

Harrison Ranch  
Community Development District

Financial Statements  
(Unaudited)

April 30, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harrison Ranch Community Development District**

Balance Sheet

As of 4/30/2016

(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	71,202	0	0	0	71,202	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	553,255	0	492,738	0	1,045,993	0	0
Investments--Capital Reserves	0	212,106	0	0	212,106	0	0
Accounts Receivable	13,682	0	3,808	0	17,490	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	1,676	0	0	0	1,676	0	0
Due From Other Funds	24,954	0	0	0	24,954	0	0
Due From Others	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	496,546
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,763,454
Fixed Assets	0	0	0	0	0	13,017,950	0
<b>Total Assets</b>	<b>664,870</b>	<b>212,106</b>	<b>496,546</b>	<b>0</b>	<b>1,373,522</b>	<b>13,017,950</b>	<b>4,260,000</b>
<b>Liabilities</b>							
Accounts Payable	30,507	0	0	0	30,507	0	0
Accrued Expenses Payable	34,973	0	0	0	34,973	0	0
Other Current Liabilities	110	0	0	0	110	0	0
Due To Other Funds	0	24,954	0	0	24,954	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,260,000
<b>Total Liabilities</b>	<b>65,590</b>	<b>24,954</b>	<b>0</b>	<b>0</b>	<b>90,544</b>	<b>0</b>	<b>4,260,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	129,941	138,662	291,952	47,630	608,185	13,017,950	0
Net Change in Fund Balance	469,339	48,491	204,594	(47,630)	674,793	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>599,280</b>	<b>187,152</b>	<b>496,546</b>	<b>0</b>	<b>1,282,979</b>	<b>13,017,950</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>664,870</b>	<b>212,106</b>	<b>496,546</b>	<b>0</b>	<b>1,373,522</b>	<b>13,017,950</b>	<b>4,260,000</b>

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>					
36100	Interest Earnings				
0001	Interest Earnings	0	0	394	394
36310	Special Assessments				
1001	Tax Roll	1,019,066	1,019,066	1,027,264	8,198
1009	Off Roll	73,174	73,174	73,175	0
36900	Other Miscellaneous Revenues				
0003	Miscellaneous Revenues	600	350	307	(43)
0025	Clubhouse Rentals	6,275	3,660	3,230	(430)
0028	Key/Access Revenue	960	560	343	(217)
0029	Lease Revenue	4,200	2,450	2,940	490
0033	Community Activity Revenues	15,835	9,237	10,609	1,372
	<b>Total Revenues</b>	<u>1,120,110</u>	<u>1,108,498</u>	<u>1,118,261</u>	<u>9,764</u>
<b>Expenditures</b>					
51100	Legislative				
1101	Supervisor Fees	7,200	4,200	3,400	800
51300	Financial & Administrative				
3100	Administrative Services	4,500	2,625	2,625	0
3101	District Management	26,938	15,714	15,714	0
3103	District Engineer	20,000	11,667	9,114	2,553
3104	Disclosure Report	5,000	2,917	1,000	1,917
3105	Trustees Fees	2,500	2,313	2,313	0
3111	Financial Consulting Services	10,000	7,917	7,917	0
3201	Accounting Services	16,500	9,625	9,625	0
3202	Auditing Services	3,400	0	0	0
3203	Arbitrage Rebate Calculation	650	379	0	379
4001	Travel	400	233	0	233
4501	Public Officials Liability Insurance	6,900	6,900	2,342	4,558
4801	Legal Advertising	3,000	1,750	827	923
4901	Bank Fees	1,000	583	0	583
4902	Dues, Licenses & Fees	1,550	904	1,545	(641)
4905	Property Taxes	1,250	1,250	1,298	(48)
4907	Website Fees & Maintenance	2,655	1,549	1,225	324
51400	Legal Counsel				
3107	District Counsel	20,000	11,667	16,225	(4,558)
52900	Security Operations				
4740	Security Services and Patrols	15,000	8,750	0	8,750
53100	Electric Utility Services				
4301	Utility Services	5,000	2,917	1,089	1,828
4304	Utility - Recreation Facilities	38,000	22,167	18,783	3,383
4307	Street Lights	35,000	20,417	17,550	2,866
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	29,167	23,797	5,369
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	5,833	4,721	1,112
4606	Mitigation Area Monitoring & Maintenance	31,000	18,083	14,840	3,243
4628	Aquatic Maintenance	40,000	23,333	20,839	2,494
4802	Aquatic Plant Replacement	500	292	0	292
4803	Stormwater System Maintenance	2,000	1,167	0	1,167

