

Reserve at Pradera
Community Development District

Financial Statements
(Unaudited)

November 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Reserve at Pradera Community Development District

Balance Sheet
As of 11/30/2016
(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	21,617	0	0	0	21,617	0	0
Investments	0	0	117,193	4,044	121,237	0	0
Investments--Reserves	0	21,227	0	0	21,227	0	0
Accounts Receivable	0	0	0	0	0	0	0
Assessments Receivable	193,347	0	230,348	0	423,695	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	1,731	0	2,774	0	4,504	0	0
Amount Available in Debt Service	0	0	0	0	0	0	350,314
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,899,686
Fixed Assets	0	0	0	0	0	5,023,917	0
Total Assets	<u>226,095</u>	<u>21,227</u>	<u>350,314</u>	<u>4,044</u>	<u>601,680</u>	<u>5,023,917</u>	<u>3,250,000</u>
Liabilities							
Accounts Payable	6,816	0	0	0	6,816	0	0
Accrued Expenses Payable	7,628	0	0	0	7,628	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	2,774	0	0	0	2,774	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,250,000
Total Liabilities	<u>17,217</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,217</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	<u>205,270</u>	<u>2</u>	<u>139,972</u>	<u>1</u>	<u>345,245</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>208,878</u>	<u>21,227</u>	<u>350,314</u>	<u>4,044</u>	<u>584,463</u>	<u>5,023,917</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>226,095</u>	<u>21,227</u>	<u>350,314</u>	<u>4,044</u>	<u>601,680</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 11/30/2016

(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>
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	700	700	0	83.33%
District Management	15,000	2,500	2,500	0	83.33%
District Engineer	2,500	417	0	417	100.00%
Disclosure Report	5,000	833	0	833	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	600	600	0	83.33%
Accounting Services	16,000	2,667	2,667	0	83.33%
Auditing Services	2,825	0	0	0	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Public Officials Liability Insurance	2,549	2,549	2,317	232	9.10%
Legal Advertising	500	83	323	(240)	35.40%
Dues, Licenses & Fees	175	175	0	175	100.00%
Website Hosting, Maintenance, Backup	1,200	200	0	200	100.00%
Legal Counsel					
District Counsel	2,500	417	500	(83)	80.00%
Electric Utility Services					
Utility Services	60,000	10,000	11,651	(1,651)	80.58%
Stormwater Control					
Lake/Pond Bank Maintenance	500	83	0	83	100.00%
Aquatic Maintenance	8,232	1,372	1,372	0	83.33%
Aquatic Plant Replacement	5,000	833	0	833	100.00%
Stormwater System Maintenance	1,000	167	0	167	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	13,256	18,372	(5,116)	76.90%
Irrigation Maintenance	1,000	167	0	167	100.00%
Ornamental Lighting & Maintenance	2,000	333	0	333	100.00%
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	833	605	228	87.90%
Fire Ant Treatment	5,000	833	0	833	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,000	333	0	333	100.00%
Field Operations	6,000	1,000	1,000	0	83.33%
Well Maintenance	1,000	167	0	167	100.00%
Holiday Decorations	5,000	833	0	833	100.00%
Parks & Recreation					
Equipment Lease	0	0	1,254	(1,254)	0.00%
Gate Maintenance & Repairs	500	83	0	83	100.00%
Facility Maintenance & Repair	2,000	333	2,548	(2,215)	(27.41)%
Telephone, Fax, Internet	2,220	370	449	(79)	79.79%

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 11/30/2016

(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	790	0	790	100.00%
Pool Service Contract	9,600	1,600	1,600	0	83.33%
Pool Repairs & Equipment	3,000	500	740	(240)	75.33%
Fountain Service Contract	1,800	300	0	300	100.00%
Pest Control & Termite Bond	500	83	0	83	100.00%
Furniture Repair/Replacement	800	133	0	133	100.00%
Dog Waste Station Supplies and Maintenance	1,000	167	215	(48)	78.52%
Basketball Court Maintenance & Supplies	500	83	0	83	100.00%
Alarm Monitoring	0	0	2,416	(2,416)	0.00%
Trail/Bike Path Maintenance	1,000	167	0	167	100.00%
Contingency					
Miscellaneous Contingency	5,000	833	15,114	(14,281)	(202.28)%
Total Expenditures	<u>286,919</u>	<u>63,194</u>	<u>82,218</u>	<u>(19,024)</u>	<u>71.34%</u>
Excess Revenues Over/(Under) Expenditures	0	223,725	205,270	(18,455)	0.00%
Fund Balance, Beginning of Period	0	0	3,608	3,608	0.00%
Fund Balance, End of Period	<u>0</u>	<u>223,725</u>	<u>208,878</u>	<u>(14,847)</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 11/30/2016

