

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

February 29, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 2/29/2016

(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	74,389	0	0	0	74,389	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	653,060	0	475,656	47,843	1,176,559	0	0
Investments--Capital Reserves	0	212,035	0	0	212,035	0	0
Accounts Receivable	56,724	0	11,131	0	67,854	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	7,130	0	0	0	7,130	0	0
Due From Others	87	0	0	0	87	0	0
Amount Available in Debt Service	0	0	0	0	0	0	486,787
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,773,213
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	793,165	212,035	486,787	47,843	1,539,830	13,017,950	4,260,000
Liabilities							
Accounts Payable	21,125	0	0	0	21,125	0	0
Accrued Expenses Payable	12,012	0	0	0	12,012	0	0
Other Current Liabilities	176	0	0	0	176	0	0
Due To Other Funds	0	7,130	0	0	7,130	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,260,000
Total Liabilities	33,313	7,130	0	0	40,443	0	4,260,000
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	629,911	66,244	194,835	212	891,202	0	0
Total Fund Equity & Other Credits	759,852	204,906	486,787	47,843	1,499,387	13,017,950	0
Total Liabilities & Fund Equity	793,165	212,035	486,787	47,843	1,539,830	13,017,950	4,260,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(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	198	198
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	250	141	(109)
0025	Clubhouse Rentals	6,275	2,615	2,521	(93)
0028	Key/Access Revenue	960	400	150	(250)
0029	Lease Revenue	4,200	1,750	2,044	294
0033	Community Activity Revenues	15,835	6,598	3,467	(3,131)
	Total Revenues	<u>1,120,110</u>	<u>1,103,853</u>	<u>1,108,961</u>	<u>5,108</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	3,000	2,200	800
51300	Financial & Administrative				
3100	Administrative Services	4,500	1,875	1,875	0
3101	District Management	26,938	11,224	11,224	0
3103	District Engineer	20,000	8,333	2,523	5,811
3104	Disclosure Report	5,000	2,083	1,000	1,083
3105	Trustees Fees	2,500	2,313	2,313	0
3111	Financial Consulting Services	10,000	7,083	7,083	0
3201	Accounting Services	16,500	6,875	6,875	0
3202	Auditing Services	3,400	0	0	0
3203	Arbitrage Rebate Calculation	650	271	0	271
4001	Travel	400	167	0	167
4501	Public Officials Liability Insurance	6,900	6,900	2,342	4,558
4801	Legal Advertising	3,000	1,250	651	599
4901	Bank Fees	1,000	417	0	417
4902	Dues, Licenses & Fees	1,550	646	1,545	(899)
4905	Property Taxes	1,250	1,250	1,298	(48)
4907	Website Fees & Maintenance	2,655	1,106	875	231
51400	Legal Counsel				
3107	District Counsel	20,000	8,333	11,362	(3,029)
52900	Security Operations				
4740	Security Services and Patrols	15,000	6,250	0	6,250
53100	Electric Utility Services				
4301	Utility Services	5,000	2,083	823	1,260
4304	Utility - Recreation Facilities	38,000	15,833	13,518	2,315
4307	Street Lights	35,000	14,583	12,663	1,920
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	20,833	16,828	4,006
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	4,167	1,901	2,266
4606	Mitigation Area Monitoring & Maintenance	31,000	12,917	14,840	(1,923)
4628	Aquatic Maintenance	40,000	16,667	14,885	1,782
4802	Aquatic Plant Replacement	500	208	0	208
4803	Stormwater System Maintenance	2,000	833	0	833

