



Rizzetta & Company

Reserve at Pradera Community Development District

**Financial Statements
(Unaudited)**

October 31, 2017

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Balance Sheet
As of 10/31/2017
(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	9,975	0	0	180	10,155	0	0
Investments	0	0	213,178	5	213,183	0	0
Investments--Reserves	0	204	0	0	204	0	0
Accounts Receivable--Other	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0
Assessments Receivable	391,270	30,000	233,121	0	654,391	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	535	0	535	0	0
Amount Available in Debt Service	0	0	0	0	0	0	446,835
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,777,165
Fixed Assets	0	0	0	0	0	5,060,998	0
Total Assets	<u>411,255</u>	<u>30,204</u>	<u>446,835</u>	<u>185</u>	<u>888,479</u>	<u>5,060,998</u>	<u>3,224,000</u>
Liabilities							
Accounts Payable	53,814	0	0	0	53,814	0	0
Accrued Expenses Payable	250	0	0	0	250	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	535	0	0	0	535	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,224,000
Total Liabilities	<u>54,599</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>54,599</u>	<u>0</u>	<u>3,224,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	6,331	219	213,152	185	219,888	5,060,998	0
Net Change in Fund Balance	350,324	29,985	233,682	0	613,992	0	0
Total Fund Equity & Other Credits	<u>356,655</u>	<u>30,204</u>	<u>446,835</u>	<u>185</u>	<u>833,880</u>	<u>5,060,998</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>411,255</u>	<u>30,204</u>	<u>446,835</u>	<u>185</u>	<u>888,479</u>	<u>5,060,998</u>	<u>3,224,000</u>

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Special Assessments					
Tax Roll	125,903	125,903	126,649	746	(0.59)%
Off Roll	265,366	265,366	265,366	0	0.00%
Total Revenues	391,269	391,269	392,015	746	(0.19)%
Expenditures					
Financial & Administrative					
Administrative Services	4,200	350	350	0	91.66%
District Management	15,750	1,313	1,313	0	91.66%
District Engineer	10,000	833	752	82	92.48%
Disclosure Report	5,000	0	0	0	100.00%
Trustees Fees	3,500	2,695	0	2,695	100.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	3,600	300	300	0	91.66%
Accounting Services	16,750	1,396	1,396	0	91.66%
Auditing Services	3,400	0	0	0	100.00%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Public Officials Liability Insurance	2,549	2,549	2,317	232	9.10%
Legal Advertising	1,000	83	242	(159)	75.80%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup	1,200	100	3,800	(3,700)	(216.66)%
Legal Counsel					
District Counsel	10,000	833	1,438	(604)	85.62%
Security Operations					
Security Camera Equipment Lease	7,664	639	731	(92)	90.46%
Security Monitoring Services	20,000	1,667	0	1,667	100.00%
Electric Utility Services					
Utility Services	60,000	5,000	4,682	318	92.19%
Water-Sewer Combination Services					
Utility Services	2,000	167	86	81	95.69%
Stormwater Control					
Lake/Pond Bank Maintenance	15,000	1,250	0	1,250	100.00%
Aquatic Maintenance	8,232	686	686	0	91.66%
Aquatic Plant Replacement	5,000	417	0	417	100.00%
Stormwater System Maintenance	2,500	208	0	208	100.00%
Other Physical Environment					

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
General Liability Insurance	3,116	3,116	2,833	283	9.08%
Property Insurance	5,222	5,222	4,747	475	9.09%
Landscape Maintenance	77,327	6,444	8,285	(1,841)	89.28%
Irrigation Maintenance	4,656	388	0	388	100.00%
Ornamental Lighting & Maintenance	2,000	167	0	167	100.00%
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	417	0	417	100.00%
Irrigation Repairs	5,000	417	0	417	100.00%
Landscape - Mulch	6,631	553	0	553	100.00%
Fire Ant Treatment	2,600	217	0	217	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,000	417	0	417	100.00%
Annuals	4,456	371	0	371	100.00%
Field Operations	7,500	625	625	0	91.66%
Well Maintenance	2,500	208	0	208	100.00%
OTC Injections	280	23	0	23	100.00%
Holiday Decorations	3,000	250	0	250	100.00%
Parks & Recreation					
Gate Maintenance & Repairs	1,000	83	0	83	100.00%
Facility Maintenance & Repair	5,000	417	0	417	100.00%
Telephone, Fax, Internet	2,691	224	224	(0)	91.66%
Clubhouse - Facility Janitorial Service	4,740	395	395	0	91.66%
Clubhouse - Facility Janitorial Supplies	1,000	83	0	83	100.00%
Pool Service Contract	9,600	800	950	(150)	90.10%
Pool Repairs & Equipment	3,000	250	365	(115)	87.83%
Fountain Service Contract	1,800	150	0	150	100.00%
Pest Control	1,000	83	0	83	100.00%
Furniture Repair/Replacement	2,500	208	0	208	100.00%
Dog Waste Station Supplies and Maintenance	2,980	248	0	248	100.00%
Basketball Court Maintenance & Supplies	1,000	83	0	83	100.00%
Playground Equipment and Maintenance	5,000	417	0	417	100.00%
Trail/Bike Path Maintenance	2,500	208	0	208	100.00%
Contingency					
Miscellaneous Contingency	10,000	833	0	833	100.00%

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Total Expenditures	<u>391,269</u>	<u>49,628</u>	<u>41,691</u>	<u>7,938</u>	<u>89.34%</u>
Excess Revenues Over/(Under) Expenditures	0	341,641	350,324	8,683	0.00%
Fund Balance, Beginning of Period	0	0	6,331	6,331	0.00%
Fund Balance, End of Period	<u>0</u>	<u>341,641</u>	<u>356,655</u>	<u>15,015</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 10/31/2017

