

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

January 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 1/31/2016

(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	128,016	0	0	0	128,016	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	652,953	0	471,516	47,838	1,172,307	0	0
Investments Capital Reserves	0	212,002	0	0	212,002	0	0
Accounts Receivable	88,990	0	15,187	0	104,177	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	38	0	7,168	0	0
Amount Available in Debt Service	0	0	0	0	0	0	486,741
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,773,259
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	878,865	212,002	486,741	47,838	1,625,446	13,017,950	4,260,000
Liabilities							
Accounts Payable	24,774	0	0	0	24,774	0	0
Accrued Expenses Payable	11,195	0	0	0	11,195	0	0
Other Current Liabilities	57	0	0	0	57	0	0
Due To Other Funds	38	7,130	0	0	7,168	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,260,000
Total Liabilities	36,064	7,130	0	0	43,193	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	712,860	66,211	194,789	207	974,067	0	0
Total Fund Equity & Other Credits	842,802	204,872	486,741	47,838	1,582,252	13,017,950	0
Total Liabilities & Fund Equity	878,865	212,002	486,741	47,838	1,625,446	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 1/31/2016

(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	92	92
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	200	0	(200)
0025	Clubhouse Rentals	6,275	2,092	1,535	(556)
0028	Key/Access Revenue	960	320	0	(320)
0029	Lease Revenue	4,200	1,400	1,596	196
0033	Community Activity Revenues	15,835	5,278	2,913	(2,365)
	Total Revenues	<u>1,120,110</u>	<u>1,101,530</u>	<u>1,106,575</u>	<u>5,045</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	2,400	1,600	800
51300	Financial & Administrative				
3100	Administrative Services	4,500	1,500	1,500	0
3101	District Management	26,938	8,979	8,979	0
3103	District Engineer	20,000	6,667	2,943	3,724
3104	Disclosure Report	5,000	1,667	0	1,667
3105	Trustees Fees	2,500	2,313	2,313	0
3111	Financial Consulting Services	10,000	6,667	6,667	0
3201	Accounting Services	16,500	5,500	5,500	0
3202	Auditing Services	3,400	0	0	0
3203	Arbitrage Rebate Calculation	650	217	0	217
4001	Travel	400	133	0	133
4501	Public Officials Liability Insurance	6,900	6,900	2,342	4,558
4801	Legal Advertising	3,000	1,000	651	349
4901	Bank Fees	1,000	333	0	333
4902	Dues, Licenses & Fees	1,550	517	344	173
4905	Property Taxes	1,250	1,250	1,298	(48)
4907	Website Fees & Maintenance	2,655	885	700	185
51400	Legal Counsel				
3107	District Counsel	20,000	6,667	11,862	(5,195)
52900	Security Operations				
4740	Security Services and Patrols	15,000	5,000	0	5,000
53100	Electric Utility Services				
4301	Utility Services	5,000	1,667	687	979
4304	Utility - Recreation Facilities	38,000	12,667	10,276	2,391
4307	Street Lights	35,000	11,667	10,205	1,462
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	16,667	13,913	2,754
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	3,333	500	2,833
4606	Mitigation Area Monitoring & Maintenance	31,000	10,333	7,420	2,913
4628	Aquatic Maintenance	40,000	13,333	11,908	1,425
4802	Aquatic Plant Replacement	500	167	0	167
4803	Stormwater System Maintenance	2,000	667	0	667

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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	1,333	0	1,333
4604	Landscape Maintenance	300,000	100,000	103,138	(3,138)
4609	Irrigation Repairs	15,000	5,000	6,024	(1,024)
4618	Landscape - Mulch	42,200	14,067	38,150	(24,083)
4619	Annual Flower Program	37,500	12,500	8,653	3,847
4640	Maintenance/Handyman Services	4,000	1,333	2,914	(1,581)
4641	Tree Trimming Services	10,000	3,333	558	2,775
4642	Well Maintenance	2,500	833	376	457
4643	Fire Ant Treatment	4,500	1,500	0	1,500
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	8,333	11,648	(3,314)
4680	Holiday Decorations	5,000	5,000	4,601	399
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	6,667	6,990	(323)
4621	Sidewalk Repair & Maintenance	1,000	333	0	333
4622	Parking Lot Repair & Maintenance	4,500	1,500	0	1,500
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	28,500	19,976	8,524
3302	Staff-P/R Taxes	5,746	1,915	1,692	223
3303	Staff-Workers' Comp	3,600	1,200	0	1,200
3304	Staff-Health Insurance	5,820	1,940	1,985	(45)
3305	Payroll Processing/Reimbursement	1,001	334	191	143
3308	Program Activities Payroll	10,365	3,455	2,415	1,040
4600	Pool Maintenance & Repairs	20,600	6,867	7,472	(605)
4615	Wildlife Management Services	10,000	3,333	0	3,333
4632	Facility A/C & Heating Maintenance & Repair	1,700	567	330	236
4702	Telephone, Fax, Internet	3,800	1,267	1,232	35
4704	Clubhouse Facility Janitorial Services	8,000	2,667	2,824	(157)
4705	Office Supplies	2,145	715	2,607	(1,892)
4711	Exterior Clubhouse Maintenance & Repair	10,000	3,333	6,144	(2,811)
4712	Security & Fire System Monitoring & Maintenance	3,000	1,000	981	19
4713	Management Contract	22,800	7,600	7,600	0
4714	Operating & Community Programming	28,500	9,500	10,943	(1,443)
4715	Pool/Patio Furniture	5,000	1,667	0	1,667
4719	Pest Control	1,000	333	236	97
4723	Interior Clubhouse Maintenance & Repairs	4,800	1,600	7,379	(5,779)
4727	Furniture Repair/Replacement	1,200	400	0	400
4745	Access Control Maintenance & Repair	2,000	667	1,696	(1,029)
4755	Athletic Field Maintenance & Repairs	1,250	417	0	417
4758	Fitness Equipment Maintenance & Repairs	2,000	667	1,580	(913)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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	400	0	400
4760	Tennis Court Maintenance & Supplies	1,200	400	44	356
4761	Trail/Bike Path Maintenance	15,000	5,000	15,730	(10,730)
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	2,913	149	2,764
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>667</u>	<u>0</u>	<u>667</u>
	Total Expenditures	<u>1,120,110</u>	<u>397,150</u>	<u>393,715</u>	<u>3,435</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>704,380</u>	<u>712,860</u>	<u>8,480</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>704,380</u>	<u>712,860</u>	<u>8,480</u>
	Fund Balance, Beginning of Period	0	0	129,941	129,941
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>704,380</u></u>	<u><u>842,802</u></u>	<u><u>138,422</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

