

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

June 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 6/30/2016

(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
Assets							
Cash In Bank	101,523	0	0	0	101,523	0	0
Cash On Hand	97	0	0	0	97	0	0
Investments	394,932	0	283,773	2	678,707	0	0
Investments--Capital Reserves	0	170,655	0	0	170,655	0	0
Accounts Receivable	1,496	0	0	0	1,496	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	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	283,773
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,876,227
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	502,037	170,655	283,773	2	956,467	13,017,950	4,160,000
Liabilities							
Accounts Payable	43,215	0	0	0	43,215	0	0
Accrued Expenses Payable	19,657	0	0	0	19,657	0	0
Other Current Liabilities	99	0	0	0	99	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	62,972	0	0	0	62,972	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	309,124	31,994	(8,179)	(47,629)	285,310	0	0
Total Fund Equity & Other Credits	439,066	170,655	283,773	2	893,495	13,017,950	0
Total Liabilities & Fund Equity	502,037	170,655	283,773	2	956,467	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 6/30/2016

(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	554	554
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	450	448	(2)
0025	Clubhouse Rentals	6,275	4,706	3,784	(922)
0028	Key/Access Revenue	960	720	507	(213)
0029	Lease Revenue	4,200	3,150	3,836	686
0033	Community Activity Revenues	15,835	11,876	12,817	941
	Total Revenues	<u>1,120,110</u>	<u>1,113,143</u>	<u>1,124,209</u>	<u>11,067</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	5,400	4,600	800
51300	Financial & Administrative				
3100	Administrative Services	4,500	3,375	3,375	0
3101	District Management	26,938	20,203	20,203	0
3103	District Engineer	20,000	15,000	14,063	937
3104	Disclosure Report	5,000	3,750	1,100	2,650
3105	Trustees Fees	2,500	2,500	3,965	(1,465)
3111	Financial Consulting Services	10,000	8,750	8,750	0
3201	Accounting Services	16,500	12,375	12,375	0
3202	Auditing Services	3,400	3,400	3,400	0
3203	Arbitrage Rebate Calculation	650	488	500	(12)
4001	Travel	400	300	0	300
4501	Public Officials Liability Insurance	6,900	6,900	2,342	4,558
4801	Legal Advertising	3,000	2,250	1,006	1,244
4901	Bank Fees	1,000	750	0	750
4902	Dues, Licenses & Fees	1,550	1,163	1,795	(633)
4905	Property Taxes	1,250	1,250	1,298	(48)
4907	Website Fees & Maintenance	2,655	1,991	1,575	416
51400	Legal Counsel				
3107	District Counsel	20,000	15,000	19,405	(4,405)
52900	Security Operations				
4740	Security Services and Patrols	15,000	11,250	0	11,250
53100	Electric Utility Services				
4301	Utility Services	5,000	3,750	1,361	2,389
4304	Utility - Recreation Facilities	38,000	28,500	23,498	5,002
4307	Street Lights	35,000	26,250	22,206	4,044
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	37,500	31,348	6,152
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	7,500	5,658	1,842
4606	Mitigation Area Monitoring & Maintenance	31,000	23,250	22,260	990
4628	Aquatic Maintenance	40,000	30,000	26,793	3,207
4802	Aquatic Plant Replacement	500	375	0	375
4803	Stormwater System Maintenance	2,000	1,500	0	1,500

