



Rizzetta & Company

Reserve at Pradera Community Development District

**Financial Statements
(Unaudited)**

January 31, 2018

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Contingency					
Miscellaneous Contingency	10,000	3,333	98	3,236	99.02%
Total Expenditures	<u>391,269</u>	<u>145,293</u>	<u>113,963</u>	<u>31,330</u>	<u>70.87%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>245,976</u>	<u>280,211</u>	<u>34,234</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	6,013	6,013	0.00%
Fund Balance, End of Period	<u>0</u>	<u>245,976</u>	<u>286,223</u>	<u>40,247</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 1/31/2018

(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	4	4	0.00%
Special Assessments				
Tax Roll	30,000	30,000	0	0.00%
Total Revenues	<u>30,000</u>	<u>30,004</u>	<u>4</u>	<u>0.01%</u>
Expenditures				
Financial & Administrative				
Dues, Licenses & Fees	0	45	(45)	0.00%
Contingency				
Capital Reserves	30,000	0	30,000	100.00%
Total Expenditures	<u>30,000</u>	<u>45</u>	<u>29,955</u>	<u>99.85%</u>
Excess of Revenues Over/(Under) Expenditures	0	29,959	29,959	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	29,959	29,959	0.00%
Fund Balance, Beginning of Period	0	219	219	0.00%
Fund Balance, End of Period	<u>0</u>	<u>30,179</u>	<u>30,179</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 1/31/2018

(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	95	95	0.00%
Special Assessments				
Tax Roll	90,513	91,061	548	0.60%
Off Roll	142,609	142,609	0	0.00%
Total Revenues	<u>233,122</u>	<u>233,766</u>	<u>644</u>	<u>0.28%</u>
Expenditures				
Debt Service Payments				
Interest	183,122	91,921	91,201	49.80%
Principal	50,000	0	50,000	100.00%
Total Expenditures	<u>233,122</u>	<u>91,921</u>	<u>141,201</u>	<u>60.57%</u>
Excess of Revenues Over/(Under) Expenditures	0	141,844	141,844	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	141,844	141,844	0.00%
Fund Balance, Beginning of Period	0	213,152	213,152	0.00%
Fund Balance, End of Period	<u>0</u>	<u>354,997</u>	<u>354,997</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 1/31/2018

(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>0</u>	<u>185</u>	<u>185</u>	<u>0.00%</u>

Reserve at Pradera CDD
Investment Summary
January 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2018</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 30,179
	Total Reserve Fund Investments	<u>\$ 30,179</u>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 113,181
US Bank Series 2015 Reserve	US Bank Money Market	116,562
	Total Debt Service Fund Investments	<u>\$ 229,743</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 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Beazer Homes	224-18-01	132,682.84
10/1/2017	Hillsborough County Tax Collector	FY 17-18	<u>1,176.61</u>
		Total 001 - General Fund	133,859.45

Reserve at Pradera Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Beazer Homes	224-18-01	71,304.66
10/1/2017	Hillsborough County Tax Collector	FY 17-18	<u>845.84</u>
		Total 200 - Debt Service Fund	<u>72,150.50</u>
Report Balance			<u><u>206,009.95</u></u>

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 1/1/2018

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Tampa Electric Company	1/17/2018	TECO Summary 01/18	Tampa Electric Summary Bill 01/18	4,794.27
M.C. Building Services LLC	1/18/2018	4017	Replaced 2 GFCI Receptacles Pool Area 01/18	275.00
BOCC	1/19/2018	3629519463 01/18	12051 Palmera Reserve Drive 01/18	105.47
Brandon Lock & Safe, Inc.	1/26/2018	41852	Installed Lock Bolt , Spring Hinges by 3 Pool Gate 1 Playgro	731.74
			Total 001 - General Fund	5,906.48
Report Total				5,906.48

Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
January 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 01/31/18.
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 #FY17-18 in the amount of \$1,022.82 was received in February 2018.
5. General Fund – Payment for Invoice #224-18-01 in the amount of \$101,993.75 was received in February 2018.
6. Debt Service Fund – Payment for Invoice #FY17-18 in the amount of \$735.30 was received in February 2018.
7. Debt Service Fund – Payment for Invoice #224-18-01 in the amount of \$35,652.33 was received in February 2018.