



Rizzetta & Company

# **Reserve at Pradera Community Development District**

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**Financial Statements  
(Unaudited)**

**May 31, 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 5/31/2018

(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	167,877	0	0	180	168,057	0	0
Investments	0	0	215,450	5	215,456	0	0
Investments--Reserves	0	30,193	0	0	30,193	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	213,909
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,958,003
Fixed Assets	0	0	0	0	0	5,059,267	0
<b>Total Assets</b>	<u>179,428</u>	<u>30,193</u>	<u>215,450</u>	<u>185</u>	<u>425,257</u>	<u>5,059,267</u>	<u>3,171,913</u>
<b>Liabilities</b>							
Accounts Payable	1,644	0	0	0	1,644	0	0
Accrued Expenses Payable	300	0	0	0	300	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	3,155,000
Capital Lease Obligation	0	0	0	0	0	0	16,913
<b>Total Liabilities</b>	<u>1,944</u>	<u>0</u>	<u>1,541</u>	<u>0</u>	<u>3,485</u>	<u>0</u>	<u>3,171,913</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	6,013	219	213,152	185	219,569	5,059,267	0
Net Change in Fund Balance	171,472	29,974	757	0	202,203	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>177,484</u>	<u>30,193</u>	<u>213,909</u>	<u>185</u>	<u>421,772</u>	<u>5,059,267</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>179,428</u>	<u>30,193</u>	<u>215,450</u>	<u>185</u>	<u>425,257</u>	<u>5,059,267</u>	<u>3,171,913</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 5/31/2018

(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	127,582	1,678	(1.33)%
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>395,087</b>	<b>3,818</b>	<b>(0.98)%</b>
<b>Expenditures</b>					
Financial & Administrative					
Administrative Services	4,200	2,800	2,800	0	33.33%
District Management	15,750	10,500	10,500	0	33.33%
District Engineer	10,000	6,667	2,012	4,655	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	2,400	2,400	0	33.33%
Accounting Services	16,750	11,167	11,167	0	33.33%
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	667	931	(265)	6.86%
Dues, Licenses & Fees	175	175	450	(275)	(157.14)%
Website Hosting, Maintenance, Backup	1,200	800	4,500	(3,700)	(275.00)%
Legal Counsel					
District Counsel	10,000	6,667	3,440	3,227	65.60%
Security Operations					
Security Camera Equipment Lease	7,664	5,109	5,424	(315)	29.22%
Security Monitoring Services	20,000	13,333	7,073	6,261	64.63%
Electric Utility Services					
Utility Services	60,000	40,000	38,196	1,804	36.33%
Water-Sewer Combination Services					
Utility Services	2,000	1,333	1,078	255	46.08%
Stormwater Control					
Lake/Pond Bank Maintenance	15,000	10,000	0	10,000	100.00%
Aquatic Maintenance	8,232	5,488	6,298	(810)	23.49%
Aquatic Plant Replacement	5,000	3,333	0	3,333	100.00%

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,500	1,667	0	1,667	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	51,551	58,072	(6,521)	24.90%
Irrigation Maintenance	4,656	3,104	2,362	742	49.26%
Ornamental Lighting & Maintenance	2,000	1,333	0	1,333	100.00%
Entry Walls, Monument & Fountain Repairs & Maintenance	5,000	3,333	7,137	(3,804)	(42.74)%
Irrigation Repairs	5,000	3,333	4,935	(1,602)	1.30%
Landscape - Mulch	6,631	4,421	0	4,421	100.00%
Fire Ant Treatment	2,600	1,733	0	1,733	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,000	3,333	5,210	(1,877)	(4.20)%
Annuals	4,456	2,971	0	2,971	100.00%
Field Services	7,500	5,000	5,000	0	33.33%
Well Maintenance	2,500	1,667	35	1,632	98.60%
OTC Injections	280	187	0	187	100.00%
Holiday Decorations	3,000	2,000	0	2,000	100.00%
Parks & Recreation					
Gate Maintenance & Repairs	1,000	667	732	(65)	26.82%
Facility Maintenance & Repair	5,000	3,333	1,679	1,654	66.41%
Telephone, Fax, Internet	2,691	1,794	1,798	(4)	33.19%
Clubhouse - Facility Janitorial Service	4,740	3,160	3,536	(376)	25.39%
Clubhouse - Facility Janitorial Supplies	1,000	667	63	603	93.68%
Pool Service Contract	9,600	6,400	4,746	1,654	50.56%
Pool Repairs & Equipment	3,000	2,000	4,449	(2,449)	(48.29)%
Fountain Service Contract	1,800	1,200	0	1,200	100.00%
Pest Control	1,000	667	500	167	50.00%
Furniture Repair/Replacement	2,500	1,667	0	1,667	100.00%
Dog Waste Station Supplies and Maintenance	2,980	1,987	286	1,700	90.38%
Basketball Court Maintenance & Supplies	1,000	667	695	(28)	30.50%
Playground Equipment and Maintenance	5,000	3,333	0	3,333	100.00%
Trail/Bike Path Maintenance	2,500	1,667	0	1,667	100.00%

