



Rizzetta & Company

Reserve at Pradera Community Development District

**Financial Statements
(Unaudited)**

April 30, 2018

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Balance Sheet

As of 4/30/2018

(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
Assets							
Cash In Bank	197,562	0	0	180	197,742	0	0
Investments	0	0	357,305	5	357,310	0	0
Investments--Reserves	0	30,190	0	0	30,190	0	0
Accounts Receivable--Other	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0
Assessments Receivable	0	0	0	0	0	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	1,541	0	0	0	1,541	0	0
Amount Available in Debt Service	0	0	0	0	0	0	355,764
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,866,462
Fixed Assets	0	0	0	0	0	5,059,267	0
Total Assets	<u>209,113</u>	<u>30,190</u>	<u>357,305</u>	<u>185</u>	<u>596,793</u>	<u>5,059,267</u>	<u>3,222,226</u>
Liabilities							
Accounts Payable	12,380	0	0	0	12,380	0	0
Accrued Expenses Payable	200	0	0	0	200	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	0	0	1,541	0	1,541	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	17,226
Total Liabilities	<u>12,580</u>	<u>0</u>	<u>1,541</u>	<u>0</u>	<u>14,121</u>	<u>0</u>	<u>3,222,226</u>
Fund Equity & Other Credits							
Beginning Fund Balance	6,013	219	213,152	185	219,569	5,059,267	0
Net Change in Fund Balance	190,521	29,970	142,612	0	363,103	0	0
Total Fund Equity & Other Credits	<u>196,533</u>	<u>30,190</u>	<u>355,764</u>	<u>185</u>	<u>582,672</u>	<u>5,059,267</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>209,113</u>	<u>30,190</u>	<u>357,305</u>	<u>185</u>	<u>596,793</u>	<u>5,059,267</u>	<u>3,222,226</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 4/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Special Assessments					
Tax Roll	125,903	125,903	127,558	1,654	(1.31)%
Off Roll	265,366	265,366	265,366	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,140	2,140	0.00%
Total Revenues	391,269	391,269	395,063	3,794	(0.97)%
Expenditures					
Financial & Administrative					
Administrative Services	4,200	2,450	2,450	0	41.66%
District Management	15,750	9,188	9,188	0	41.66%
District Engineer	10,000	5,833	2,012	3,822	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	2,100	2,100	0	41.66%
Accounting Services	16,750	9,771	9,771	0	41.66%
Auditing Services	3,400	0	3,423	(3,423)	(0.67)%
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	583	246	337	75.38%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup	1,200	700	4,400	(3,700)	(266.66)%
Legal Counsel					
District Counsel	10,000	5,833	2,990	2,843	70.10%
Security Operations					
Security Camera Equipment Lease	7,664	4,471	4,780	(309)	37.63%
Security Monitoring Services	20,000	11,667	7,073	4,594	64.63%
Electric Utility Services					
Utility Services	60,000	35,000	33,177	1,823	44.70%
Water-Sewer Combination Services					
Utility Services	2,000	1,167	942	225	52.92%
Stormwater Control					
Lake/Pond Bank Maintenance	15,000	8,750	0	8,750	100.00%
Aquatic Maintenance	8,232	4,802	5,612	(810)	31.82%
Aquatic Plant Replacement	5,000	2,917	0	2,917	100.00%