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(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	1,667	0	1,667
4604	Landscape Maintenance	300,000	125,000	129,261	(4,261)
4609	Irrigation Repairs	15,000	6,250	8,776	(2,526)
4618	Landscape - Mulch	42,200	17,583	38,150	(20,567)
4619	Annual Flower Program	37,500	15,625	8,653	6,972
4640	Maintenance/Handyman Services	4,000	1,667	4,729	(3,062)
4641	Tree Trimming Services	10,000	4,167	558	3,609
4642	Well Maintenance	2,500	1,042	753	289
4643	Fire Ant Treatment	4,500	1,875	4,395	(2,520)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	10,417	14,729	(4,312)
4680	Holiday Decorations	5,000	5,000	4,601	399
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	8,333	6,990	1,343
4621	Sidewalk Repair & Maintenance	1,000	417	0	417
4622	Parking Lot Repair & Maintenance	4,500	1,875	0	1,875
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	35,625	26,309	9,316
3302	Staff-P/R Taxes	5,746	2,394	2,290	104
3303	Staff-Workers' Comp	3,600	1,500	119	1,381
3304	Staff-Health Insurance	5,820	2,425	2,476	(51)
3305	Payroll Processing/Reimbursement	1,001	417	246	171
3308	Program Activities Payroll	10,365	4,319	3,295	1,024
4600	Pool Maintenance & Repairs	20,600	8,583	8,822	(239)
4615	Wildlife Management Services	10,000	4,167	4,700	(533)
4632	Facility A/C & Heating Maintenance & Repair	1,700	708	500	209
4702	Telephone, Fax, Internet	3,800	1,583	1,560	24
4704	Clubhouse Facility Janitorial Services	8,000	3,333	3,674	(341)
4705	Office Supplies	2,145	894	3,233	(2,339)
4711	Exterior Clubhouse Maintenance & Repair	10,000	4,167	6,144	(1,977)
4712	Security & Fire System Monitoring & Maintenance	3,000	1,250	1,031	219
4713	Management Contract	22,800	9,500	9,500	0
4714	Operating & Community Programming	28,500	11,875	13,345	(1,470)
4715	Pool/Patio Furniture	5,000	2,083	0	2,083
4719	Pest Control	1,000	417	286	131
4723	Interior Clubhouse Maintenance & Repairs	4,800	2,000	5,964	(3,964)
4727	Furniture Repair/Replacement	1,200	500	0	500
4745	Access Control Maintenance & Repair	2,000	833	1,696	(863)
4755	Athletic Field Maintenance & Repairs	1,250	521	0	521
4758	Fitness Equipment Maintenance & Repairs	2,000	833	1,870	(1,037)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(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	500	0	500
4760	Tennis Court Maintenance & Supplies	1,200	500	44	456
4761	Trail/Bike Path Maintenance	15,000	6,250	15,730	(9,480)
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	3,642	149	3,492
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>833</u>	<u>0</u>	<u>833</u>
	Total Expenditures	<u>1,120,110</u>	<u>487,071</u>	<u>479,050</u>	<u>8,021</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>616,781</u>	<u>629,911</u>	<u>13,130</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>616,781</u>	<u>629,911</u>	<u>13,130</u>
	Fund Balance, Beginning of Period	0	0	129,941	129,941
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>616,781</u></u>	<u><u>759,852</u></u>	<u><u>143,071</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 2/29/2016

(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	140	140	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>86,371</u>	<u>140</u>	<u>0.16%</u>
Expenditures				
Contingency				
Capital Reserve	<u>86,231</u>	<u>20,127</u>	<u>66,104</u>	<u>76.65%</u>
Total Expenditures	<u>86,231</u>	<u>20,127</u>	<u>66,104</u>	<u>76.66%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>66,244</u>	<u>66,244</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>66,244</u>	<u>66,244</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>204,906</u></u>	<u><u>204,906</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 2/29/2016

(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	60	60	0.00%
Special Assessments				
Tax Roll	<u>324,105</u>	<u>323,268</u>	<u>(837)</u>	<u>(0.25)%</u>
Total Revenues	<u>324,105</u>	<u>323,328</u>	<u>(777)</u>	<u>(0.24)%</u>
Expenditures				
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>
Total Expenditures	<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>195,040</u>	<u>195,040</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>194,835</u>	<u>194,835</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>486,787</u>	<u>486,787</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 2/29/2016

