

Heritage Landing  
Community Development District

Financial Statements  
(Unaudited)

August 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Heritage Landing Community Development District**

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	122,660	0	0	122,660	0	0
Investments	907,264	0	766,521	1,673,785	0	0
Investments - Reserves	0	270,581	0	270,581	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	2,490	0	0	2,490	0	0
Deposits	1,685	0	0	1,685	0	0
Due From Other Funds	0	0	13,798	13,798	0	0
Amount Available in Debt Service	0	0	0	0	0	780,319
Amount To Be Provided Debt Service	0	0	0	0	0	13,164,681
Fixed Assets	0	0	0	0	11,415,112	0
<b>Total Assets</b>	<u>1,034,099</u>	<u>270,581</u>	<u>780,319</u>	<u>2,084,998</u>	<u>11,415,112</u>	<u>13,945,000</u>
<b>Liabilities</b>						
Accounts Payable	23,349	0	0	23,349	0	0
Accrued Expenses Payable	12,124	0	0	12,124	0	0
Due To Developer	50	0	0	50	0	0
Other Current Liabilities	9,859	0	0	9,859	0	0
Deposits	0	0	0	0	0	0
Due To Other Funds	13,798	0	0	13,798	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	13,945,000
<b>Total Liabilities</b>	<u>59,180</u>	<u>0</u>	<u>0</u>	<u>59,180</u>	<u>0</u>	<u>13,945,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	869,914	235,105	781,309	1,886,327	11,415,112	0
Net Change in Fund Balance	105,005	35,476	(990)	139,492	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>974,919</u>	<u>270,581</u>	<u>780,319</u>	<u>2,025,819</u>	<u>11,415,112</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>1,034,099</u>	<u>270,581</u>	<u>780,319</u>	<u>2,084,998</u>	<u>11,415,112</u>	<u>13,945,000</u>

See Notes to Unaudited Financial Statements

**Heritage Landing 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	1,742	1,742	0.00%
Special Assessments					
Tax Roll	1,090,884	1,090,884	1,115,029	24,145	(2.21)%
Other Miscellaneous Revenues					
Activity Fees	10,000	9,167	8,836	(331)	11.64%
RV & Boat Storage Fees	19,200	19,200	16,996	(2,204)	11.47%
Camp Heritage Room Rental	6,500	5,958	6,376	417	1.91%
Special Events	0	0	6,425	6,425	0.00%
<b>Total Revenues</b>	<b>1,126,584</b>	<b>1,125,209</b>	<b>1,155,403</b>	<b>30,194</b>	<b>(2.56)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	11,000	9,000	2,000	25.00%
Financial & Administrative					
Administrative Services	5,400	4,950	4,950	0	8.33%
District Management	37,009	33,925	33,925	0	8.33%
District Engineer	10,000	9,167	18,980	(9,813)	(89.79)%
Disclosure Report	1,100	1,008	1,000	8	9.09%
Trustees Fees	5,000	5,000	2,714	2,286	45.71%
Financial Consulting Services	10,000	9,583	9,583	0	4.16%
Accounting Services	20,000	18,333	18,333	0	8.33%
Auditing Services	3,200	3,200	3,200	0	0.00%
Arbitrage Rebate Calculation	650	596	500	96	23.07%
Public Officials Liability	3,600	3,600	2,750	850	23.61%
Insurance					
Legal Advertising	2,000	1,833	1,687	146	15.64%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	458	454	5	9.27%
Website Hosting, Maintenance & Backup	1,200	1,100	1,100	0	8.33%
Legal Counsel					
District Counsel	18,000	16,500	15,791	709	12.27%
Security Operations					
Security Services and Off Duty Sheriff	68,000	62,333	57,366	4,967	15.63%
Electric Utility Services					
Utility Services	47,758	43,778	40,632	3,146	14.92%
Street Lights	42,500	38,958	39,045	(86)	8.12%

