

Heritage Landing  
Community Development District

Financial Statements  
(Unaudited)

September 30, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Heritage Landing Community Development District**

Balance Sheet

As of 9/30/2016

(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	212,496	0	0	212,496	0	0
Investments	697,113	0	766,664	1,463,777	0	0
Investments - Reserves	0	270,625	0	270,625	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	29,767	0	0	29,767	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	780,462
Amount To Be Provided Debt Service	0	0	0	0	0	13,164,538
Fixed Assets	0	0	0	0	11,415,112	0
<b>Total Assets</b>	<u>941,060</u>	<u>270,625</u>	<u>780,462</u>	<u>1,992,147</u>	<u>11,415,112</u>	<u>13,945,000</u>
<b>Liabilities</b>						
Accounts Payable	14,889	0	0	14,889	0	0
Accrued Expenses Payable	11,645	0	0	11,645	0	0
Due To Developer	0	0	0	0	0	0
Other Current Liabilities	9,591	0	0	9,591	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>49,923</u>	<u>0</u>	<u>0</u>	<u>49,923</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	21,224	35,521	(847)	55,897	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>891,137</u>	<u>270,625</u>	<u>780,462</u>	<u>1,942,225</u>	<u>11,415,112</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>941,060</u>	<u>270,625</u>	<u>780,462</u>	<u>1,992,147</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 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	1,884	1,884	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	10,000	9,023	(977)	9.76%
RV & Boat Storage Fees	19,200	19,200	16,972	(2,228)	11.60%
Camp Heritage Room Rental	6,500	6,500	6,845	345	(5.30)%
Special Events	0	0	6,660	6,660	0.00%
<b>Total Revenues</b>	<b>1,126,584</b>	<b>1,126,584</b>	<b>1,156,414</b>	<b>29,830</b>	<b>(2.65)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	12,000	10,000	2,000	16.66%
Financial & Administrative					
Administrative Services	5,400	5,400	5,400	0	0.00%
District Management	37,009	37,009	37,009	0	0.00%
District Engineer	10,000	10,000	19,320	(9,320)	(93.19)%
Disclosure Report	1,100	1,100	1,000	100	9.09%
Trustees Fees	5,000	5,000	2,714	2,286	45.71%
Financial Consulting Services	10,000	10,000	10,000	(0)	0.00%
Accounting Services	20,000	20,000	20,000	(0)	0.00%
Auditing Services	3,200	3,200	3,200	0	0.00%
Arbitrage Rebate Calculation	650	650	500	150	23.07%
Public Officials Liability	3,600	3,600	2,750	850	23.61%
Insurance					
Legal Advertising	2,000	2,000	1,819	181	9.03%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	500	454	46	9.27%
Website Hosting, Maintenance & Backup	1,200	1,200	1,200	0	0.00%
Legal Counsel					
District Counsel	18,000	18,000	16,202	1,798	9.99%
Security Operations					
Security Services and Off Duty Sheriff	68,000	68,000	66,967	1,033	1.51%
Electric Utility Services					
Utility Services	47,758	47,758	44,045	3,713	7.77%
Street Lights	42,500	42,500	42,639	(139)	(0.32)%

**Heritage Landing Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(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	2,400	2,323	77	3.21%
Water-Sewer Combination Services					
Utility Services	12,000	12,000	12,976	(976)	(8.13)%
Stormwater Control					
Aquatic Maintenance	13,000	13,000	11,940	1,060	8.15%
Fountain Service Repairs & Maintenance	3,000	3,000	2,815	185	6.16%
Other Physical Environment					
General Liability & Property Insurance	33,000	33,000	29,158	3,842	11.64%
Landscape & Irrigation Maintenance	195,000	195,000	194,988	12	0.00%
Irrigation Repairs	15,000	15,000	19,736	(4,736)	(31.57)%
Operations/Field Inspections	6,000	6,000	6,000	0	0.00%
Landscape Replacement Plants, Shrubs, Trees	20,000	20,000	34,942	(14,942)	(74.71)%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,500	2,500	0	2,500	100.00%
Parks & Recreation					
Amenity Management Contract	372,447	372,447	372,727	(280)	(0.07)%
Pool Permits	925	925	925	0	0.00%
Maintenance & Repair - Amenity Center	12,000	12,000	11,497	503	4.19%
Cable Television & Internet	3,800	3,800	3,566	234	6.17%
Facility Supplies & Equipment	8,000	8,000	10,605	(2,605)	(32.56)%
Pool/Water Slide/Geyser Chemicals	26,000	26,000	24,031	1,969	7.57%
Pest Control & Termite Bond	3,500	3,500	1,835	1,665	47.57%
Facility A/C & Heating Maintenance & Repair	3,000	3,000	11,699	(8,699)	(289.95)%
Lighting Replacement - Amenity Facilities	3,000	3,000	360	2,640	87.99%
Fitness Equipment Maintenance & Repairs	3,000	3,000	3,177	(177)	(5.89)%
Fire/Security System Monitoring & Maintenance	3,000	3,000	8,901	(5,901)	(196.70)%
Furniture Repair/Replacement	3,000	3,000	0	3,000	100.00%