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(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	3,000	0	3,000
4604	Landscape Maintenance	300,000	225,000	243,467	(18,467)
4609	Irrigation Repairs	15,000	11,250	15,152	(3,902)
4618	Landscape - Mulch	42,200	31,650	40,913	(9,263)
4619	Annual Flower Program	37,500	28,125	17,233	10,892
4640	Maintenance/Handyman Services	4,000	3,000	5,723	(2,723)
4641	Tree Trimming Services	10,000	7,500	1,054	6,446
4642	Well Maintenance	2,500	1,875	1,522	353
4643	Fire Ant Treatment	4,500	3,375	4,685	(1,310)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	18,750	16,961	1,789
4680	Holiday Decorations	5,000	5,000	4,601	399
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	15,000	13,925	1,075
4621	Sidewalk Repair & Maintenance	1,000	750	0	750
4622	Parking Lot Repair & Maintenance	4,500	3,375	0	3,375
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	64,125	56,795	7,330
3302	Staff-P/R Taxes	5,746	4,309	4,691	(382)
3303	Staff-Workers' Comp	3,600	2,700	119	2,581
3304	Staff-Health Insurance	5,820	4,365	4,625	(260)
3305	Payroll Processing/Reimbursement	1,001	751	433	317
3308	Program Activities Payroll	10,365	7,774	6,480	1,294
4600	Pool Maintenance & Repairs	20,600	15,450	14,217	1,233
4615	Wildlife Management Services	10,000	7,500	8,250	(750)
4632	Facility A/C & Heating Maintenance & Repair	1,700	1,275	1,850	(575)
4702	Telephone, Fax, Internet	3,800	2,850	2,767	84
4704	Clubhouse Facility Janitorial Services	8,000	6,000	7,654	(1,654)
4705	Office Supplies	2,145	1,609	6,571	(4,962)
4711	Exterior Clubhouse Maintenance & Repair	10,000	7,500	8,356	(856)
4712	Security & Fire System Monitoring & Maintenance	3,000	2,250	1,762	488
4713	Management Contract	22,800	17,100	17,100	0
4714	Operating & Community Programming	28,500	21,375	27,907	(6,532)
4715	Pool/Patio Furniture	5,000	3,750	1,200	2,550
4719	Pest Control	1,000	750	558	192
4723	Interior Clubhouse Maintenance & Repairs	4,800	3,600	7,955	(4,355)
4727	Furniture Repair/Replacement	1,200	900	0	900
4745	Access Control Maintenance & Repair	2,000	1,500	1,696	(196)
4755	Athletic Field Maintenance & Repairs	1,250	938	39	898
4758	Fitness Equipment Maintenance & Repairs	2,000	1,500	2,853	(1,353)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(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	900	0	900
4760	Tennis Court Maintenance & Supplies	1,200	900	242	658
4761	Trail/Bike Path Maintenance	15,000	11,250	15,730	(4,480)
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	6,555	334	6,220
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,500</u>	<u>935</u>	<u>565</u>
	Total Expenditures	<u>1,120,110</u>	<u>850,345</u>	<u>815,085</u>	<u>35,260</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>262,797</u>	<u>309,124</u>	<u>46,327</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>262,797</u>	<u>309,124</u>	<u>46,327</u>
	Fund Balance, Beginning of Period	0	0	129,941	129,941
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>262,797</u></u>	<u><u>439,066</u></u>	<u><u>176,268</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 6/30/2016

(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	276	276	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>86,507</u>	<u>276</u>	<u>0.32%</u>
Expenditures				
Contingency				
Capital Reserve	<u>86,231</u>	<u>54,514</u>	<u>31,717</u>	<u>36.78%</u>
Total Expenditures	<u>86,231</u>	<u>54,514</u>	<u>31,717</u>	<u>36.78%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>31,994</u>	<u>31,994</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>31,994</u>	<u>31,994</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>170,655</u>	<u>170,655</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 6/30/2016

(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	299	299	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>333,204</u>	<u>9,099</u>	<u>2.81%</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>(7,973)</u>	<u>(7,973)</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>(8,179)</u>	<u>(8,179)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	291,952	291,952	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>283,773</u></u>	<u><u>283,773</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 6/30/2016

