

Cordoba Ranch  
Community Development District

Financial Statements  
(Unaudited)

August 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Cordoba Ranch Community Development District**

Balance Sheet

As of 8/31/2016

(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	56,199	0	0	0	56,199	0	0
Investments	116,644	0	618,419	2,221	737,284	0	0
Investments--Reserves	0	70,127	0	0	70,127	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	7,766	0	0	0	7,766	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	618,419
Amount To Be Provided Debt Service	0	0	0	0	0	0	6,796,581
Fixed Assets	0	0	0	0	0	13,907,623	0
<b>Total Assets</b>	<u>191,939</u>	<u>70,127</u>	<u>618,419</u>	<u>2,221</u>	<u>882,706</u>	<u>13,907,623</u>	<u>7,415,000</u>
<b>Liabilities</b>							
Accounts Payable	19,887	0	0	0	19,887	0	0
Sales Tax Payable	5	0	0	0	5	0	0
Accrued Expenses Payable	2,750	0	0	0	2,750	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>	<u>22,642</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>22,642</u>	<u>0</u>	<u>7,415,000</u>
<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	74,818	50,104	(685)	1	124,238	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>169,297</u>	<u>70,127</u>	<u>618,419</u>	<u>2,221</u>	<u>860,064</u>	<u>13,907,623</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>191,939</u>	<u>70,127</u>	<u>618,419</u>	<u>2,221</u>	<u>882,706</u>	<u>13,907,623</u>	<u>7,415,000</u>

See Notes to Unaudited Financial Statements

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	254	254	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	561	561	0.00%
<b>Total Revenues</b>	<u>398,489</u>	<u>398,489</u>	<u>420,978</u>	<u>22,489</u>	<u>(5.64)%</u>
<b>Expenditures</b>					
Financial & Administrative					
District Management	20,721	18,994	18,994	0	8.33%
Administrative Services	4,500	4,125	4,125	0	8.33%
District Engineer	7,500	6,875	7,121	(246)	5.05%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	3,500	3,500	3,203	297	8.49%
Assessment Roll	0	0	5,000	(5,000)	0.00%
Financial Consulting Services	8,600	8,300	8,300	0	3.48%
Accounting Services	11,500	10,542	10,542	0	8.33%
Auditing Services	3,300	3,300	3,300	0	0.00%
Arbitrage Rebate Calculation	650	650	2,300	(1,650)	(253.84)%
Public Officials Liability Insurance	2,200	2,200	1,850	350	15.90%
Legal Advertising	750	688	632	55	15.70%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	720	660	700	(40)	2.77%
Legal Counsel					
District Counsel	15,000	13,750	8,752	4,998	41.65%
Security Operations					
Security Camera Maintenance	2,500	2,292	1,375	917	45.00%
Guard & Gate Facility Maintenance	4,800	4,400	335	4,065	93.02%
Security Monitoring Services	10,000	9,167	16,144	(6,977)	(61.43)%
Electric Utility Services					
Utility Services	8,500	7,792	7,820	(29)	7.99%
Street Lights	61,200	56,100	53,250	2,850	12.99%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,500	2,292	960	1,332	61.60%
Lake/Pond Bank Maintenance	15,000	13,750	9,750	4,000	35.00%
Aquatic Maintenance	12,408	11,374	12,934	(1,560)	(4.23)%
Mitigation Area Monitoring & Maintenance	14,800	13,567	13,755	(188)	7.06%

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	5,000	4,583	840	3,743	83.20%
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	121,014	103,997	17,016	21.22%
Irrigation Repairs	5,000	4,583	1,921	2,662	61.57%
Field Services	0	0	3,500	(3,500)	0.00%
Landscape Replacement Plants, Shrubs, Trees	10,000	9,167	19,075	(9,908)	(90.74)%
Road & Street Facilities					
Gate Phone	1,650	1,513	1,600	(87)	3.03%
Parks & Recreation					
Wildlife Management Services	14,400	13,200	13,200	0	8.33%
Contingency					
Miscellaneous Contingency	10,000	9,167	2,025	7,141	79.74%
Total Expenditures	<u>398,489</u>	<u>367,317</u>	<u>346,159</u>	<u>21,157</u>	<u>13.13%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>31,172</u>	<u>74,818</u>	<u>43,646</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>31,172</u>	<u>74,818</u>	<u>43,646</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	94,479	94,479	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>31,172</u></u>	<u><u>169,297</u></u>	<u><u>138,125</u></u>	<u><u>0.00%</u></u>

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 8/31/2016

(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	104	104	0.00%
Special Assessments				
Tax Roll	50,000	50,000	0	0.00%
Total Revenues	<u>50,000</u>	<u>50,104</u>	<u>104</u>	<u>0.21%</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>50,104</u>	<u>50,104</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>50,104</u>	<u>50,104</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>70,127</u></u>	<u><u>70,127</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 8/31/2016

(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	300	300	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>600,837</u>	<u>300</u>	<u>0.05%</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	(685)	(685)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(685)	(685)	0.00%
Fund Balance, Beginning of Period	0	619,104	619,104	0.00%
Fund Balance, End of Period	<u>0</u>	<u>618,419</u>	<u>618,419</u>	<u>0.00%</u>

**Cordoba Ranch Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 8/31/2016

(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	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
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  
August 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of August 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 116,644
	<b>Total General Fund Investments</b>	<b>\$ 116,644</b>
The Bank of Tampa ICS Program: The Park National Bank	Money Market Account	\$ 70,127
	<b>Total Reserve Fund Investments</b>	<b>\$ 70,127</b>
US Bank Series 2006 Revenue	US Bank Managed Money Market	\$ 234,986
US Bank Series 2006 Reserve	US Bank Managed Money Market	383,433
	<b>Total Debt Service Fund Investments</b>	<b>\$ 618,419</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 8/1/2016 Through 8/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Egis Insurance Advisors LLC	8/22/2016	4784	General/POL Liability Insurance FY 16/17	5,342.00
Frontier Communications	8/22/2016	050213-5 09/16	Acct# 050213-5 09/16	134.99
Joseph Scott Pinson	8/10/2016	JP081016	Off Duty Officer 08/10/16	140.00
Michael Signoracci	8/24/2016	MS082416	Off Duty Officer 08/24/16	140.00
Rizzetta & Company, Inc.	8/25/2016	3598	Assessment Roll Preparation FY 16/17	5,000.00
Straley Robin Vericker	8/24/2016	13633	General/Monthly Legal Services 08/16	2,375.00
Tampa Electric Company	8/24/2016	Summary 08/16	Electric Summary 08/16	5,564.91
Vivicon Inc.	8/25/2016	16290	Turf Fertilization	1,190.00
			Total 001 - General Fund	19,886.90
Report Balance				19,886.90

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

**Balance Sheet**

1. Trust statement activity has been recorded through 08/31/16.
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.