(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	<u>0</u>	<u>7</u>	<u>7</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>7</u>	<u>7</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>7</u>	<u>7</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>212</u>	<u>212</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	47,630	47,630	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>47,843</u></u>	<u><u>47,843</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
February 29, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 29, 2016</u>
The Bank of Tampa	Money Market	\$ 246,596
The Bank of Tampa ICS:		
Bank of China, New York, NY	Money Market	128,422
Mutual of Omaha Bank	Money Market	33,003
Western Alliance Bank	Money Market	245,039
	Total General Fund Investments	\$ 653,060
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 1
Mutual of Omaha Bank	Money Market	212,034
	Total Reserve Fund Investments	\$ 212,035
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,986
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	312,838
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	832
	Total Debt Service Fund Investments	\$ 475,656
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 47,843
	Total Capital Project Fund Investments	\$ 47,843

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

<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	38,057.08
10/16/2015	Pulte Home Corporation	362-16-01	18,293.69
2/29/2016	Pulte Home Corporation	RI0216-2	<u>372.75</u>
		Total 001 - General Fund	56,723.52

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2016 Through 2/29/2016

<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>11,130.59</u>
		Total 200 - Debt Service Fund	<u>11,130.59</u>
Report Balance			<u><u>67,854.11</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquatic Systems, Inc	2/19/2016	0000332268	One Time Bream Stocking Site SWF-37	675.00
Commercial Fitness Products, Inc	2/8/2016	C602031	Preventative Maintenance 02/16	185.00
Commercial Fitness Products, Inc	2/11/2016	C602066	Service Call - Replace Bolts on Bench	105.00
David Cope	2/18/2016	021816 Cope	Trap and Remove Wild Hogs 05/15 - 12/15	4,700.00
Gonzalo Hernandez, Jr.	2/23/2016	02/23/16 Hernandez	Aqua Zumba 02/13/16, 02/20/16	115.00
Interline Brands Inc	2/26/2016	359814894	Clubhouse Supplies	613.51
MCUD	2/29/2016	Water Summary Bill 02/16	MCUD Water Summary 02/16	2,914.46
Obies Party Rentals LLC	2/12/2016	021216 Obies	Movie Package	180.00
Ruska Mihaylova	2/23/2016	02/23/16 Mihaylova	Fitness Classes 02/10, 02/15, 02/17, 02/22	160.00
Sally A. Hackle	2/23/2016	02/23/16 Hackle	Zumba Classes 02/11/16, 02/18/16	110.00
Steven Hicks	2/19/2016	021916 Catering	Catering	410.75
Valley Crest Landscape Maintenance	2/15/2016	4973840	Tree Removal/Installation	385.00
Valley Crest Landscape Maintenance	2/15/2016	4973841	Plant Installs	198.00
Valley Crest Landscape Maintenance	2/15/2016	4973842	Sod	825.50
Valley Crest Landscape Maintenance	2/15/2016	4973843	Fix Ruts & Lay Sod	300.00
Valley Crest Landscape Maintenance	2/15/2016	4973844	Repair Ruts/Sod Work	425.00
Valley Crest Landscape Maintenance	2/15/2016	4973845	Sod Work	700.00
Valley Crest Landscape Maintenance	2/25/2016	4979803	Commercial Mowing	825.00
Valley Crest Landscape Maintenance	2/25/2016	4980107	Fire Ant Control	4,395.00
Valley Crest Landscape Maintenance	2/29/2016	4982065	Irrigation Repairs	1,336.00
Valley Crest Landscape Maintenance	2/29/2016	4982068	Irrigation Repairs	1,000.00
Verizon Florida LLC	2/25/2016	941-776-9949 150339 02/16	Clubhouse/Office Telephone 02/16	277.02
ZNS Engineering, L.C.	2/24/2016	125295	Engineering Services 01/16 - WUP	290.00
			Total 001 - General Fund	21,125.24
Report Balance				21,125.24

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
February 29, 2016

Balance Sheet

1. Trust statement activity has been recorded through 02/29/16.
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 \$7,114.81 was received in March 2016.
6. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$2,080.88 was received in March 2016.