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

(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	106	106	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>86,337</u>	<u>106</u>	<u>0.12%</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>66,211</u>	<u>66,211</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>66,211</u>	<u>66,211</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>204,872</u>	<u>204,872</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

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

(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	14	14	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>323,282</u>	<u>(823)</u>	<u>(0.25)%</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>194,994</u>	<u>194,994</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>194,789</u>	<u>194,789</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>486,741</u>	<u>486,741</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>2</u>	<u>2</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>207</u>	<u>207</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>47,838</u></u>	<u><u>47,838</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
January 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2016</u>
The Bank of Tampa	Money Market	\$ 246,554
The Bank of Tampa ICS:		
The Park National Bank	Money Market	245,016
United Bank	Money Market	3
Western Alliance Bank	Money Market	161,380
	Total General Fund Investments	<u>\$ 652,953</u>
The Bank of Tampa ICS Capital Reserve:		
The Park National Bank	Money Market	\$ 4
United Bank	Money Market	128,338
Western Alliance Bank	Money Market	83,660
	Total Reserve Fund Investments	<u>\$ 212,002</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,970
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	308,714
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	832
	Total Debt Service Fund Investments	<u>\$ 471,516</u>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 47,838
	Total Capital Project Fund Investments	<u>\$ 47,838</u>

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

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

<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	51,925.50
10/16/2015	Pulte Home Corporation	362-16-01	36,587.39
12/8/2015	Harrison Ranch Homeowner's Association, Inc.	RI1215-1	104.37
1/31/2016	Pulte Home Corporation	RI0116-2	<u>372.75</u>
		Total 001 - General Fund	88,990.01

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

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

<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>15,186.70</u>
		Total 200 - Debt Service Fund	<u>15,186.70</u>
Report Balance			<u><u>104,176.71</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

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

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Amanda L. Rose	1/26/2016	01/26/16 Amanda	Aqua Zumba Classes 01/16/16, 01/23/16	75.00
Conway & Sons Construction LLC	1/26/2016	1309	Replace Exterior Door Hinges	150.00
Conway & Sons Construction LLC	1/26/2016	1310	Community Center Painting	6,129.50
Conway & Sons Construction LLC	1/26/2016	1311	Women's Bathroom Repairs	1,250.78
Gonzalo Hernandez, Jr.	1/26/2016	01/26/16 Hernandez	Aqua Zumba 01/16/16	75.00
Hopping Green & Sams	1/27/2016	86121	General/Monthly Legal Services 12/15	2,869.11
Interline Brands Inc	1/20/2016	356798116	Clubhouse Supplies	485.16
MCUD	1/29/2016	Water Summary Bill 01/16	MCUD Water Summary 01/16	2,742.40
Ornamental Design Ironworks, Inc.	1/28/2016	5216	Kant Slam	310.00
Ruska Mihaylova	1/26/2016	01/26/16 Mihaylova	Fitness Classes 1/13/16, 1/18/16, 1/20/16, 1/25/16	160.00
Sally A. Hackle	1/26/2016	01/26/16 Hackle	Zumba Classes 1/14/16, 1/21/16, 1/26/16	205.00
Sign A Rama	12/10/2015	14425	Pool Signs	105.00
Sign A Rama	12/15/2015	14420	Replace Speed Limit Sign	144.00
Southwest Maintenance Services, Inc.	1/22/2016	167	Cleaning Services 01/16	850.00
Southwest Maintenance Services, Inc.	1/22/2016	172	Carpet Cleaning	430.00
Southwest Maintenance Services, Inc.	1/22/2016	175	Pressure Washing	1,950.00
Valley Crest Landscape Maintenance	1/20/2016	4953420	Grade & Resod Ruts	470.00
Valley Crest Landscape Maintenance	1/20/2016	4953423	Remove & Replace Damaged Sod	2,600.00
Valley Crest Landscape Maintenance	1/20/2016	4953424	Plant Installation	3,487.50
Verizon Florida LLC	1/25/2016	941-776-9949 150339 01/16	Clubhouse/Office Telephone 01/16	248.37
Waste Pro of Florida Inc	1/20/2016	0000106926	Commercial Recycling 02/16	36.91
			Total 001 - General Fund	24,773.73
Report Balance				24,773.73

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
January 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 01/31/16.
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 – 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 \$13,868.42 was received in February 2016.
6. General Fund – Payment for Invoice RI1215-1 in the amount of \$104.37 was received in February 2016.
7. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$4,056.11 was received in February 2016.