



Rizzetta & Company

# Reserve at Pradera Community Development District

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**Financial Statements  
(Unaudited)**

**February 28, 2018**

Prepared by: Rizzetta & Company, Inc.

[reserveatpraderacdd.org](http://reserveatpraderacdd.org)  
[rizzetta.com](http://rizzetta.com)

**Reserve at Pradera Community Development District**

Balance Sheet

As of 2/28/2018

(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
<b>Assets</b>							
Cash In Bank	192,928	0	0	180	193,108	0	0
Investments	0	0	319,268	5	319,273	0	0
Investments--Reserves	0	30,182	0	0	30,182	0	0
Accounts Receivable--Other	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0
Assessments Receivable	66,495	0	35,763	0	102,258	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	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	355,031
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,867,807
Fixed Assets	0	0	0	0	0	5,060,998	0
<b>Total Assets</b>	<u>269,433</u>	<u>30,182</u>	<u>355,031</u>	<u>185</u>	<u>654,831</u>	<u>5,060,998</u>	<u>3,222,838</u>
<b>Liabilities</b>							
Accounts Payable	11,702	0	0	0	11,702	0	0
Accrued Expenses Payable	5,185	0	0	0	5,185	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	3,205,000
Capital Lease Obligation	0	0	0	0	0	0	17,838
<b>Total Liabilities</b>	<u>16,887</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>16,887</u>	<u>0</u>	<u>3,222,838</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	6,013	219	213,152	185	219,569	5,060,998	0
Net Change in Fund Balance	246,534	29,963	141,879	0	418,376	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>252,547</u>	<u>30,182</u>	<u>355,031</u>	<u>185</u>	<u>637,945</u>	<u>5,060,998</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>269,433</u>	<u>30,182</u>	<u>355,031</u>	<u>185</u>	<u>654,831</u>	<u>5,060,998</u>	<u>3,222,838</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 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Special Assessments					
Tax Roll	125,903	125,903	126,668	764	(0.60)%
Off Roll	265,366	265,366	265,366	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,140	2,140	0.00%
<b>Total Revenues</b>	<b>391,269</b>	<b>391,269</b>	<b>394,173</b>	<b>2,904</b>	<b>(0.74)%</b>
<b>Expenditures</b>					
Financial & Administrative					
Administrative Services	4,200	1,750	1,750	0	58.33%
District Management	15,750	6,563	6,563	0	58.33%
District Engineer	10,000	4,167	2,012	2,155	79.88%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	3,500	2,695	2,694	1	23.03%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	3,600	1,500	1,500	0	58.33%
Accounting Services	16,750	6,979	6,979	0	58.33%
Auditing Services	3,400	0	1,500	(1,500)	55.88%
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	417	246	171	75.38%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup	1,200	500	4,200	(3,700)	(250.00)%
Legal Counsel					
District Counsel	10,000	4,167	2,200	1,967	78.00%
Security Operations					
Security Camera Equipment Lease	7,664	3,193	3,491	(298)	54.44%
Security Monitoring Services	20,000	8,333	4,010	4,324	79.95%
Electric Utility Services					
Utility Services	60,000	25,000	23,638	1,362	60.60%
Water-Sewer Combination Services					
Utility Services	2,000	833	621	212	68.93%
Stormwater Control					
Lake/Pond Bank Maintenance	15,000	6,250	0	6,250	100.00%
Aquatic Maintenance	8,232	3,430	3,430	0	58.33%
Aquatic Plant Replacement	5,000	2,083	0	2,083	100.00%