**Heritage Landing 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
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	2,400	2,200	2,297	(97)	4.28%
Water-Sewer Combination Services					
Utility Services	12,000	11,000	12,038	(1,038)	(0.31)%
Stormwater Control					
Aquatic Maintenance	13,000	11,917	10,945	972	15.80%
Fountain Service Repairs & Maintenance	3,000	2,750	2,315	435	22.83%
Other Physical Environment					
General Liability & Property Insurance	33,000	33,000	29,158	3,842	11.64%
Landscape & Irrigation Maintenance	195,000	178,750	178,739	11	8.33%
Irrigation Repairs	15,000	13,750	18,071	(4,321)	(20.47)%
Operations/Field Inspections	6,000	5,500	5,500	0	8.33%
Landscape Replacement Plants, Shrubs, Trees	20,000	18,333	33,137	(14,804)	(65.68)%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,500	2,292	0	2,292	100.00%
Parks & Recreation					
Amenity Management Contract	372,447	341,410	339,967	1,442	8.72%
Pool Permits	925	848	925	(77)	0.00%
Maintenance & Repair - Amenity Center	12,000	11,000	11,068	(68)	7.76%
Cable Television & Internet	3,800	3,483	3,268	215	13.99%
Facility Supplies & Equipment	8,000	7,333	10,479	(3,146)	(30.99)%
Pool/Water Slide/Geyser Chemicals	26,000	23,833	21,661	2,172	16.68%
Pest Control & Termite Bond	3,500	3,208	1,730	1,478	50.57%
Facility A/C & Heating Maintenance & Repair	3,000	2,750	11,680	(8,930)	(289.31)%
Lighting Replacement - Amenity Facilities	3,000	2,750	360	2,390	87.99%
Fitness Equipment Maintenance & Repairs	3,000	2,750	3,177	(427)	(5.89)%
Fire/Security System Monitoring & Maintenance	3,000	2,750	8,901	(6,151)	(196.70)%
Furniture Repair/Replacement	3,000	2,750	0	2,750	100.00%

**Heritage Landing 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
Athletic/Park Court/Field Repairs	17,470	16,014	14,737	1,277	15.64%
RV & Boat Storage Maintenance	19,200	17,600	14,530	3,071	24.32%
Propane Replacement	750	688	225	462	69.96%
Special Events					
Special Events	7,500	6,875	11,566	(4,691)	(54.21)%
Contingency					
Capital Outlay	25,000	22,917	14,658	8,259	41.36%
Miscellaneous Contingency	25,000	22,917	33,632	(10,715)	(34.52)%
Total Expenditures	<u>1,126,584</u>	<u>1,036,867</u>	<u>1,055,951</u>	<u>(19,084)</u>	<u>6.27%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>88,342</u>	<u>99,453</u>	<u>11,110</u>	<u>0.00%</u>
Other Financing Sources (Uses)					
Insurance Proceeds	0	0	5,553	5,553	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>88,342</u>	<u>105,005</u>	<u>16,663</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	869,914	869,914	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>88,342</u></u>	<u><u>974,919</u></u>	<u><u>886,577</u></u>	<u><u>0.00%</u></u>

**Heritage Landing Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	476	476	0.00%
Special Assessments				
Tax Roll	35,000	35,000	0	0.00%
<b>Total Revenues</b>	<u>35,000</u>	<u>35,476</u>	<u>476</u>	<u>1.36%</u>
<b>Expenditures</b>				
Parks & Recreation				
Amenity/Pool Reserve	10,000	0	10,000	100.00%
Contingency				
Capital Reserves	25,000	0	25,000	100.00%
<b>Total Expenditures</b>	<u>35,000</u>	<u>0</u>	<u>35,000</u>	<u>100.00%</u>
Excess of Revenues Over(Under) Expenditures	0	35,476	35,476	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	35,476	35,476	0.00%
Fund Balance, Beginning of Period	0	235,105	235,105	0.00%
Fund Balance, End of Period	<u>0</u>	<u>270,581</u>	<u>270,581</u>	<u>0.00%</u>

**Heritage Landing Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1,153	1,153	0.00%
Special Assessments				
Tax Roll	1,021,372	1,021,372	0	0.00%
Total Revenues	<u>1,021,372</u>	<u>1,022,525</u>	<u>1,153</u>	<u>0.11%</u>
<b>Expenditures</b>				
Debt Service				
Interest	531,372	533,515	(2,143)	(0.40)%
Principal	490,000	490,000	0	0.00%
Total Expenditures	<u>1,021,372</u>	<u>1,023,515</u>	<u>(2,143)</u>	<u>(0.21)%</u>
Excess of Revenues Over(Under) Expenditures	0	(990)	(990)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(990)	(990)	0.00%
Fund Balance, Beginning of Period	0	781,309	781,309	0.00%
Fund Balance, End of Period	<u>0</u>	<u>780,319</u>	<u>780,319</u>	<u>0.00%</u>

