

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

July 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 7/31/2016

(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	84,582	0	0	0	84,582	0	0
Cash On Hand	97	0	0	0	97	0	0
Investments	329,442	0	283,822	2	613,265	0	0
Investments--Capital Reserves	0	146,233	0	0	146,233	0	0
Accounts Receivable	3,956	0	0	0	3,956	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	0	0	0	0	0	0	0
Due From Others	22	0	0	0	22	0	0
Amount Available in Debt Service	0	0	0	0	0	0	283,822
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,876,178
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	422,089	146,233	283,822	2	852,145	13,017,950	4,160,000
Liabilities							
Accounts Payable	30,529	0	0	0	30,529	0	0
Accrued Expenses Payable	32,051	0	0	0	32,051	0	0
Other Current Liabilities	106	0	0	0	106	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,160,000
Total Liabilities	62,686	0	0	0	62,686	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	229,461	7,571	(8,130)	(47,629)	181,273	0	0
Total Fund Equity & Other Credits	359,402	146,233	283,822	2	789,458	13,017,950	0
Total Liabilities & Fund Equity	422,089	146,233	283,822	2	852,145	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 7/31/2016

(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	613	613
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	500	518	18
0025	Clubhouse Rentals	6,275	5,229	4,207	(1,023)
0028	Key/Access Revenue	960	800	742	(58)
0029	Lease Revenue	4,200	3,500	4,284	784
0033	Community Activity Revenues	15,835	13,196	13,275	79
	Total Revenues	<u>1,120,110</u>	<u>1,115,465</u>	<u>1,125,901</u>	<u>10,436</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	6,000	5,200	800
51300	Financial & Administrative				
3100	Administrative Services	4,500	3,750	3,750	0
3101	District Management	26,938	22,448	22,448	0
3103	District Engineer	20,000	16,667	16,614	53
3104	Disclosure Report	5,000	4,167	1,100	3,067
3105	Trustees Fees	2,500	2,500	3,965	(1,465)
3111	Financial Consulting Services	10,000	9,167	9,167	0
3201	Accounting Services	16,500	13,750	13,750	0
3202	Auditing Services	3,400	3,400	3,400	0
3203	Arbitrage Rebate Calculation	650	542	500	42
4001	Travel	400	333	0	333
4501	Public Officials Liability Insurance	6,900	6,900	2,342	4,558
4801	Legal Advertising	3,000	2,500	3,193	(693)
4901	Bank Fees	1,000	833	0	833
4902	Dues, Licenses & Fees	1,550	1,292	1,795	(503)
4905	Property Taxes	1,250	1,250	1,298	(48)
4907	Website Fees & Maintenance	2,655	2,213	1,750	463
51400	Legal Counsel				
3107	District Counsel	20,000	16,667	23,235	(6,568)
52900	Security Operations				
4740	Security Services and Patrols	15,000	12,500	2,128	10,372
53100	Electric Utility Services				
4301	Utility Services	5,000	4,167	1,497	2,670
4304	Utility - Recreation Facilities	38,000	31,667	26,208	5,459
4307	Street Lights	35,000	29,167	24,576	4,591
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	41,667	36,431	5,236
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	8,333	5,658	2,675
4606	Mitigation Area Monitoring & Maintenance	31,000	25,833	22,260	3,573
4628	Aquatic Maintenance	40,000	33,333	29,770	3,563
4802	Aquatic Plant Replacement	500	417	0	417
4803	Stormwater System Maintenance	2,000	1,667	0	1,667

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
53900	Other Physical Environment				
4505	Property/GL Insurance	17,000	17,000	15,850	1,150
4603	Entry & Walls Maintenance	4,000	3,333	0	3,333
4604	Landscape Maintenance	300,000	250,000	267,347	(17,347)
4609	Irrigation Repairs	15,000	12,500	13,352	(852)
4618	Landscape - Mulch	42,200	35,167	40,913	(5,746)
4619	Annual Flower Program	37,500	31,250	25,813	5,437
4640	Maintenance/Handyman Services	4,000	3,333	5,723	(2,390)
4641	Tree Trimming Services	10,000	8,333	1,054	7,279
4642	Well Maintenance	2,500	2,083	1,522	561
4643	Fire Ant Treatment	4,500	3,750	4,685	(935)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	20,833	18,401	2,432
4680	Holiday Decorations	5,000	5,000	4,601	399
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	16,667	14,043	2,624
4621	Sidewalk Repair & Maintenance	1,000	833	0	833
4622	Parking Lot Repair & Maintenance	4,500	3,750	0	3,750
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	71,250	63,488	7,762
3302	Staff-P/R Taxes	5,746	4,788	5,286	(498)
3303	Staff-Workers' Comp	3,600	3,000	119	2,881
3304	Staff-Health Insurance	5,820	4,850	5,162	(312)
3305	Payroll Processing/Reimbursement	1,001	834	493	341
3308	Program Activities Payroll	10,365	8,638	7,055	1,583
4600	Pool Maintenance & Repairs	20,600	17,167	15,473	1,693
4615	Wildlife Management Services	10,000	8,333	8,250	83
4632	Facility A/C & Heating Maintenance & Repair	1,700	1,417	2,131	(714)
4702	Telephone, Fax, Internet	3,800	3,167	3,068	98
4704	Clubhouse Facility Janitorial Services	8,000	6,667	8,354	(1,687)
4705	Office Supplies	2,145	1,788	6,813	(5,026)
4711	Exterior Clubhouse Maintenance & Repair	10,000	8,333	11,880	(3,547)
4712	Security & Fire System Monitoring & Maintenance	3,000	2,500	2,048	452
4713	Management Contract	22,800	19,000	19,000	0
4714	Operating & Community Programming	28,500	23,750	29,368	(5,618)
4715	Pool/Patio Furniture	5,000	4,167	1,200	2,967
4719	Pest Control	1,000	833	608	225
4723	Interior Clubhouse Maintenance & Repairs	4,800	4,000	8,860	(4,860)
4727	Furniture Repair/Replacement	1,200	1,000	0	1,000
4745	Access Control Maintenance & Repair	2,000	1,667	1,696	(29)
4755	Athletic Field Maintenance & Repairs	1,250	1,042	39	1,002
4758	Fitness Equipment Maintenance & Repairs	2,000	1,667	3,429	(1,762)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(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	1,000	0	1,000
4760	Tennis Court Maintenance & Supplies	1,200	1,000	242	758
4761	Trail/Bike Path Maintenance	15,000	12,500	15,730	(3,230)
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	7,283	372	6,911
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,667</u>	<u>935</u>	<u>732</u>
	Total Expenditures	<u>1,120,110</u>	<u>940,267</u>	<u>896,440</u>	<u>43,827</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>175,198</u>	<u>229,461</u>	<u>54,263</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>175,198</u>	<u>229,461</u>	<u>54,263</u>
	Fund Balance, Beginning of Period	0	0	129,941	129,941
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>175,198</u></u>	<u><u>359,402</u></u>	<u><u>184,204</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 7/31/2016

