

Cordoba Ranch  
Community Development District

Financial Statements  
(Unaudited)

June 30, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Cordoba Ranch Community Development District**

Balance Sheet

As of 6/30/2016

(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	63,772	0	0	0	63,772	0	0
Investments	191,586	0	618,341	2,221	812,147	0	0
Investments--Reserves	0	70,103	0	0	70,103	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	618,341
Amount To Be Provided Debt Service	0	0	0	0	0	0	6,796,659
Fixed Assets	0	0	0	0	0	13,907,623	0
<b>Total Assets</b>	<b>269,112</b>	<b>70,103</b>	<b>618,341</b>	<b>2,221</b>	<b>959,777</b>	<b>13,907,623</b>	<b>7,415,000</b>
<b>Liabilities</b>							
Accounts Payable	24,953	0	0	0	24,953	0	0
Sales Tax Payable	18	0	0	0	18	0	0
Accrued Expenses Payable	2,950	0	0	0	2,950	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>27,921</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,921</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	146,712	50,080	(763)	1	196,030	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>241,191</b>	<b>70,103</b>	<b>618,341</b>	<b>2,221</b>	<b>931,856</b>	<b>13,907,623</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>269,112</b>	<b>70,103</b>	<b>618,341</b>	<b>2,221</b>	<b>959,777</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 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	196	196	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>420,849</u>	<u>22,360</u>	<u>(5.61)%</u>
<b>Expenditures</b>					
Financial & Administrative					
District Management	20,721	15,541	15,541	0	25.00%
Administrative Services	4,500	3,375	3,375	0	25.00%
District Engineer	7,500	5,625	6,621	(996)	11.72%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	3,500	2,625	3,203	(578)	8.49%
Financial Consulting Services	8,600	7,700	7,700	0	10.46%
Accounting Services	11,500	8,625	8,625	0	25.00%
Auditing Services	3,300	3,300	500	2,800	84.84%
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	563	95	468	87.37%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	720	540	560	(20)	22.22%
Legal Counsel					
District Counsel	15,000	11,250	6,155	5,095	58.96%
Security Operations					
Security Camera Maintenance	2,500	1,875	1,775	100	29.00%
Guard & Gate Facility Maintenance	4,800	3,600	335	3,265	93.02%
Security Monitoring Services	10,000	7,500	9,800	(2,300)	2.00%
Electric Utility Services					
Utility Services	8,500	6,375	6,531	(156)	23.17%
Street Lights	61,200	45,900	43,504	2,396	28.91%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,500	1,875	720	1,155	71.20%
Lake/Pond Bank Maintenance	15,000	11,250	8,850	2,400	41.00%
Aquatic Maintenance	12,408	9,306	10,866	(1,560)	12.42%
Mitigation Area Monitoring & Maintenance	14,800	11,100	11,205	(105)	24.29%
Aquatic Plant Replacement	5,000	3,750	840	2,910	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 6/30/2016

(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	99,011	77,845	21,167	41.03%
Irrigation Repairs	5,000	3,750	1,254	2,496	74.91%
Field Services	0	0	2,500	(2,500)	0.00%
Landscape Replacement Plants, Shrubs, Trees	10,000	7,500	19,075	(11,575)	(90.74)%
Road & Street Facilities					
Gate Phone	1,650	1,238	1,330	(92)	19.40%
Parks & Recreation					
Wildlife Management Services	14,400	10,800	10,800	0	25.00%
Contingency					
Miscellaneous Contingency	10,000	7,500	2,025	5,475	79.74%
Total Expenditures	<u>398,489</u>	<u>304,098</u>	<u>274,137</u>	<u>29,960</u>	<u>31.21%</u>
Excess of Revenues Over (Under) Expenditures	0	94,391	146,712	52,321	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	94,391	146,712	52,321	0.00%
Fund Balance, Beginning of Period	0	0	94,479	94,479	0.00%
Fund Balance, End of Period	<u>0</u>	<u>94,391</u>	<u>241,191</u>	<u>146,800</u>	<u>0.00%</u>

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 6/30/2016

(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	80	80	0.00%
Special Assessments				
Tax Roll	50,000	50,000	0	0.00%
Total Revenues	<u>50,000</u>	<u>50,080</u>	<u>80</u>	<u>0.16%</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	0	50,080	50,080	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	50,080	50,080	0.00%
Fund Balance, Beginning of Period	0	20,023	20,023	0.00%
Fund Balance, End of Period	<u>0</u>	<u>70,103</u>	<u>70,103</u>	<u>0.00%</u>

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 6/30/2016

(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	222	222	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>600,759</u>	<u>222</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	(763)	(763)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(763)	(763)	0.00%
Fund Balance, Beginning of Period	0	619,104	619,104	0.00%
Fund Balance, End of Period	<u>0</u>	<u>618,341</u>	<u>618,341</u>	<u>0.00%</u>

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 6/30/2016

(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  
June 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2016</u>
The Bank of Tampa	Money Market Account	\$ 191,586
	<b>Total General Fund Investments</b>	<b>\$ 191,586</b>
The Bank of Tampa ICS Program: The Washington Trust Company of Westerly	Money Market Account	\$ 70,103
	<b>Total Reserve Fund Investments</b>	<b>\$ 70,103</b>
US Bank Series 2006 Revenue	US Bank Managed Money Market	\$ 234,956
US Bank Series 2006 Reserve	US Bank Managed Money Market	383,385
	<b>Total Debt Service Fund Investments</b>	<b>\$ 618,341</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 6/1/2016 Through 6/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquagenix	6/1/2016	1273891	Aquatic Service 06/16	1,034.00
Envera Systems	6/1/2016	651512	Addtl Res 07/01/16-07/31/16 and Gate Access Monitoring 06/16	155.00
Envera Systems	6/1/2016	651741	CCTV Video Monitoring 06/16	1,264.74
Frontier Communications	6/22/2016	050213-5 07/16	Acct# 050213-5 06/16	134.99
Straley Robin Vericker	6/21/2016	13357	General/Monthly Legal Services 06/16	1,974.40
Tampa Electric Company	6/23/2016	Summary 06/16	Electric Summary 06/16	5,574.03
VGlobalTech	6/20/2016	0620-01-2	Website Fees & Maintenance 06/16	70.00
Vivicon Inc.	6/2/2016	16083	Grounds and Irrigation Maintenance 06/16	8,366.72
Vivicon Inc.	6/16/2016	16103	Fertilize St. Augustine and Bahia	852.00
Vivicon Inc.	6/16/2016	16104	Pest Control - Fakahatchee Grass Treatments	295.00
Vivicon Inc.	6/16/2016	16111	Flower Installation	4,672.50
Vivicon Inc.	6/23/2016	16124	Irrigation Repairs	284.22
Vivicon Inc.	6/30/2016	16151	Palm Treatment	275.00
			Total 001 - General Fund	24,952.60
Report Balance				24,952.60

**Cordoba Ranch Community Development District  
Notes to Unaudited Financial Statements  
June 30, 2016**

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/16.
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.