

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

August 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison 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
Assets							
Cash In Bank	79,132	0	0	0	79,132	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	229,496	0	283,874	2	513,372	0	0
Investments--Capital Reserves	0	146,258	0	0	146,258	0	0
Accounts Receivable	3,529	0	0	0	3,529	0	0
Prepaid Expenses	2,313	0	0	0	2,313	0	0
Deposits	1,676	0	0	0	1,676	0	0
Due From Other Funds	1,640	0	0	0	1,640	0	0
Due From Others	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	283,874
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,876,126
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	317,887	146,258	283,874	2	748,021	13,017,950	4,160,000
Liabilities							
Accounts Payable	25,575	0	0	0	25,575	0	0
Accrued Expenses Payable	3,990	0	0	0	3,990	0	0
Other Current Liabilities	140	0	0	0	140	0	0
Due To Other Funds	0	1,640	0	0	1,640	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,160,000
Total Liabilities	29,704	1,640	0	0	31,344	0	4,160,000
Fund Equity & Other Credits							
Beginning Fund Balance	129,941	138,662	291,952	47,630	608,185	13,017,950	0
Net Change in Fund Balance	158,242	5,956	(8,077)	(47,629)	108,491	0	0
Total Fund Equity & Other Credits	288,183	144,618	283,874	2	716,677	13,017,950	0
Total Liabilities & Fund Equity	317,887	146,258	283,874	2	748,021	13,017,950	4,160,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
36100	Interest Earnings				
0001	Interest Earnings	0	0	667	667
36310	Special Assessments				
1001	Tax Roll	1,019,066	1,019,066	1,029,088	10,022
1009	Off Roll	73,174	73,174	73,175	0
36900	Other Miscellaneous Revenues				
0003	Miscellaneous Revenues	600	550	659	109
0025	Clubhouse Rentals	6,275	5,752	5,089	(663)
0028	Key/Access Revenue	960	880	789	(91)
0029	Lease Revenue	4,200	3,850	4,732	882
0033	Community Activity Revenues	15,835	14,515	13,905	(611)
	Total Revenues	<u>1,120,110</u>	<u>1,117,788</u>	<u>1,128,104</u>	<u>10,316</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	6,600	6,400	200
51300	Financial & Administrative				
3100	Administrative Services	4,500	4,125	4,125	0
3101	District Management	26,938	24,693	24,693	0
3103	District Engineer	20,000	18,333	14,616	3,717
3104	Disclosure Report	5,000	4,583	1,100	3,483
3105	Trustees Fees	2,500	2,500	3,965	(1,465)
3111	Financial Consulting Services	10,000	9,583	9,583	0
3201	Accounting Services	16,500	15,125	15,125	0
3202	Auditing Services	3,400	3,400	3,400	0
3203	Arbitrage Rebate Calculation	650	596	500	96
4001	Travel	400	367	0	367
4501	Public Officials Liability Insurance	6,900	6,900	2,342	4,558
4801	Legal Advertising	3,000	2,750	3,193	(443)
4901	Bank Fees	1,000	917	0	917
4902	Dues, Licenses & Fees	1,550	1,421	1,795	(374)
4905	Property Taxes	1,250	1,250	1,298	(48)
4907	Website Fees & Maintenance	2,655	2,434	1,925	509
51400	Legal Counsel				
3107	District Counsel	20,000	18,333	25,056	(6,722)
52900	Security Operations				
4740	Security Services and Patrols	15,000	13,750	4,352	9,398
53100	Electric Utility Services				
4301	Utility Services	5,000	4,583	1,645	2,938
4304	Utility - Recreation Facilities	38,000	34,833	28,538	6,295
4307	Street Lights	35,000	32,083	27,072	5,012
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	45,833	39,588	6,246
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	9,167	5,658	3,509
4606	Mitigation Area Monitoring & Maintenance	31,000	28,417	29,680	(1,263)
4628	Aquatic Maintenance	40,000	36,667	32,747	3,920
4802	Aquatic Plant Replacement	500	458	0	458
4803	Stormwater System Maintenance	2,000	1,833	0	1,833