## Harrison Ranch Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
53900	Other Physical Environment				
4505	Property/GL Insurance	17,000	17,000	15,850	1,150
4603	Entry & Walls Maintenance	4,000	2,333	0	2,333
4604	Landscape Maintenance	300,000	175,000	184,472	(9,472)
4609	Irrigation Repairs	15,000	8,750	10,744	(1,994)
4618	Landscape - Mulch	42,200	24,617	40,913	(16,296)
4619	Annual Flower Program	37,500	21,875	17,233	4,642
4640	Maintenance/Handyman Services	4,000	2,333	5,029	(2,696)
4641	Tree Trimming Services	10,000	5,833	558	5,275
4642	Well Maintenance	2,500	1,458	1,146	312
4643	Fire Ant Treatment	4,500	2,625	4,395	(1,770)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	14,583	14,916	(333)
4680	Holiday Decorations	5,000	5,000	4,601	399
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	11,667	12,235	(568)
4621	Sidewalk Repair & Maintenance	1,000	583	0	583
4622	Parking Lot Repair & Maintenance	4,500	2,625	0	2,625
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	49,875	39,799	10,076
3302	Staff-P/R Taxes	5,746	3,352	3,397	(45)
3303	Staff-Workers' Comp	3,600	2,100	119	1,981
3304	Staff-Health Insurance	5,820	3,395	3,550	(155)
3305	Payroll Processing/Reimbursement	1,001	584	319	265
3308	Program Activities Payroll	10,365	6,046	4,905	1,141
4600	Pool Maintenance & Repairs	20,600	12,017	11,222	795
4615	Wildlife Management Services	10,000	5,833	8,250	(2,417)
4632	Facility A/C & Heating Maintenance & Repair	1,700	992	1,455	(464)
4702	Telephone, Fax, Internet	3,800	2,217	2,163	54
4704	Clubhouse Facility Janitorial Services	8,000	4,667	5,374	(707)
4705	Office Supplies	2,145	1,251	5,238	(3,987)
4711	Exterior Clubhouse Maintenance & Repair	10,000	5,833	8,024	(2,191)
4712	Security & Fire System Monitoring & Maintenance	3,000	1,750	1,360	390
4713	Management Contract	22,800	13,300	13,300	0
4714	Operating & Community Programming	28,500	16,625	23,330	(6,705)
4715	Pool/Patio Furniture	5,000	2,917	565	2,352
4719	Pest Control	1,000	583	422	161
4723	Interior Clubhouse Maintenance & Repairs	4,800	2,800	7,116	(4,316)
4727	Furniture Repair/Replacement	1,200	700	0	700
4745	Access Control Maintenance & Repair	2,000	1,167	1,696	(529)
4755	Athletic Field Maintenance & Repairs	1,250	729	0	729
4758	Fitness Equipment Maintenance & Repairs	2,000	1,167	2,203	(1,036)

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
4759	Playground Equipment and Maintenance	1,200	700	0	700
4760	Tennis Court Maintenance & Supplies	1,200	700	242	458
4761	Trail/Bike Path Maintenance	15,000	8,750	15,730	(6,980)
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	5,098	260	4,838
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,167</u>	<u>0</u>	<u>1,167</u>
	Total Expenditures	<u>1,120,110</u>	<u>666,915</u>	<u>648,922</u>	<u>17,993</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>441,583</u>	<u>469,339</u>	<u>27,756</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>441,583</u>	<u>469,339</u>	<u>27,756</u>
	Fund Balance, Beginning of Period	0	0	129,941	129,941
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>441,583</u></u>	<u><u>599,280</u></u>	<u><u>157,698</u></u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	211	211	0.00%
Special Assessments				
Tax Roll	<u>86,231</u>	<u>86,231</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>86,231</u>	<u>86,442</u>	<u>211</u>	<u>0.24%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	<u>86,231</u>	<u>37,951</u>	<u>48,280</u>	<u>55.98%</u>
Total Expenditures	<u>86,231</u>	<u>37,951</u>	<u>48,280</u>	<u>55.99%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>48,491</u>	<u>48,491</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>48,491</u>	<u>48,491</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	138,662	138,662	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>187,152</u></u>	<u><u>187,152</u></u>	<u><u>0.00%</u></u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	182	182	0.00%
Special Assessments				
Tax Roll	324,105	323,268	(837)	(0.25)%
Debt Service Prepayments	<u>0</u>	<u>9,637</u>	<u>9,637</u>	<u>0.00%</u>
<b>Total Revenues</b>	<u>324,105</u>	<u>333,087</u>	<u>8,982</u>	<u>2.77%</u>
<b>Expenditures</b>				
Debt Service				
Interest	224,105	113,288	110,818	49.44%
Principal	<u>100,000</u>	<u>15,000</u>	<u>85,000</u>	<u>85.00%</u>
<b>Total Expenditures</b>	<u>324,105</u>	<u>128,288</u>	<u>195,818</u>	<u>60.42%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>204,800</u>	<u>204,800</u>	<u>0.00%</u>
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(205)	(205)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>204,594</u>	<u>204,594</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	291,952	291,952	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>496,546</u></u>	<u><u>496,546</u></u>	<u><u>0.00%</u></u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 4/30/2016

