

Reserve at Pradera
Community Development District

Financial Statements
(Unaudited)

October 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Reserve at Pradera Community Development District

Balance Sheet
As of 10/31/2016
(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	53,631	0	0	0	53,631	0	0
Investments	0	0	210,356	4,044	214,400	0	0
Investments--Reserves	0	21,226	0	0	21,226	0	0
Accounts Receivable	0	0	0	0	0	0	0
Assessments Receivable	196,605	0	233,121	0	429,726	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	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	443,478
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,806,522
Fixed Assets	0	0	0	0	0	5,023,917	0
Total Assets	<u>259,635</u>	<u>21,226</u>	<u>443,478</u>	<u>4,044</u>	<u>728,382</u>	<u>5,023,917</u>	<u>3,250,000</u>
Liabilities							
Accounts Payable	5,353	0	0	0	5,353	0	0
Accrued Expenses Payable	7,798	0	0	0	7,798	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	3,250,000
Total Liabilities	<u>13,151</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13,151</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	242,876	1	233,135	0	476,013	0	0
Total Fund Equity & Other Credits	<u>246,484</u>	<u>21,226</u>	<u>443,478</u>	<u>4,044</u>	<u>715,231</u>	<u>5,023,917</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>259,635</u>	<u>21,226</u>	<u>443,478</u>	<u>4,044</u>	<u>728,382</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 10/31/2016

(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	350	350	0	91.66%
District Management	15,000	1,250	1,250	0	91.66%
District Engineer	2,500	208	0	208	100.00%
Disclosure Report	5,000	417	0	417	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	300	300	0	91.66%
Accounting Services	16,000	1,333	1,333	0	91.66%
Auditing Services	2,825	0	0	0	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Public Officials Liability Insurance	2,549	2,549	2,317	232	9.10%
Legal Advertising	500	42	323	(281)	35.40%
Dues, Licenses & Fees	175	175	0	175	100.00%
Website Hosting, Maintenance, Backup	1,200	100	0	100	100.00%
Legal Counsel					
District Counsel	2,500	208	500	(292)	80.00%
Electric Utility Services					
Utility Services	60,000	5,000	7,053	(2,053)	88.24%
Stormwater Control					
Lake/Pond Bank Maintenance	500	42	0	42	100.00%
Aquatic Maintenance	8,232	686	686	0	91.66%
Aquatic Plant Replacement	5,000	417	0	417	100.00%
Stormwater System Maintenance	1,000	83	0	83	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	6,628	9,477	(2,848)	88.08%
Irrigation Maintenance	1,000	83	0	83	100.00%
Ornamental Lighting & Maintenance	2,000	167	0	167	100.00%
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	417	255	162	94.90%
Fire Ant Treatment	5,000	417	0	417	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,000	167	0	167	100.00%
Field Operations	6,000	500	500	0	91.66%
Well Maintenance	1,000	83	0	83	100.00%
Holiday Decorations	5,000	417	0	417	100.00%
Parks & Recreation					
Equipment Lease	0	0	610	(610)	0.00%
Gate Maintenance & Repairs	500	42	0	42	100.00%
Facility Maintenance & Repair	2,000	167	2,548	(2,382)	(27.41)%
Telephone, Fax, Internet	2,220	185	224	(39)	89.89%

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 10/31/2016

(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	395	0	395	100.00%
Pool Service Contract	9,600	800	800	0	91.66%
Pool Repairs & Equipment	3,000	250	740	(490)	75.33%
Fountain Service Contract	1,800	150	0	150	100.00%
Pest Control & Termite Bond	500	42	0	42	100.00%
Furniture Repair/Replacement	800	67	0	67	100.00%
Dog Waste Station Supplies and Maintenance	1,000	83	72	12	92.84%
Basketball Court Maintenance & Supplies	500	42	0	42	100.00%
Trail/Bike Path Maintenance	1,000	83	0	83	100.00%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>417</u>	<u>0</u>	<u>417</u>	<u>100.00%</u>
Total Expenditures	<u>286,919</u>	<u>41,104</u>	<u>44,612</u>	<u>(3,508)</u>	<u>84.45%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>245,815</u>	<u>242,876</u>	<u>(2,939)</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>245,815</u>	<u>246,484</u>	<u>669</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

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

(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>1</u>	<u>1</u>	<u>0.00%</u>
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%
Exc. Of Rev./Other Sources Over (Under)	0	1	1	0.00%
Fund Balance, Beginning of Period	0	21,225	21,225	0.00%
Fund Balance, End of Period	<u>0</u>	<u>21,226</u>	<u>21,226</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 10/31/2016

(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	14	14	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>233,135</u>	<u>14</u>	<u>0.01%</u>
Expenditures				
Debt Service Payments				
Interest	188,122	0	188,122	100.00%
Principal	45,000	0	45,000	100.00%
Total Expenditures	<u>233,122</u>	<u>0</u>	<u>233,122</u>	<u>100.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	233,135	233,135	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	233,135	233,135	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>443,478</u></u>	<u><u>443,478</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 10/31/2016

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

Reserve at Pradera CDD
Investment Summary
October 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2016</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 21,226
	Total Reserve Fund Investments	<u>\$ 21,226</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 93,795
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	<u>\$ 210,356</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 10/1/2016 Through 10/31/2016

<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>106,290.90</u>
		Total 001 - General Fund	196,604.53

Reserve at Pradera Community Development District
 Summary A/R Ledger
 200 - Debt Service Fund
 From 10/1/2016 Through 10/31/2016

<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>90,511.97</u>
		Total 200 - Debt Service Fund	233,121.30
			<u>429,725.83</u>
Report Balance			<u><u>429,725.83</u></u>

Reserve at Pradera Community Development District

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Don L. Manning	10/23/2016	1653	Took Down Mailboxes	65.00
JoAnn's of Tampa	6/14/2016	18240	Repair Monument & Medallions	1,850.00
JoAnn's of Tampa	7/30/2016	18295	Sign Installed	475.00
JoAnn's of Tampa	8/8/2016	18299	Signs Installed	158.33
Tampa Electric Company	10/20/2016	1476 1203451 10/16	13411 Balm Riverview RD SGN 10/16	384.05
Tampa Electric Company	10/20/2016	1476 1203961 10/16	13309 Pradera Reserve DR IR 10/16	144.31
Tampa Electric Company	10/20/2016	1476 1218051 10/16	12051 Pradera Reserve BL PO 10/16	435.20
Tampa Electric Company	10/20/2016	1476 1224611 10/16	12053 Pradera Reserve Blvd 10/16	349.05
Tampa Electric Company	10/20/2016	1476 1228871 10/16	The Reserve at Pradera PH 1B 10/16	1,097.44
Tampa Poop 911 LLC	9/27/2016	1455892	2 Doggie Waste Stations	71.60
Times Publishing Company	10/13/2016	338942 10/13/16	Legal Advertising 10/16	323.00
			Total 001 - General Fund	5,352.98
Report Balance				5,352.98

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

Construction Account Activity Through October 31, 2016

Inflows:	Debt Proceeds	\$	3,054,540.19
	Underwriter Discount		65,900.00
	Total Bond Proceeds:		3,120,440.19
	Interest Earnings		36.30
	Transfer from Capitalized Interest Account		7.24
	Total Inflows:	\$	3,120,483.73

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 10/31/16
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 October 31, 2016 \$ 4,043.54

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

Construction Custody Account Activity Through October 31, 2016

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

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status as of 10/31/16
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 October 31, 2016 **\$ -**

Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
October 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 10/31/16.
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.