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,042	0	1,042	100.00%
Other Physical Environment					
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	32,220	29,530	2,690	61.81%
Irrigation Maintenance	4,656	1,940	1,110	831	76.17%
Ornamental Lighting & Maintenance	2,000	833	0	833	100.00%
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	2,083	475	1,608	90.49%
Irrigation Repairs	5,000	2,083	3,676	(1,593)	26.47%
Landscape - Mulch	6,631	2,763	0	2,763	100.00%
Fire Ant Treatment	2,600	1,083	0	1,083	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,000	2,083	0	2,083	100.00%
Annuals	4,456	1,857	0	1,857	100.00%
Field Operations	7,500	3,125	3,125	0	58.33%
Well Maintenance	2,500	1,042	35	1,007	98.60%
OTC Injections	280	117	0	117	100.00%
Holiday Decorations	3,000	1,250	0	1,250	100.00%
Parks & Recreation					
Gate Maintenance & Repairs	1,000	417	732	(315)	26.82%
Facility Maintenance & Repair	5,000	2,083	1,485	598	70.30%
Telephone, Fax, Internet	2,691	1,121	1,121	(0)	58.32%
Clubhouse - Facility Janitorial Service	4,740	1,975	2,141	(166)	54.82%
Clubhouse - Facility Janitorial Supplies	1,000	417	63	354	93.68%
Pool Service Contract	9,600	4,000	3,258	742	66.06%
Security Monitoring Services	0	0	3,063	(3,063)	0.00%
Pool Repairs & Equipment	3,000	1,250	4,073	(2,823)	(35.76)%
Fountain Service Contract	1,800	750	0	750	100.00%
Pest Control	1,000	417	167	250	83.33%
Furniture Repair/Replacement	2,500	1,042	0	1,042	100.00%
Dog Waste Station Supplies and Maintenance	2,980	1,242	72	1,170	97.59%
Basketball Court Maintenance & Supplies	1,000	417	0	417	100.00%
Playground Equipment and Maintenance	5,000	2,083	0	2,083	100.00%

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Trail/Bike Path Maintenance	2,500	1,042	0	1,042	100.00%
Contingency					
Miscellaneous Contingency	10,000	4,167	8,609	(4,443)	13.90%
Total Expenditures	<u>391,269</u>	<u>175,514</u>	<u>147,640</u>	<u>27,874</u>	<u>62.27%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>215,755</u>	<u>246,534</u>	<u>30,779</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>215,755</u>	<u>252,547</u>	<u>36,792</u>	<u>0.00%</u>

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	8	8	0.00%
Special Assessments				
Tax Roll	30,000	30,000	0	0.00%
Total Revenues	<u>30,000</u>	<u>30,008</u>	<u>8</u>	<u>0.03%</u>
<b>Expenditures</b>				
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	29,963	29,963	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	29,963	29,963	0.00%
Fund Balance, Beginning of Period	0	219	219	0.00%
Fund Balance, End of Period	<u>0</u>	<u>30,182</u>	<u>30,182</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 2/28/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	130	130	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>233,800</u>	<u>678</u>	<u>0.29%</u>
<b>Expenditures</b>				
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	<u>0</u>	<u>141,879</u>	<u>141,879</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>141,879</u>	<u>141,879</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	213,152	213,152	0.00%
Fund Balance, End of Period	<u>0</u>	<u>355,031</u>	<u>355,031</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 2/28/2018

(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><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**  
**February 28, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2018</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 30,182
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 30,182</u></b>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 202,707
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 319,268</u></b>
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 5
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 5</u></b>

**Reserve at Pradera Community Development District**

Summary A/R Ledger

001 - General Fund

From 2/1/2018 Through 2/28/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Beazer Homes	224-18-01	66,341.42
10/1/2017	Hillsborough County Tax Collector	FY 17-18	<u>153.79</u>
		Total 001 - General Fund	66,495.21

**Reserve at Pradera Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2018 Through 2/28/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Beazer Homes	224-18-01	35,652.33
10/1/2017	Hillsborough County Tax Collector	FY 17-18	<u>110.54</u>
		Total 200 - Debt Service Fund	<u>35,762.87</u>
Report Balance			<u><u>102,258.08</u></u>

**Reserve at Pradera Community Development District**

Aged Payables by Invoice Date

Aging Date - 2/1/2018

001 - General Fund

From 2/1/2018 Through 2/28/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Grau & Associates	2/1/2018	16323 02/18	Audit FYE 09/30/2017	1,500.00
Bright House Networks	2/13/2018	067366001121417 01/18	Internet Service 01/18	224.28
Genesis	2/22/2018	59087	Engineering Services 01/18	105.00
BOCC	2/22/2018	3629519463 02/18	12051 Palmera Reserve Drive 02/18	146.07
M.C. Building Services LLC	2/26/2018	4056	Repaired Electrical & Lighting for Water Feature	210.00
Amazing National Service Group	2/26/2018	1134	Pressure Washing Sidewalk & Curbs	8,511.80
Aqua Sentry	2/28/2018	1270	Pool Service Contract 03/18	1,005.00
			Total 001 - General Fund	11,702.15
Report Total				11,702.15

**Reserve at Pradera Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2018**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/18.
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.