

Cordoba Ranch  
Community Development District

Financial Statements  
(Unaudited)

July 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Cordoba Ranch Community Development District**

Balance Sheet

As of 7/31/2016

(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	14,699	0	0	0	14,699	0	0
Investments	191,616	0	618,366	2,221	812,203	0	0
Investments--Reserves	0	70,115	0	0	70,115	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	2,424	0	0	0	2,424	0	0
Deposits	11,330	0	0	0	11,330	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	618,366
Amount To Be Provided Debt Service	0	0	0	0	0	0	6,796,634
Fixed Assets	0	0	0	0	0	13,907,623	0
<b>Total Assets</b>	<b>220,070</b>	<b>70,115</b>	<b>618,366</b>	<b>2,221</b>	<b>910,772</b>	<b>13,907,623</b>	<b>7,415,000</b>
<b>Liabilities</b>							
Accounts Payable	3,235	0	0	0	3,235	0	0
Sales Tax Payable	18	0	0	0	18	0	0
Accrued Expenses Payable	8,649	0	0	0	8,649	0	0
Due To Other Funds	0	0	0	0	0	0	0
Due To Others	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	7,415,000
<b>Total Liabilities</b>	<b>11,902</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,902</b>	<b>0</b>	<b>7,415,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	94,479	20,023	619,104	2,220	735,827	13,907,623	0
Net Change in Fund Balance	113,689	50,092	(738)	1	163,044	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>208,168</b>	<b>70,115</b>	<b>618,366</b>	<b>2,221</b>	<b>898,871</b>	<b>13,907,623</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>220,070</b>	<b>70,115</b>	<b>618,366</b>	<b>2,221</b>	<b>910,772</b>	<b>13,907,623</b>	<b>7,415,000</b>

See Notes to Unaudited Financial Statements

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	226	226	0.00%
Special Assessments					
Tax Roll	269,902	269,902	291,575	21,674	(8.03)%
Off Roll	128,587	128,587	128,587	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous Income	0	0	491	491	0.00%
<b>Total Revenues</b>	<u>398,489</u>	<u>398,489</u>	<u>420,880</u>	<u>22,391</u>	<u>(5.62)%</u>
<b>Expenditures</b>					
Financial & Administrative					
District Management	20,721	17,268	17,268	0	16.66%
Administrative Services	4,500	3,750	3,750	0	16.66%
District Engineer	7,500	6,250	7,121	(871)	5.05%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	3,500	3,500	3,203	297	8.49%
Financial Consulting Services	8,600	8,000	8,000	0	6.97%
Accounting Services	11,500	9,583	9,583	0	16.66%
Auditing Services	3,300	3,300	3,300	0	0.00%
Arbitrage Rebate Calculation	650	650	1,800	(1,150)	(176.92)%
Public Officials Liability Insurance	2,200	2,200	1,850	350	15.90%
Legal Advertising	750	625	95	530	87.37%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	720	600	630	(30)	12.50%
Legal Counsel					
District Counsel	15,000	12,500	6,755	5,745	54.96%
Security Operations					
Security Camera Maintenance	2,500	2,083	1,375	708	45.00%
Guard & Gate Facility Maintenance	4,800	4,000	335	3,665	93.02%
Security Monitoring Services	10,000	8,333	12,558	(4,225)	(25.58)%
Electric Utility Services					
Utility Services	8,500	7,083	7,281	(197)	14.34%
Street Lights	61,200	51,000	48,248	2,752	21.16%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,500	2,083	720	1,363	71.20%
Lake/Pond Bank Maintenance	15,000	12,500	8,850	3,650	41.00%
Aquatic Maintenance	12,408	10,340	11,900	(1,560)	4.09%
Mitigation Area Monitoring & Maintenance	14,800	12,333	12,905	(572)	12.80%
Aquatic Plant Replacement	5,000	4,167	840	3,327	83.20%

See Notes to Unaudited Financial Statements

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Other Physical Environment					
General Liability Insurance	2,600	2,600	2,250	350	13.46%
Property Insurance	2,000	2,000	1,434	566	28.30%
Landscape Maintenance	132,015	110,013	91,098	18,915	30.99%
Irrigation Repairs	5,000	4,167	1,303	2,864	73.94%
Field Services	0	0	3,000	(3,000)	0.00%
Landscape Replacement Plants, Shrubs, Trees	10,000	8,333	19,075	(10,741)	(90.74)%
Road & Street Facilities					
Gate Phone	1,650	1,375	1,465	(90)	11.21%
Parks & Recreation					
Wildlife Management Services	14,400	12,000	12,000	0	16.66%
Contingency					
Miscellaneous Contingency	10,000	8,333	2,025	6,308	79.74%
Total Expenditures	<u>398,489</u>	<u>336,145</u>	<u>307,191</u>	<u>28,954</u>	<u>22.91%</u>
Excess of Revenues Over (Under) Expenditures	0	62,344	113,689	51,345	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	62,344	113,689	51,345	0.00%
Fund Balance, Beginning of Period	0	0	94,479	94,479	0.00%
Fund Balance, End of Period	<u>0</u>	<u>62,344</u>	<u>208,168</u>	<u>145,824</u>	<u>0.00%</u>