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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	3,667	0	3,667
4604	Landscape Maintenance	300,000	275,000	289,750	(14,750)
4609	Irrigation Repairs	15,000	13,750	13,352	398
4618	Landscape - Mulch	42,200	38,683	40,913	(2,229)
4619	Annual Flower Program	37,500	34,375	25,813	8,562
4640	Maintenance/Handyman Services	4,000	3,667	5,723	(2,057)
4641	Tree Trimming Services	10,000	9,167	1,054	8,113
4642	Well Maintenance	2,500	2,292	1,899	393
4643	Fire Ant Treatment	4,500	4,125	4,685	(560)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	22,917	18,401	4,515
4680	Holiday Decorations	5,000	5,000	4,601	399
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	18,333	14,043	4,290
4621	Sidewalk Repair & Maintenance	1,000	917	215	702
4622	Parking Lot Repair & Maintenance	4,500	4,125	0	4,125
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	78,375	71,645	6,730
3302	Staff-P/R Taxes	5,746	5,267	5,919	(652)
3303	Staff-Workers' Comp	3,600	3,300	119	3,181
3304	Staff-Health Insurance	5,820	5,335	5,699	(364)
3305	Payroll Processing/Reimbursement	1,001	918	564	354
3308	Program Activities Payroll	10,365	9,501	7,865	1,636
4600	Pool Maintenance & Repairs	20,600	18,883	16,970	1,914
4615	Wildlife Management Services	10,000	9,167	8,250	917
4632	Facility A/C & Heating Maintenance & Repair	1,700	1,558	3,183	(1,624)
4702	Telephone, Fax, Internet	3,800	3,483	3,366	117
4704	Clubhouse Facility Janitorial Services	8,000	7,333	9,204	(1,871)
4705	Office Supplies	2,145	1,966	7,743	(5,777)
4711	Exterior Clubhouse Maintenance & Repair	10,000	9,167	13,034	(3,868)
4712	Security & Fire System Monitoring & Maintenance	3,000	2,750	2,700	50
4713	Management Contract	22,800	20,900	20,900	0
4714	Operating & Community Programming	28,500	26,125	30,709	(4,584)
4715	Pool/Patio Furniture	5,000	4,583	1,200	3,383
4719	Pest Control	1,000	917	694	223
4723	Interior Clubhouse Maintenance & Repairs	4,800	4,400	9,241	(4,841)
4727	Furniture Repair/Replacement	1,200	1,100	0	1,100
4745	Access Control Maintenance & Repair	2,000	1,833	1,696	137
4755	Athletic Field Maintenance & Repairs	1,250	1,146	39	1,106
4758	Fitness Equipment Maintenance & Repairs	2,000	1,833	3,614	(1,780)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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	1,100	0	1,100
4760	Tennis Court Maintenance & Supplies	1,200	1,100	242	858
4761	Trail/Bike Path Maintenance	15,000	13,750	19,275	(5,525)
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	8,012	409	7,603
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,833</u>	<u>888</u>	<u>945</u>
	Total Expenditures	<u>1,120,110</u>	<u>1,030,189</u>	<u>969,862</u>	<u>60,327</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>87,599</u>	<u>158,242</u>	<u>70,643</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>87,599</u>	<u>158,242</u>	<u>70,643</u>
	Fund Balance, Beginning of Period	0	0	129,941	129,941
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>87,599</u></u>	<u><u>288,183</u></u>	<u><u>200,584</u></u>

Harrison 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	330	330	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>86,561</u>	<u>330</u>	<u>0.38%</u>
Expenditures				
Contingency				
Capital Reserve	<u>86,231</u>	<u>80,605</u>	<u>5,626</u>	<u>6.52%</u>
Total Expenditures	<u>86,231</u>	<u>80,605</u>	<u>5,626</u>	<u>6.52%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>5,956</u>	<u>5,956</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>5,956</u>	<u>5,956</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	138,662	138,662	0.00%
Fund Balance, End of Period	<u>0</u>	<u>144,618</u>	<u>144,618</u>	<u>0.00%</u>

Harrison 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	400	400	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>
Total Revenues	<u>324,105</u>	<u>333,305</u>	<u>9,200</u>	<u>2.84%</u>
Expenditures				
Debt Service				
Interest	224,105	226,178	(2,073)	(0.92)%
Principal	<u>100,000</u>	<u>115,000</u>	<u>(15,000)</u>	<u>(15.00)%</u>
Total Expenditures	<u>324,105</u>	<u>341,178</u>	<u>(17,073)</u>	<u>(5.27)%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(7,872)</u>	<u>(7,872)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(205)	(205)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(8,077)</u>	<u>(8,077)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	291,952	291,952	0.00%
Fund Balance, End of Period	<u>0</u>	<u>283,874</u>	<u>283,874</u>	<u>0.00%</u>