(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	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
June 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2016</u>
The Bank of Tampa	Money Market	\$ 161,309
The Bank of Tampa ICS:		
Mutual of Omaha Bank	Money Market	74,383
Western Alliance Bank	Money Market	159,240
	Total General Fund Investments	<u>\$ 394,932</u>
The Bank of Tampa ICS Capital Reserve:		
Mutual of Omaha Bank	Money Market	170,655
	Total Reserve Fund Investments	<u>\$ 170,655</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,637
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	111,224
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	10,912
	Total Debt Service Fund Investments	<u>\$ 283,773</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 6/1/2016 Through 6/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
4/30/2016	Pulte Home Corporation	RI0416-2	372.75
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	Harrison Ranch Homeowner's Association, Inc.	OMR0616-2	535.29
6/30/2016	Pulte Home Corporation	RI0616-2	372.75
6/30/2016	The Villas of Harrison Ranch	OMR0616-3	100.00
		Total 001 - General Fund	1,496.36
Report Balance			1,496.36

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 6/1/2016 Through 6/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Air Comfort Services, LLC	6/4/2016	67332	Service Labor	225.20
Aquatic Systems, Inc	6/1/2016	0000341368	Monthly Lake and Wetland Svc 06/16	2,977.00
Aquatic Systems, Inc	6/29/2016	0000343588	Midge Fly Treatments	937.00
Commercial Fitness Products, Inc	6/14/2016	C606131	Preventative Maintenance 06/16	185.00
Conway & Sons Construction LLC	4/15/2016	1323	Maintenance Work	939.54
Cortez Connect, Inc.	6/1/2016	3500-MMM	Remote Video Monitoring 06/16	206.00
Dunn Painting and Handyman Services, LLC	6/10/2016	004	Maintenance Repairs	390.00
Frontier Florida LLC dba Frontier Communications of Florida	6/25/2016	941-776-9949-01... 06/16	Clubhouse/Office Telephone 06/16	251.93
Gonzalo Hernandez, Jr.	6/28/2016	06/28/16 Hernandez	Aqua Zumba 06/18, 06/25	70.00
Goodson Electric Contractors, LLC	6/10/2016	992282	Lighting Repairs	1,690.00
Interline Brands Inc	6/9/2016	369237938	Clubhouse Supplies	164.10
James Parent	6/28/2016	062816 Parent	DJ for Kids Back to School Dance & Summer Splash	400.00
LaPensee Plumbing, Inc.	6/8/2016	283472	Pool Service 06/16	1,200.00
Manatee County Sheriff Department	6/13/2016	267191	Annual Alarm Permit Fee	15.00
Massey Services, Inc.	6/2/2016	25339242	Pest Prevention 06/16	50.00
McDermitt Davis & Company LLC	5/20/2016	32183	Audit Services FY 14/15	3,400.00
Parrish Plumbing, LLC	6/18/2016	10898	Toilet Repair	130.00
Ruska Mihaylova	6/28/2016	06/28/16 Mihaylova	Fitness Classes 06/15, 06/20, 06/22 and 06/27/16	160.00
Sally A. Hackle	6/28/2016	06/28/16 Hackle	Zumba Classes 06/16, 06/23	60.00
Sign A Rama	5/24/2016	14971	Signs	47.00
Southwest Maintenance Services, Inc.	6/6/2016	655	Cleaning Service for Amenities 06/16	850.00
Valley Crest Landscape Maintenance	3/30/2016	5002444	Irrigation Repairs	1,840.00
Valley Crest Landscape Maintenance	6/7/2016	5060211	Irrigation Repairs	2,568.00
Valley Crest Landscape Maintenance	6/10/2016	5063744	Landscape Maintenance 06/16	23,701.20
Valley Crest Landscape Maintenance	6/13/2016	5065546	Palm Removal	225.00
Valley Crest Landscape Maintenance	6/21/2016	5069115	Cut Down Trees	496.00
Waste Pro of Florida Inc	6/20/2016	0000131021	Commercial Recycling 07/16	37.41
			Total 001 - General Fund	43,215.38
Report Balance				43,215.38

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/16.
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 – Subsequent Collections

4. Payment for Invoice RI0416-2 in the amount of \$372.75 was received in July 2016.