(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	305	305	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>86,536</u>	<u>305</u>	<u>0.35%</u>
Expenditures				
Contingency				
Capital Reserve	<u>86,231</u>	<u>78,965</u>	<u>7,266</u>	<u>8.42%</u>
Total Expenditures	<u>86,231</u>	<u>78,965</u>	<u>7,266</u>	<u>8.43%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>7,571</u>	<u>7,571</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>7,571</u>	<u>7,571</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>146,233</u>	<u>146,233</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 7/31/2016

(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	348	348	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>333,253</u>	<u>9,148</u>	<u>2.82%</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>(7,925)</u>	<u>(7,925)</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>(8,130)</u>	<u>(8,130)</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>283,822</u>	<u>283,822</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 7/31/2016

(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
July 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2016</u>
The Bank of Tampa	Money Market	\$ 241,334
The Bank of Tampa ICS: Western Alliance Bank	Money Market	88,108
	Total General Fund Investments	<u>\$ 329,442</u>
The Bank of Tampa ICS Capital Reserve:		
United Bank	Money Market	\$ 21
Western Alliance Bank	Money Market	146,212
	Total Reserve Fund Investments	<u>\$ 146,233</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,665
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	111,243
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	10,914
	Total Debt Service Fund Investments	<u>\$ 283,822</u>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 2
	Total Capital Project Fund Investments	<u>\$ 2</u>

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
5/31/2016	Harrison Ranch Homeowner's Association, Inc.	OMR0516-2	54.78
5/31/2016	The Villas of Harrison Ranch	OMR0516-1	32.29
6/28/2016	Access Residential Management	OMR0616-1	28.50
6/30/2016	Pulte Home Corporation	RI0616-2	372.75
6/30/2016	The Villas of Harrison Ranch	OMR0616-3	100.00
7/14/2016	Pulte Home Corporation	OMR0716-1	2,920.00
7/31/2016	Harrison Ranch Homeowner's Association, Inc.	OMR0716-2	75.00
7/31/2016	Pulte Home Corporation	RI0716-2	372.75
		Total 001 - General Fund	3,956.07
Report Balance			3,956.07

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	8/1/2016	HRCDDP2016-07A	Payroll Fees 07/16	9,979.97
Allen P Converse	7/11/2016	AC071116	Board of Supervisors Meeting 07/11/16	200.00
Bradenton Herald, Inc.	7/31/2016	ACCT # 000523600 07/16	Legal Advertising 07/16	2,116.51
Commercial Fitness Products, Inc	7/20/2016	C607133	Preventative Maintenance 07/16	105.00
Frontier Florida LLC dba Frontier Communications of Florida	7/25/2016	941-776-9949-011007-5 07/16	Clubhouse/Office Telephone 07/16	250.63
Gonzalo Hernandez, Jr.	7/26/2016	07/26/16 Hernandez	Aqua Zumba 07/16 and 07/23	105.00
Goodson Electric Contractors, LLC	7/13/2016	992489	Service Work-Replace Photo Cell & Fuse	118.00
Hopping Green & Sams	7/20/2016	88905	General/Monthly Legal Services 06/16	2,359.20
John Moneyheffer Jr	7/11/2016	JM071116	Board of Supervisors Meeting 07/11/16	200.00
Judith M. Lammers	7/11/2016	JL071116	Board of Supervisors Meeting 07/11/16	200.00
MCUD	7/27/2016	Water Summary Bill 07/16	MCUD Water Summary 07/16	4,365.06
Parrish Plumbing, LLC	6/22/2016	10944	Service Call - Clubhouse Pool Shower	120.00
Parrish Plumbing, LLC	7/15/2016	11095	Service Call - Women's Bathroom Toilet	80.00
Ruska Mihaylova	7/26/2016	07/26/16 Mihaylova	Fitness Classes 07/13, 07/18, 07/20, 07/25	160.00
Tampa Pc Web Design	7/29/2016	132788	Computer Consulting Services	150.00
Valley Crest Landscape Maintenance	7/12/2016	5089279	Annual Color Rotation	8,580.00
Valley Crest Landscape Maintenance	7/29/2016	5098811	Plant Installed to Create a Fence	1,440.00
			Total 001 - General Fund	30,529.37
Report Balance				30,529.37

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/16.
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 OMR0616-3 in the amount of \$100.00 was received in August 2016.