

Portico
Community Development District

Financial Statements
(Unaudited)

December 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Portico Community Development District

Balance Sheet
As of 12/31/2015
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	14,985	0	0	14,985	0	0
Investments	0	790,825	246,978	1,037,804	0	0
Accounts Receivable	0	655,434	0	655,434	0	0
Prepaid Expenses	0	0	0	0	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	1,446,259
Amount To Be Provided Debt Service	0	0	0	0	0	11,128,741
Fixed Assets	0	0	0	0	14,143,894	0
Total Assets	14,985	1,446,259	246,978	1,708,223	14,143,894	12,575,000
Liabilities						
Accounts Payable	0	0	0	0	0	0
Accrued Expenses Payable	300	0	0	300	0	0
Deferred Revenue	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	12,575,000
Total Liabilities	300	0	0	300	0	12,575,000
Fund Equity & Other Credits						
Beginning Fund Balance	0	805,687	246,978	1,052,665	14,143,894	0
Net Change in Fund Balance	14,685	640,572	1	655,258	0	0
Total Fund Equity & Other Credits	14,685	1,446,259	246,978	1,707,923	14,143,894	0
Total Liabilities & Fund Equity	14,985	1,446,259	246,978	1,708,223	14,143,894	12,575,000

See Notes to Unaudited Financial Statements

Portico Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues					
Special Assessments					
Tax Roll	0	0	289	289	0.00%
Contributions From Private Sources					
Developer Contributions	<u>114,195</u>	<u>114,195</u>	<u>42,098</u>	<u>(72,097)</u>	<u>63.13%</u>
Total Revenues	<u>114,195</u>	<u>114,195</u>	<u>42,388</u>	<u>(71,807)</u>	<u>62.88%</u>
Expenditures					
Financial & Administrative					
District Management	18,610	4,652	4,652	0	75.00%
Administrative Services	4,500	1,125	1,125	0	75.00%
District Engineer	7,500	1,875	0	1,875	100.00%
Disclosure Report	1,500	0	0	0	100.00%
Trustees Fees	3,000	3,000	2,739	261	8.71%
Tax Collector/Property Appraiser Fees	380	380	380	0	0.00%
Financial Consulting Services	10,000	6,251	6,250	1	37.49%
Accounting Services	15,300	3,825	3,825	0	75.00%
Auditing Services	3,500	0	0	0	100.00%
Arbitrage Rebate Calculation	650	0	0	0	100.00%
Public Officials Liability Insurance	3,094	3,094	2,750	344	11.11%
Legal Advertising	850	212	57	156	93.35%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	2,700	1,800	300	1,500	88.88%
Legal Counsel					
District Counsel	7,500	1,875	260	1,615	96.53%
Stormwater Control					
Aquatic Maintenance	11,160	2,790	2,790	0	75.00%
Mitigation Area Monitoring & Maintenance	4,500	1,125	0	1,125	100.00%
Wetland Monitoring & Maintenance	10,600	2,650	0	2,650	100.00%
Aquatic Plant Replacement	500	125	0	125	100.00%
Other Physical Environment					
General Liability Insurance	2,531	2,531	2,400	131	5.17%
Contingency					
Miscellaneous Contingency	<u>5,645</u>	<u>1,411</u>	<u>0</u>	<u>1,411</u>	<u>100.00%</u>
Total Expenditures	<u>114,195</u>	<u>38,897</u>	<u>27,703</u>	<u>11,195</u>	<u>75.74%</u>
Excess of Revenues Over (Under) Expenditures	0	75,298	14,685	(60,613)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	75,298	14,685	(60,613)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>75,298</u>	<u>14,685</u>	<u>(60,613)</u>	<u>0.00%</u>

Portico Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Special Assessments				
Tax Roll	327,630	327,629	(0)	0.00%
Off Roll	655,610	655,610	0	0.00%
Total Revenues	<u>983,239</u>	<u>983,241</u>	<u>2</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	678,239	342,669	335,570	49.47%
Principal	305,000	0	305,000	100.00%
Total Expenditures	<u>983,239</u>	<u>342,669</u>	<u>640,570</u>	<u>65.15%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>640,572</u>	<u>640,572</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>640,572</u>	<u>640,572</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	805,687	805,687	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,446,259</u></u>	<u><u>1,446,259</u></u>	<u><u>0.00%</u></u>

Portico Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 12/31/2015

(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)	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Expenditures				
Excess of Rev./Other Sources Over (Under)	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>246,978</u>	<u>246,978</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>246,978</u></u>	<u><u>246,978</u></u>	<u><u>0.00%</u></u>

Portico CDD
Investment Summary
December 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2015</u>
US Bank Series 2006 Reserve	First American Treasury Obligation Fund Class Z	\$ 426,457
US Bank Series 2006 Revenue	First American Treasury Obligation Fund Class Z	364,368
	Total Debt Service Fund Investments	\$ 790,825
US Bank Series 2006 Construction	First American Treasury Obligation Fund Class Z	\$ 11
US Bank Series 2006 Deferred Costs	First American Treasury Obligation Fund Class Z	246,967
	Total Capital Project Fund Investments	\$ 246,978

Portico Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2015 Through 12/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Lee County Tax Collector	FY 15-16	327,629.34
10/28/2015	TWC at Portico LLC	412-16-01	<u>327,804.78</u>
		Total 200 - Debt Service Fund	<u>655,434.12</u>
Report Balance			<u><u>655,434.12</u></u>

**Portico Community Development District
Notes to Unaudited Financial Statements
December 31, 2015**

Balance Sheet

1. Trust statement activity has been recorded through 12/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger-Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.