**Heritage Landing Community Development District**  
**Investment Summary**  
**August 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 293
SunTrust Money Market	Business Money Market	35,426
The Bank of Tampa Money Market	Business Money Market	42,955
The Bank of Tampa ICS		
Bank of Ann Arbor	Business Money Market	2
Bank of China New York, NY	Business Money Market	125,564
Iberiabank	Business Money Market	245,042
Republic Bank & Trust Company	Business Money Market	119,010
The Park National Bank	Business Money Market	12
United Bank	Business Money Market	245,020
The Bank of Tampa ICS RV Reserve		
Mutual of Omaha Bank	Business Money Market	93,940
	<b>Total General Fund Investments</b>	<b>\$ 907,264</b>
The Bank of Tampa ICS Capital Reserve		
Bank of Ann Arbor	Business Money Market	\$ 18
Bank of China New York, NY	Business Money Market	119,440
Mutual of Omaha Bank	Business Money Market	151,102
United Bank	Business Money Market	21
	<b>Total Reserve Fund Investments</b>	<b>\$ 270,581</b>
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	\$ 510,685
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	251,964
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	3,871
US Bank Series 2015 Redemption	First American Treasury Obligation Fund Class Z	1
	<b>Total Debt Service Fund Investments</b>	<b>\$ 766,521</b>

**Heritage Landing Community Development District**

Summary A/P Ledger

001 - General Fund

From 8/1/2016 Through 8/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Advanced Disposal	8/31/2016	PW0000022642	Amenity Waste Services 09/16	166.60
BrightView Landscape Services, Inc.	8/23/2016	5116669	Irrigation Repairs at Boat Storage	1,991.00
BrightView Landscape Services, Inc.	8/23/2016	5116670	Irrigation Repairs on Legacy Controller	377.75
BrightView Landscape Services, Inc.	8/23/2016	5116671	Irrigation Repairs-Amenities Center	405.00
BrightView Landscape Services, Inc.	8/23/2016	5116672	Irrigation Repairs- Steamboat Rd Controller	1,215.00
BrightView Landscape Services, Inc.	8/23/2016	5116673	Irrigation Repairs- Battery Operated Zones	168.00
Florida Department of Revenue	8/1/2016	658015563124-2 Sales and Use Tax 07/16	Sales and Use Tax 07/16	125.71
Florida Department of Revenue	8/31/2016	658015563124-2 Sales and Use Tax 08/16	Sales and Use Tax 08/16	120.30
Florida Power & Light Company	8/26/2016	87098-35048 08/16	County Rd 13 N 08/16	3,610.23
Florida Power & Light Company	8/31/2016	FPL Summary 08/16	FPL Summary 08/16	3,586.44
Josh Bell	8/23/2016	ARR080616 - J. Bell	Area Rental Refund - J. Bell	50.00
Judy Piggott	8/23/2016	ARR080616 - J. Piggott	Area Rental Refund - J. Piggott	50.00
Metro Rooter, Inc.	8/17/2016	FLW80991	Excavate & Evaluate Main Line	3,634.20
Morris Communications	8/31/2016	1000253509160831	Acct #1000253509 Legal Advertising 08/16	100.52
Morse Communications, Inc	8/23/2016	42292	HD Access Cards	675.00
Natalie Gitto	8/5/2016	ARR080516 - N. Gittol	Area Rental Refund - N. Gitto	50.00
Prince Pele's Polynesian Revue	8/23/2016	090416	Entertainment for Heritage Landing Res. 09/04/16	1,000.00
St. Johns County Utility Department	8/19/2016	503699-115198 08/16	370 Heritage Landing Blvd/Amenity Center 08/16	1,932.94
St. Johns County Utility Department	8/19/2016	533275-126033 08/16	570 Steamboat Landing Dr 08/16	71.13
Thigpen Heating & Cooling, Inc	8/5/2016	C36665	A/C System Repairs-Labor	206.00
Thigpen Heating & Cooling, Inc	8/10/2016	C36857	A/C System Repairs-Quoted Repair	1,150.00
Thigpen Heating & Cooling, Inc	8/15/2016	C36803	A/C System Repairs-Reversing Valve	2,508.00
Turner Pest Control, LLC	8/23/2016	4511143	Pest Control Service 08/16	105.00
Vangi Crofutt	8/23/2016	ARR082316 - V. Crofutt	Area Rental Refund - V.Crofutt	50.00
			Total 001 - General Fund	23,348.82
Report Balance				23,348.82

**Heritage Landing Community Development District  
Notes to Unaudited Financial Statements  
August 31, 2016**

**Balance Sheet**

1. Trust statement activity has been recorded through 08/31/2016.
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.