland Services 07/17	686.00
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
Aquatic Systems, Inc.	8/1/2017	0000382059	Monthly Lake/Wetland Services 08/17	686.00
At Your Service Team Ent, Inc.	8/1/2017	72482	Cleaning Services 08/17	395.00
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
Tampa Poop 911 LLC	8/22/2017	1832880	2 Doggie Waste Stations 8/17	71.60
Yellowstone Landscape - Southeast, LLC	8/31/2017	0000176508	Irrigation Repairs	57.91
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

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 5/1/2017

001 - General Fund

From 9/1/2017 Through 9/30/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Yellowstone Landscape - Southeast, LLC	8/31/2017	0000177008	Irrigation Repairs	246.31
Yellowstone Landscape - Southeast, LLC	9/1/2017	0000179618	Monthly Landscape Maintenance 08/17	8,175.25
Rizzetta & Company, Inc.	9/1/2017	INV0000026484	District Management Fees 09/17	3,733.33
Rizzetta Technology Services	9/1/2017	INV0000002600	Email/Website Hosting Services 09/17	100.00
At Your Service Team Ent, Inc.	9/1/2017	73045	Cleaning Services 09/17	395.00
Aquatic Systems, Inc.	9/1/2017	0000385006	Monthly Lake/Wetland Services 09/17	686.00
Times Publishing Company	9/8/2017	514591 09/08/17	Legal Advertising 09/17	319.00
Bright House Networks	9/13/2017	067366001081417 9/17	Internet Service 09/17	224.28
Andrews Aqua Services	9/17/2017	31	Pool Maintenance 09/17	1,120.00
Burr & Forman, LLP	9/18/2017	987468	Legal Services 08/17	145.50
Jayman Enterprises, LLC	9/18/2017	229	Prep Furniture & Pool Area for Hurricane Irma	150.00
Tampa Electric Company	9/18/2017	211004653369 09/17	The Reserve at Pradera PH 1 09/17	1,622.88
Tampa Electric Company	9/18/2017	211004653575 09/17	The Reserve at Pradera PH 1A 09/17	889.08
BOCC	9/19/2017	3629519463 09/17	12051 Palmera Reserve Drive 09/17	109.80
Tampa Electric Company	9/21/2017	211004653823 09/17	13411 Balm Riverview RD SGN 09/17	362.76
Tampa Electric Company	9/21/2017	211004654029 09/17	13309 Pradera Reserve DR IR 09/17	115.69
Tampa Electric Company	9/21/2017	211004654276 09/17	12051 Pradera Reserve BL PO 09/17	498.38
Tampa Electric Company	9/21/2017	211004654458 09/17	12053 Pradera Reserve Blvd 09/17	218.90
Tampa Electric Company	9/21/2017	211004654664 09/17	The Reserve at Pradera PH 1B 09/17	1,200.25
Jayman Enterprises, LLC	9/26/2017	243	Purchase & Install Pool Signs	50.00
Tampa Poop 911 LLC	9/26/2017	1868254	2 Doggie Waste Stations 9/17	71.60
Securiteam	9/29/2017	9834	Repair Required Due to System Wide Surge	4,066.00

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 5/1/2017

001 - General Fund

From 9/1/2017 Through 9/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Yellowstone Landscape - Southeast, LLC	9/30/2017	0000183798	Monthly Landscape Maintenance 9/17	6,915.25
Yellowstone Landscape - Southeast, LLC	9/30/2017	Inv-0000183917	Repair of Mainline	780.62
			Total 001 - General Fund	64,090.33
Report Total				64,090.33

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

Construction Account Activity Through September 30, 2017

Inflows:	Debt Proceeds	\$	3,054,540.19
	Underwriter Discount		65,900.00
	Total Bond Proceeds:		3,120,440.19
	Interest Earnings		42.19
	Transfer from Capitalized Interest Account		7.24
	Total Inflows:	\$	3,120,489.62

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 09/30/17
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
		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)	Cleared
		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 September 30, 2017 \$ 4.88

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

Construction Custody Account Activity Through September 30, 2017

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

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status as of 09/30/17
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)	Cleared
Total Requisitions:			(39,132.61)	

Total Outflows: (39,132.61)

Capital Projects Fund Balance at September 30, 2017 **\$ 180.00**

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/17.
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.