Harrison 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	0	21	21	0.00%
Total Revenues	<u>0</u>	<u>21</u>	<u>21</u>	<u>0.00%</u>
Excess of Revenue Over (Under)	0	21	21	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	(47,629)	(47,629)	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>2</u></u>	<u><u>2</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
August 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2016</u>
The Bank of Tampa	Money Market	\$ 141,373
The Bank of Tampa ICS: Mutual of Omaha Bank	Money Market	88,123
	Total General Fund Investments	\$ 229,496
The Bank of Tampa ICS Capital Reserve: Mutual of Omaha Bank	Money Market	\$ 146,258
	Total Reserve Fund Investments	\$ 146,258
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,694
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	111,264
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	10,916
	Total Debt Service Fund Investments	\$ 283,874
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 2
	Total Capital Project Fund Investments	\$ 2

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
6/28/2016	Access Residential Management	OMR0616-1	28.50
7/14/2016	Pulte Home Corporation	OMR0716-1	2,920.00
8/31/2016	Access Residential Management	OMR0816-2	25.00
8/31/2016	Harrison Ranch Homeowner's Association, Inc.	OMR0816-1	182.97
8/31/2016	Pulte Home Corporation	RI0816-2	<u>372.75</u>
		Total 001 - General Fund	<u>3,529.22</u>
Report Balance			<u><u>3,529.22</u></u>

Harrison Ranch 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
Access Residential Management LLC	9/1/2016	HRCDDP2016-07B	Payroll Fees 08/16	11,621.20
Allen P Converse	8/25/2016	AC082516	Board of Supervisors Meeting 08/25/16	200.00
Amanda L. Rose	8/23/2016	08/23/16 Rose	Aqua Zumba Classes 08/20/16	20.00
Commercial Fitness Products, Inc	8/29/2016	C608151	Preventative Maintenance 08/16	185.00
Cortez Connect, Inc.	4/20/2016	3221-MMM	Remote Video Monitoring 04/16	206.00
Cortez Connect, Inc.	4/21/2016	3232-MMM	Installation of System	1,640.00
Cortez Connect, Inc.	5/1/2016	3220-MMM	Surveillance Maintenance 05/16	80.00
Cortez Connect, Inc.	6/1/2016	3501-MMM	Surveillance Maintenance 06/16	80.00
Frontier Florida LLC dba Frontier Communications of Florida	8/25/2016	941-776-9949-011007-5 08/16	Clubhouse/Office Telephone 08/16	246.57
Gator Air Conditioning, Inc.	7/18/2016	0002011368	Diagnostic Fee - Pricing for Control Board	89.00
Gator Air Conditioning, Inc.	8/29/2016	0002012142	Replaced Condensing Fan Motor	536.00
Gonzalo Hernandez, Jr.	8/23/2016	08/23/16 Hernandez	Aqua Zumba 08/13/16	60.00
Hopping Green & Sams	8/22/2016	89404	General/Monthly Legal Services 07/16	1,820.50
Interline Brands Inc	8/24/2016	376314761	Clubhouse Supplies	341.29
John Moneyheffer Jr	8/25/2016	JM082516	Board of Supervisors Meeting 08/25/16	200.00
Judith M. Lammers	8/25/2016	JL082516	Board of Supervisors Meeting 08/25/16	200.00
LaPensee Plumbing, Inc.	8/22/2016	288503	Service Call - Mens Water Closet	266.00
MCUD	8/26/2016	Water Summary Bill 08/16	MCUD Water Summary 08/16	3,156.85
Michelle Moss	8/26/2016	082616 Petty Cash	Replenish Petty Cash	24.46
Ruska Mihaylova	8/23/2016	08/23/16 Mihaylova	Fitness Classes 08/10, 08/15, 08/17, 08/22/16	160.00
Ruska Mihaylova	9/6/2016	09/06/16 Mihaylova	Fitness Classes 08/24, 08/29 and 08/31/16	120.00
Sally A. Hackle	8/23/2016	8/23/16 Hackle	Zumba Classes 08/11 and 08/18/16	90.00
Sign A Rama	6/16/2016	15087	Signs	3,544.50
Sign A Rama	7/30/2016	15163	Signs	57.50
Waste Pro of Florida Inc	8/20/2016	0000136912	Commercial Recycling 09/16	37.19
ZNS Engineering, L.C.	8/17/2016	126524	Engineering Services 06/16	302.50
ZNS Engineering, L.C.	8/17/2016	126525	Engineering Services 06/16 - WUP	290.00
			Total 001 - General Fund	25,574.56
Report Balance				25,574.56

Harrison 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.

Summary A/R Ledger – Subsequent Collections

4. Payment for Invoice OMR0716-1 in the amount of \$2,920.00 was received in September 2016.