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Contingency					
Miscellaneous Contingency	10,000	6,667	98	6,569	99.02%
Total Expenditures	<u>391,269</u>	<u>266,178</u>	<u>223,616</u>	<u>42,563</u>	<u>42.85%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>125,091</u>	<u>171,472</u>	<u>46,381</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	6,013	6,013	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>125,091</u></u>	<u><u>177,484</u></u>	<u><u>52,393</u></u>	<u><u>0.00%</u></u>

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	19	19	0.00%
Special Assessments				
Tax Roll	30,000	30,000	0	0.00%
<b>Total Revenues</b>	<u>30,000</u>	<u>30,019</u>	<u>19</u>	<u>0.06%</u>
<b>Expenditures</b>				
Financial & Administrative				
Dues, Licenses & Fees	0	45	(45)	0.00%
Contingency				
Capital Reserves	30,000	0	30,000	100.00%
<b>Total Expenditures</b>	<u>30,000</u>	<u>45</u>	<u>29,955</u>	<u>99.85%</u>
<b>Excess of Revenues Over/(Under) Expenditures</b>	<u>0</u>	<u>29,974</u>	<u>29,974</u>	<u>0.00%</u>
<b>Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses</b>	<u>0</u>	<u>29,974</u>	<u>29,974</u>	<u>0.00%</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>219</u>	<u>219</u>	<u>0.00%</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>30,193</u></u>	<u><u>30,193</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 5/31/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	289	289	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>234,599</u>	<u>1,478</u>	<u>0.63%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	183,122	183,843	(721)	(0.39)%
Principal	50,000	50,000	0	0.00%
Total Expenditures	<u>233,122</u>	<u>233,843</u>	<u>(721)</u>	<u>(0.31)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>757</u>	<u>757</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>757</u>	<u>757</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>213,909</u></u>	<u><u>213,909</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 5/31/2018

(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><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**  
**May 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2018</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 30,193
	<b>Total Reserve Fund Investments</b>	<b>\$ 30,193</b>
US Bank Series 2015 Revenue	US Bank Money Market	\$ 98,889
US Bank Series 2015 Reserve	US Bank Money Market	116,561
	<b>Total Debt Service Fund Investments</b>	<b>\$ 215,450</b>
US Bank Series 2015 Acquisition & Construction	US Bank Money Market	\$ 5
	<b>Total Capital Project Fund Investments</b>	<b>\$ 5</b>

**Reserve at Pradera Community Development District**

Aged Payables by Invoice Date

Aging Date - 5/1/2018

001 - General Fund

From 5/1/2018 Through 5/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
BOCC	5/23/2018	3629519463 05/18	12051 Palmera Reserve Drive 05/18	136.74
Burr & Forman, LLP	5/24/2018	1024690	Legal Services 04/18	350.00
Times Publishing Company	5/29/2018	642297 05/27/18	Legal Advertising 05/18	381.50
Aqua Sentry	5/31/2018	1369	Pool Service Contract 05/18	775.96
			Total 001 - General Fund	1,644.20
Report Total				1,644.20

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

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/18.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.