**Heritage Landing Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Athletic/Park Court/Field Repairs	17,470	17,470	14,925	2,545	14.56%
RV & Boat Storage Maintenance	19,200	19,200	15,170	4,031	20.99%
Propane Replacement	750	750	225	525	69.96%
Special Events					
Special Events	7,500	7,500	12,392	(4,892)	(65.22)%
Contingency					
Capital Outlay	25,000	25,000	14,658	10,342	41.36%
Miscellaneous Contingency	25,000	25,000	33,778	(8,778)	(35.11)%
Total Expenditures	<u>1,126,584</u>	<u>1,126,584</u>	<u>1,140,743</u>	<u>(14,159)</u>	<u>(1.26)%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>15,671</u>	<u>15,671</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>0</u>	<u>21,224</u>	<u>21,224</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>0</u></u>	<u><u>891,137</u></u>	<u><u>891,137</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 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	521	521	0.00%
Special Assessments				
Tax Roll	35,000	35,000	0	0.00%
<b>Total Revenues</b>	<u>35,000</u>	<u>35,521</u>	<u>521</u>	<u>1.49%</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>
<b>Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>35,521</u>	<u>35,521</u>	<u>0.00%</u>
<b>Excess of Rev./Other Sources Over (Under) Expend./Other Uses</b>	<u>0</u>	<u>35,521</u>	<u>35,521</u>	<u>0.00%</u>
<b>Fund Balance, Beginning of Period</b>	0	235,105	235,105	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>270,625</u>	<u>270,625</u>	<u>0.00%</u>

**Heritage Landing Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1,296	1,296	0.00%
Special Assessments				
Tax Roll	1,021,372	1,021,372	0	0.00%
Total Revenues	<u>1,021,372</u>	<u>1,022,668</u>	<u>1,296</u>	<u>0.13%</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	(847)	(847)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(847)	(847)	0.00%
Fund Balance, Beginning of Period	0	781,309	781,309	0.00%
Fund Balance, End of Period	<u>0</u>	<u>780,462</u>	<u>780,462</u>	<u>0.00%</u>

**Heritage Landing Community Development District**  
**Investment Summary**  
**September 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2016</u>
SunTrust Money Market	Business Money Market	\$ 35,427
The Bank of Tampa Money Market	Business Money Market	42,970
The Bank of Tampa ICS		
Bank of China New York, NY	Business Money Market	14
Flushing Bank	Business Money Market	63,001
Morton Community Bank	Business Money Market	12
Pinnacle Bank	Business Money Market	245,040
Western Alliance Bank	Business Money Market	216,693
The Bank of Tampa ICS RV Reserve		
Mutual of Omaha Bank	Business Money Market	93,956
	<b>Total General Fund Investments</b>	<b>\$ 697,113</b>
The Bank of Tampa ICS Capital Reserve		
Bank of China New York, NY	Business Money Market	\$ 14
Flushing Bank	Business Money Market	91,183
Mutual of Omaha Bank	Business Money Market	151,084
Western Alliance Bank	Business Money Market	28,344
	<b>Total Reserve Fund Investments</b>	<b>\$ 270,625</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	252,107
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>\$ 766,664</b>



**Heritage Landing Community Development District**

Summary A/P Ledger

001 - General Fund

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Amenity Services Group, Inc	8/31/2016	24699	Misc Reimbursements	497.56
Amenity Services Group, Inc	9/23/2016	24785	Additional Labor for Food Truck Friday	236.38
Angela Kalem	9/20/2016	ARR092016 - A. Kalem	Area Rental Refund - A. Kalem	25.00
BrightView Landscape Services, Inc.	9/21/2016	5140013	Remove Pine Trees as Listed	405.00
Charles Aquatics, Inc.	9/1/2016	27221	Monthly Aquatic Management Svcs for 15 ponds 09/16	995.00
Florida Power & Light Company	9/27/2016	87098-35048 09/16	County Rd 13 N 09/16	3,594.43
G4S Secure Solutions, Inc.	10/1/2016	7910846	Security Guard Contract 9/16	3,934.84
Hopping Green & Sams	8/31/2016	90164	General/Monthly Legal Services 08/16	1,524.02
Poolsure	9/1/2016	1335222	Monthly Pool Maint & Chemicals 09/16	2,370.00
St. Johns County Utility Department	9/19/2016	503699-115198 09/16	370 Heritage Landing Blvd/Amenity Center 09/16	900.33
St. Johns County Utility Department	9/19/2016	533275-126033 09/16	570 Steamboat Landing Dr 09/16	37.96
Turner Pest Control, LLC	9/19/2016	4541467	Pest Control Service 09/16	105.00
Wayne Automatic Fire Sprinklers Inc.	9/21/2016	570474	Backflow Valve Repair	263.30
			Total 001 - General Fund	14,888.82
Report Balance				14,888.82

**Heritage Landing Community Development District  
Notes to Unaudited Financial Statements  
September 30, 2016**

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/2016.
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.