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 4/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,458	0	1,458	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	45,107	51,708	(6,601)	33.13%
Irrigation Maintenance	4,656	2,716	1,957	759	57.96%
Ornamental Lighting & Maintenance	2,000	1,167	0	1,167	100.00%
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	2,917	7,137	(4,220)	(42.74)%
Irrigation Repairs	5,000	2,917	4,935	(2,018)	1.30%
Landscape - Mulch	6,631	3,868	0	3,868	100.00%
Fire Ant Treatment	2,600	1,517	0	1,517	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,000	2,917	5,210	(2,293)	(4.20)%
Annuals	4,456	2,599	1,815	784	59.26%
Field Services	7,500	4,375	4,375	0	41.66%
Well Maintenance	2,500	1,458	35	1,423	98.60%
OTC Injections	280	163	0	163	100.00%
Holiday Decorations	3,000	1,750	0	1,750	100.00%
Parks & Recreation					
Gate Maintenance & Repairs	1,000	583	732	(148)	26.82%
Facility Maintenance & Repair	5,000	2,917	1,679	1,238	66.41%
Telephone, Fax, Internet	2,691	1,570	1,573	(4)	41.53%
Clubhouse - Facility Janitorial Service	4,740	2,765	3,071	(306)	35.20%
Clubhouse - Facility Janitorial Supplies	1,000	583	63	520	93.68%
Pool Service Contract	9,600	5,600	3,743	1,857	61.01%
Pool Repairs & Equipment	3,000	1,750	4,158	(2,408)	(38.60)%
Fountain Service Contract	1,800	1,050	0	1,050	100.00%
Pest Control	1,000	583	417	167	58.33%
Furniture Repair/Replacement	2,500	1,458	0	1,458	100.00%
Dog Waste Station Supplies and Maintenance	2,980	1,738	215	1,524	92.79%
Basketball Court Maintenance & Supplies	1,000	583	695	(112)	30.50%
Playground Equipment and Maintenance	5,000	2,917	0	2,917	100.00%
Trail/Bike Path Maintenance	2,500	1,458	0	1,458	100.00%

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 4/30/2018

(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	5,833	98	5,736	99.02%
Total Expenditures	<u>391,269</u>	<u>235,957</u>	<u>204,543</u>	<u>31,414</u>	<u>47.72%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>155,312</u>	<u>190,521</u>	<u>35,208</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>155,312</u>	<u>196,533</u>	<u>41,221</u>	<u>0.00%</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 4/30/2018

(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	15	15	0.00%
Special Assessments				
Tax Roll	<u>30,000</u>	<u>30,000</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>30,000</u>	<u>30,015</u>	<u>15</u>	<u>0.05%</u>
Expenditures				
Financial & Administrative				
Dues, Licenses & Fees	0	45	(45)	0.00%
Contingency				
Capital Reserves	<u>30,000</u>	<u>0</u>	<u>30,000</u>	<u>100.00%</u>
Total Expenditures	<u>30,000</u>	<u>45</u>	<u>29,955</u>	<u>99.85%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>29,970</u>	<u>29,970</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>29,970</u>	<u>29,970</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	219	219	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>30,190</u></u>	<u><u>30,190</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 4/30/2018

(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	223	223	0.00%
Special Assessments				
Tax Roll	90,513	91,701	1,188	1.31%
Off Roll	142,609	142,609	0	0.00%
Total Revenues	<u>233,122</u>	<u>234,533</u>	<u>1,411</u>	<u>0.61%</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	<u>0</u>	<u>142,612</u>	<u>142,612</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>142,612</u>	<u>142,612</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	213,152	213,152	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>355,764</u></u>	<u><u>355,764</u></u>	<u><u>0.00%</u></u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 4/30/2018

(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
April 30, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2018</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 30,190
	Total Reserve Fund Investments	\$ 30,190
US Bank Series 2015 Revenue	US Bank Money Market	\$ 240,744
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	Total Debt Service Fund Investments	\$ 357,305
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 5
	Total Capital Project Fund Investments	\$ 5

Reserve at Pradera Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2018

001 - General Fund

From 4/1/2018 Through 4/30/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Tampa Electric Company	4/17/2018	TECO Summary 04/18	Tampa Electric Summary Bill 04/18	5,026.41
BOCC	4/18/2018	3629519463 04/18	12051 Palmera Reserve Drive 04/18	153.54
Burr & Forman, LLP	4/27/2018	1020609	Legal Services 03/18	175.00
Amazing National Service Group	4/27/2018	042718DH	Grounds Maint. Clean Up & Sod Replacement	5,210.00
Amazing National Service Group	4/30/2018	043018DH	Annuals	1,815.00
			Total 001 - General Fund	12,379.95
Report Total				12,379.95

**Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
April 30, 2018**

Balance Sheet

1. Trust statement activity has been recorded through 04/30/18.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.