(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	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Revenues Over/(Under)	0	2	2	0.00%
Expenditures				
Exc. Of Rev./Other Sources Over (Under)	0	2	2	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>21,227</u>	<u>21,227</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 11/30/2016

(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	32	32	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>233,153</u>	<u>31</u>	<u>0.01%</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	139,972	139,972	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	139,972	139,972	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>350,314</u></u>	<u><u>350,314</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 11/30/2016

(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%
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess of Revenues Over/(Under)	0	1	1	0.00%
Expenditures				
Exc. Of Rev./Other Sources Over (Under)	0	1	1	0.00%
Excend./Other Uses				
Fund Balance, Beginning of Period	0	4,043	4,043	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>4,044</u></u>	<u><u>4,044</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera CDD
Investment Summary
November 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2016</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 21,227
	Total Reserve Fund Investments	<u>\$ 21,227</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 632
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	<u>\$ 117,193</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 11/1/2016 Through 11/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/21/2016	Beazer Homes	224-17-01	90,313.63
10/1/2016	Hillsborough County Tax Collector	FY16-17	<u>103,033.82</u>
		Total 001 - General Fund	193,347.45

Reserve at Pradera Community Development District
 Summary A/R Ledger
 200 - Debt Service Fund
 From 11/1/2016 Through 11/30/2016

<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>87,738.40</u>
		Total 200 - Debt Service Fund	230,347.73
			<u>423,695.18</u>
Report Balance			<u><u>423,695.18</u></u>

Reserve at Pradera Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Bright House Networks	11/14/2016	067366001111416	Internet Service 12/16	224.28
Danielle Fence Manufacturing Co.	9/27/2016	056561	PVC Fence Repair	1,730.90
Envera	10/27/2016	655850	CCTV Monitoring 09/16 - 11/16	2,416.37
Tampa Electric Company	11/18/2016	1476 1203451 11/16	13411 Balm Riverview RD SGN 11/16	338.89
Tampa Electric Company	11/18/2016	1476 1203961 11/16	13309 Pradera Reserve DR IR 11/16	165.49
Tampa Electric Company	11/18/2016	1476 1218051 11/16	12051 Pradera Reserve BL PO 11/16	391.81
Tampa Electric Company	11/18/2016	1476 1224611 11/16	12053 Pradera Reserve Blvd 11/16	307.35
Tampa Electric Company	11/18/2016	1476 1228871 11/16	The Reserve at Pradera PH 1B 11/16	1,097.44
Tampa Poop 911 LLC	10/25/2016	1486008	2 Doggie Waste Stations	71.60
Tampa Poop 911 LLC	11/29/2016	1517938	2 Doggie Waste Stations	71.60
			Total 001 - General Fund	6,815.73
Report Balance				6,815.73

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

Construction Account Activity Through November 30, 2016

Inflows:	Debt Proceeds	\$	3,054,540.19
	Underwriter Discount		65,900.00
	Total Bond Proceeds:		3,120,440.19
	Interest Earnings		36.64
	Transfer from Capitalized Interest Account		7.24
	Total Inflows:	\$	3,120,484.07

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 11/30/16
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
		Total Requisitions:	(2,869,540.19)	

Total COI and Requisitions: (3,116,440.19)

Total Outflows: (3,116,440.19)

Capital Projects Fund Balance at November 30, 2016 \$ 4,043.88

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

Construction Custody Account Activity Through November 30, 2016

Inflows:	Developer Contribution	\$	29,201.92
		Total Inflows:	\$ 29,201.92
Outflows:	Requisitions		

Requisition Date	Requisition Number	Contractor	Amount	Status as of 11/30/16
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
		Total Requisitions:	(29,201.92)	

Total Outflows: (29,201.92)

Capital Projects Fund Balance at November 30, 2016 **\$ -**

Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
November 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 11/30/16.
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 \$20,428.54 was received in December 2016.
6. Debt Service Fund – Payment for Invoice #FY16-17 in the amount of \$17,395.92 was received in December 2016.