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 7/31/2016

(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	92	92	0.00%
Special Assessments				
Tax Roll	50,000	50,000	0	0.00%
Total Revenues	<u>50,000</u>	<u>50,092</u>	<u>92</u>	<u>0.18%</u>
Expenditures				
Contingency				
Capital Reserve	50,000	0	50,000	100.00%
Total Expenditures	<u>50,000</u>	<u>0</u>	<u>50,000</u>	<u>100.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>50,092</u>	<u>50,092</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>50,092</u>	<u>50,092</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	20,023	20,023	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>70,115</u></u>	<u><u>70,115</u></u>	<u><u>0.00%</u></u>

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 7/31/2016

(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	248	248	0.00%
Special Assessments				
Tax Roll	428,355	428,355	(0)	0.00%
Off Roll	172,182	172,182	0	0.00%
Total Revenues	<u>600,537</u>	<u>600,785</u>	<u>247</u>	<u>0.04%</u>
Expenditures				
Debt Service				
Interest	420,537	421,523	(985)	(0.23)%
Principal	180,000	180,000	0	0.00%
Total Expenditures	<u>600,537</u>	<u>601,523</u>	<u>(985)</u>	<u>(0.16)%</u>
Excess of Revenues Over/(Under) Expenditures	0	(738)	(738)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(738)	(738)	0.00%
Fund Balance, Beginning of Period	0	619,104	619,104	0.00%
Fund Balance, End of Period	<u>0</u>	<u>618,366</u>	<u>618,366</u>	<u>0.00%</u>

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 7/31/2016

(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	1	1	0.00%
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess of Revenues Over/(Under)	0	1	1	0.00%
Expenditures				
Excess of Rev./Other Sources Over (Under)	0	1	1	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	2,220	2,220	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,221</u></u>	<u><u>2,221</u></u>	<u><u>0.00%</u></u>

**Cordoba Ranch CDD  
Investment Summary  
July 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 191,616
	<b>Total General Fund Investments</b>	<b>\$ 191,616</b>
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	\$ 70,115
	<b>Total Reserve Fund Investments</b>	<b>\$ 70,115</b>
US Bank Series 2006 Revenue	US Bank Managed Money Market	\$ 234,966
US Bank Series 2006 Reserve	US Bank Managed Money Market	383,400
	<b>Total Debt Service Fund Investments</b>	<b>\$ 618,366</b>
US Bank Series 2006 Construction	US Bank Managed Money Market	\$ 2,221
	<b>Total Capital Project Fund Investments</b>	<b>\$ 2,221</b>



**Cordoba Ranch Community Development District**

Summary A/P Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Alton Feilding Smith	7/6/2016	AS070616	Off Duty Officer 07/06/16	140.00
Brett Shannon	7/13/2016	BS071316	Off Duty Officer 07/13/16	140.00
David Eric Maddox Rodriguez	6/22/2016	DR062216	Off Duty Officer 06/22/16	140.00
David Eric Maddox Rodriguez	6/27/2016	DR062716	Off Duty Officer 06/27/16	140.00
David Eric Maddox Rodriguez	7/11/2016	DR071116	Off Duty Officer 07/11/16	140.00
Jeff Andre	6/24/2016	JA062416	Off Duty Officer 06/24/16	140.00
Jeff Andre	6/30/2016	JA063016	Off Duty Officer 06/30/16	140.00
Jeff Andre	7/19/2016	JA071916	Off Duty Officer 07/19/16	140.00
Kevin R Stabins	7/8/2016	KS070816	Off Duty Officer 07/08/16	140.00
Kevin R Stabins	7/15/2016	KS071516	Off Duty Officer 07/15/16	140.00
Kirk Keithley	6/23/2016	KK062316	Off Duty Officer 06/23/16	140.00
Kraig E. Haas	7/7/2016	KH070716	Off Duty Officer 07/07/16	140.00
Kristian R Gundersen	7/14/2016	KG071416	Off Duty Officer 07/14/16	140.00
Kristian R Gundersen	7/15/2016	KG071516	Off Duty Officer 07/15/16	140.00
Paulius Grikenas	7/27/2016	PG072516	Off Duty Officer 07/20/16	140.00
Ted Davis	7/27/2016	072716	Refund for Envera WOR Reader	782.50
Vivicon Inc.	7/25/2016	16232	Fertilization of Palm Trees	72.00
William M Blair	7/18/2016	WB071816	Off Duty Officer 07/18/16	140.00
William M Blair	7/22/2016	WB072216	Off Duty Officer 07/22/16	140.00
Total 001 - General Fund				3,234.50
Report Balance				3,234.50

**Cordoba Ranch Community Development District**  
**Notes to Unaudited Financial Statements**  
**July 31, 2016**

**Balance Sheet**

1. Trust statement activity has been recorded through 07/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.