(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	19	19	0.00%
Total Revenues	<u>0</u>	<u>19</u>	<u>19</u>	<u>0.00%</u>
Excess of Revenue Over (Under)	0	19	19	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	205	205	0.00%
Other Costs	0	(47,855)	(47,855)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(47,650)</u>	<u>(47,650)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under)	0	(47,630)	(47,630)	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	47,630	47,630	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>



**Harrison Ranch CDD**  
**Investment Summary**  
**April 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2016</u>
The Bank of Tampa	Money Market	\$ 246,673
The Bank of Tampa ICS:		
Great Southern Bank	Money Market	245,020
United Bank	Money Market	32,933
Western Alliance Bank	Money Market	28,629
	<b>Total General Fund Investments</b>	<b>\$ <u>553,255</u></b>
The Bank of Tampa ICS Capital Reserve:		
United Bank	Money Market	\$ 212,102
Western Alliance Bank	Money Market	4
	<b>Total Reserve Fund Investments</b>	<b>\$ <u>212,106</u></b>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,028
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	320,240
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	10,470
	<b>Total Debt Service Fund Investments</b>	<b>\$ <u>492,738</u></b>

**Harrison Ranch Community Development District**

Summary A/R Ledger

001 - General Fund

From 4/1/2016 Through 4/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Manatee County Tax Collector	FY15-16	13,020.58
4/1/2016	Harrison Ranch Homeowner's Association, Inc.	RI0416-1	104.37
4/30/2016	Access Residential Management	OMR0416-2	25.00
4/30/2016	Harrison Ranch Homeowner's Association, Inc.	OMR0416-1	159.57
4/30/2016	Pulte Home Corporation	RI0416-2	<u>372.75</u>
		Total 001 - General Fund	13,682.27

**Harrison Ranch Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2016 Through 4/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Manatee County Tax Collector	FY15-16	<u>3,808.14</u>
		Total 200 - Debt Service Fund	<u>3,808.14</u>
Report Balance			<u><u>17,490.41</u></u>

**Harrison Ranch Community Development District**

Summary A/P Ledger

001 - General Fund

From 4/1/2016 Through 4/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	5/1/2016	HRCDDP2016-05	Payroll Fees 04/16	7,722.19
Aquatic Systems, Inc	4/26/2016	0000337919	Midge Fly Treatments - Sites 38	250.00
Frontier Florida LLC dba Frontier Communications of Florida	4/25/2016	941-776-9949-01... 04/16	Clubhouse/Office Telephone 04/16	250.35
Gonzalo Hernandez, Jr.	4/26/2016	04/26/16 Hernandez	Aqua Zumba 04/16, 4/23	150.00
Goodson Electric Contractors, LLC	4/19/2016	992001	Lighting Repairs	2,241.00
Interline Brands Inc	4/26/2016	365261536	Clubhouse Supplies	54.88
Massey Services, Inc.	3/25/2016	24390547	Pest Prevention 03/16	50.00
Massey Services, Inc.	4/19/2016	24649891	Pest Prevention 04/16	50.00
MCUD	4/27/2016	Water Summary Bill 04/16	MCUD Water Summary 04/16	3,248.60
Parrish Plumbing, LLC	3/20/2016	10524	Urinal Repair	448.50
Parrish Plumbing, LLC	4/23/2016	10523	Sewer Blockage	270.00
Ruska Mihaylova	4/26/2016	04/26/16 Mihaylova	Fitness Classes 04/13, 4/18, 4/20, 4/25	160.00
Sally A. Hackle	4/26/2016	04/26/16 Hackle	Zumba Classes 04/14, 04/21	90.00
Selective Products, Inc.	3/9/2016	11091	Polos	205.19
Valley Crest Landscape Maintenance	4/20/2016	5020628	Annual Color Rotation	8,580.00
Valley Crest Landscape Maintenance	4/25/2016	5023522	Irrigation Upgrade	1,800.00
Valley Crest Landscape Maintenance	4/25/2016	5023543	Fertilizer	1,120.00
ZNS Engineering, L.C.	5/2/2016	125708	Engineering Services 03/16	3,526.00
ZNS Engineering, L.C.	5/2/2016	125709	Engineering Services 03/16 - WUP	290.00
			Total 001 - General Fund	30,506.71
Report Balance				30,506.71

**Harrison Ranch Community Development District**  
**Notes to Unaudited Financial Statements**  
**April 30, 2016**

**Balance Sheet**

1. Trust statement activity has been recorded through 04/30/16.
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.

**Summary A/R Ledger – Payment Terms**

4. 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.

**Summary A/R Ledger – Subsequent Collections**

5. General Fund – Payment for Invoice FY15-16 in the amount of \$6,420.09 was received in May 2016.
6. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$1,877.69 was received in May 2016.