(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	0	0	0.00%
Special Assessments				
Tax Roll	30,000	30,000	0	0.00%
Total Revenues	<u>30,000</u>	<u>30,000</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
Dues, Licenses & Fees	0	15	(15)	0.00%
Contingency				
Capital Reserves	30,000	0	30,000	100.00%
Total Expenditures	<u>30,000</u>	<u>15</u>	<u>29,985</u>	<u>99.95%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>29,985</u>	<u>29,985</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>29,985</u>	<u>29,985</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>219</u>	<u>219</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>30,204</u></u>	<u><u>30,204</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 10/31/2017

(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	26	26	0.00%
Special Assessments				
Tax Roll	90,513	91,047	535	0.59%
Off Roll	142,609	142,609	0	0.00%
Total Revenues	<u>233,122</u>	<u>233,682</u>	<u>561</u>	<u>0.24%</u>
Expenditures				
Debt Service Payments				
Interest	183,122	0	183,122	100.00%
Principal	50,000	0	50,000	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	233,682	233,682	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	233,682	233,682	0.00%
Fund Balance, Beginning of Period	0	213,152	213,152	0.00%
Fund Balance, End of Period	<u>0</u>	<u>446,835</u>	<u>446,835</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 10/31/2017

(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	0	0	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
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	185	185	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
October 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2017</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 204
	Total Reserve Fund Investments	<u>\$ 204</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 96,617
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	<u>\$ 213,178</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 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Beazer Homes	224-18-01	265,365.69
10/1/2017	Hillsborough County Tax Collector	FY 17-18	<u>125,904.09</u>
		Total 001 - General Fund	391,269.78

Reserve at Pradera Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Hillsborough County Tax Collector	FY 17-18	<u>30,000.00</u>
		Total 005 - Reserve Fund	30,000.00

Reserve at Pradera Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Beazer Homes	224-18-01	142,609.33
10/1/2017	Hillsborough County Tax Collector	FY 17-18	<u>90,511.97</u>
		Total 200 - Debt Service Fund	<u>233,121.30</u>
Report Balance			<u><u>654,391.08</u></u>

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2017

001 - General Fund

From 10/1/2017 Through 10/31/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Rizzetta Technology Services	6/29/2017	INV0000002503	Email/Website Hosting Services	3,700.00
Tampa Poop 911 LLC	8/22/2017	1832880	2 Doggie Waste Stations 8/17	71.60
Rizzetta Technology Services	9/1/2017	INV0000002600	Email/Website Hosting Services 09/17	100.00
Yellowstone Landscape - Southeast, LLC	9/1/2017	0000179618	Monthly Landscape Maintenance 08/17	8,175.25
Aquatic Systems, Inc.	9/1/2017	0000385006	Monthly Lake/Wetland Services 09/17	686.00
At Your Service Team Ent, Inc.	9/1/2017	73045	Cleaning Services 09/17	395.00
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
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
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
Yellowstone Landscape - Southeast, LLC	10/1/2017	0000182915	Monthly Landscape Maintenance 10/17	8,285.25
Rizzetta Technology Services	10/1/2017	INV0000002680	Email/Website Hosting Services 10/17	100.00
Rizzetta & Company, Inc.	10/1/2017	INV0000027410	District Management Fees 09/17	3,983.33
At Your Service Team Ent, Inc.	10/1/2017	73608	Cleaning Services 10/17	395.00
Aquatic Systems, Inc.	10/1/2017	0000387922	Monthly Lake/Wetland Services 10/17	686.00
Department of Economic Opportunity	10/2/2017	77167	Special District Fee FY 17/18	175.00
Rizzetta & Company, Inc.	10/3/2017	0000027308	Assessment Roll Preparation FY 17/18	5,000.00

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2017

001 - General Fund

From 10/1/2017 Through 10/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Times Publishing Company	10/6/2017	514591 10/06/17	Legal Advertising 10/17	242.00
M.C. Building Services LLC	10/10/2017	3941	Pool Repairs	365.00
Andrews Aqua Services	10/17/2017	37	Pool Maintenance 10/17	950.00
Burr & Forman, LLP	10/17/2017	992224	Legal Services 09/17	780.00
Tampa Electric Company	10/17/2017	211004653369 10/17	The Reserve at Pradera PH 1 10/17	1,622.88
Tampa Electric Company	10/17/2017	211004653575 10/17	The Reserve at Pradera PH 1A 10/17	889.08
BOCC	10/18/2017	3629519463 10/17	12051 Palmera Reserve Drive 10/17	86.07
Tampa Electric Company	10/20/2017	211004653823 10/17	13411 Balm Riverview RD SGN 10/17	366.85
Tampa Electric Company	10/20/2017	211004654029 10/17	13309 Pradera Reserve DR IR 10/17	65.75
Tampa Electric Company	10/20/2017	211004654276 10/17	12051 Pradera Reserve BL PO 10/17	223.16
Tampa Electric Company	10/20/2017	211004654458 10/17	12053 Pradera Reserve Blvd 10/17	313.95
Tampa Electric Company	10/20/2017	211004654664 10/17	The Reserve at Pradera PH 1B 10/17	1,200.25
Burr & Forman, LLP	11/16/2017	997616	Legal Services 10/17	1,657.50
			Total 001 - General Fund	53,813.89
Report Total				53,813.89

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/17.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY17-18 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

4. General Fund – Payment for Invoice #224-18-01 in the amount of \$132,682.85 was received in November 2017.
5. Debt Service Fund – Payment for Invoice #224-18-01 in the amount of \$71,304.67 was received in November 2017.