

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

March 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 3/31/2016

(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	98,972	0	0	0	98,972	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	553,166	0	477,793	47,848	1,078,808	0	0
Investments--Capital Reserves	0	212,071	0	0	212,071	0	0
Accounts Receivable	49,981	0	9,050	0	59,031	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	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	486,843
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,773,157
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	711,025	212,071	486,843	47,848	1,457,788	13,017,950	4,260,000
Liabilities							
Accounts Payable	12,211	0	0	0	12,211	0	0
Accrued Expenses Payable	13,325	0	0	0	13,325	0	0
Other Current Liabilities	198	0	0	0	198	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	25,734	7,130	0	0	32,864	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	555,350	66,280	194,891	218	816,739	0	0
Total Fund Equity & Other Credits	685,291	204,942	486,843	47,848	1,424,924	13,017,950	0
Total Liabilities & Fund Equity	711,025	212,071	486,843	47,848	1,457,788	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 3/31/2016

(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	304	304
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	300	166	(134)
0025	Clubhouse Rentals	6,275	3,138	2,728	(410)
0028	Key/Access Revenue	960	480	258	(222)
0029	Lease Revenue	4,200	2,100	2,492	392
0033	Community Activity Revenues	15,835	7,917	10,085	2,167
	Total Revenues	<u>1,120,110</u>	<u>1,106,175</u>	<u>1,116,472</u>	<u>10,297</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	3,600	2,800	800
51300	Financial & Administrative				
3100	Administrative Services	4,500	2,250	2,250	0
3101	District Management	26,938	13,469	13,469	0
3103	District Engineer	20,000	10,000	4,313	5,688
3104	Disclosure Report	5,000	2,500	1,000	1,500
3105	Trustees Fees	2,500	2,313	2,313	0
3111	Financial Consulting Services	10,000	7,500	7,500	0
3201	Accounting Services	16,500	8,250	8,250	0
3202	Auditing Services	3,400	0	0	0
3203	Arbitrage Rebate Calculation	650	325	0	325
4001	Travel	400	200	0	200
4501	Public Officials Liability Insurance	6,900	6,900	2,342	4,558
4801	Legal Advertising	3,000	1,500	651	849
4901	Bank Fees	1,000	500	0	500
4902	Dues, Licenses & Fees	1,550	775	1,545	(770)
4905	Property Taxes	1,250	1,250	1,298	(48)
4907	Website Fees & Maintenance	2,655	1,328	1,050	278
51400	Legal Counsel				
3107	District Counsel	20,000	10,000	15,388	(5,387)
52900	Security Operations				
4740	Security Services and Patrols	15,000	7,500	0	7,500
53100	Electric Utility Services				
4301	Utility Services	5,000	2,500	961	1,539
4304	Utility - Recreation Facilities	38,000	19,000	16,400	2,600
4307	Street Lights	35,000	17,500	15,200	2,300
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	25,000	20,549	4,451
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	5,000	4,471	529
4606	Mitigation Area Monitoring & Maintenance	31,000	15,500	14,840	660
4628	Aquatic Maintenance	40,000	20,000	17,862	2,138
4802	Aquatic Plant Replacement	500	250	0	250
4803	Stormwater System Maintenance	2,000	1,000	0	1,000

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 3/31/2016

(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	2,000	0	2,000
4604	Landscape Maintenance	300,000	150,000	158,352	(8,352)
4609	Irrigation Repairs	15,000	7,500	8,944	(1,444)
4618	Landscape - Mulch	42,200	21,100	38,150	(17,050)
4619	Annual Flower Program	37,500	18,750	8,653	10,097
4640	Maintenance/Handyman Services	4,000	2,000	4,729	(2,729)
4641	Tree Trimming Services	10,000	5,000	558	4,442
4642	Well Maintenance	2,500	1,250	1,146	104
4643	Fire Ant Treatment	4,500	2,250	4,395	(2,145)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	12,500	14,729	(2,229)
4680	Holiday Decorations	5,000	5,000	4,601	399
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	10,000	9,994	6
4621	Sidewalk Repair & Maintenance	1,000	500	0	500
4622	Parking Lot Repair & Maintenance	4,500	2,250	0	2,250
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	42,750	31,509	11,241
3302	Staff-P/R Taxes	5,746	2,873	2,740	133
3303	Staff-Workers' Comp	3,600	1,800	119	1,681
3304	Staff-Health Insurance	5,820	2,910	2,976	(66)
3305	Payroll Processing/Reimbursement	1,001	501	273	228
3308	Program Activities Payroll	10,365	5,183	4,035	1,148
4600	Pool Maintenance & Repairs	20,600	10,300	10,022	278
4615	Wildlife Management Services	10,000	5,000	4,700	300
4632	Facility A/C & Heating Maintenance & Repair	1,700	850	893	(43)
4702	Telephone, Fax, Internet	3,800	1,900	1,862	38
4704	Clubhouse Facility Janitorial Services	8,000	4,000	4,524	(524)
4705	Office Supplies	2,145	1,073	4,485	(3,412)
4711	Exterior Clubhouse Maintenance & Repair	10,000	5,000	6,144	(1,144)
4712	Security & Fire System Monitoring & Maintenance	3,000	1,500	1,231	269
4713	Management Contract	22,800	11,400	11,400	0
4714	Operating & Community Programming	28,500	14,250	22,519	(8,269)
4715	Pool/Patio Furniture	5,000	2,500	565	1,935
4719	Pest Control	1,000	500	372	128
4723	Interior Clubhouse Maintenance & Repairs	4,800	2,400	6,348	(3,948)
4727	Furniture Repair/Replacement	1,200	600	0	600
4745	Access Control Maintenance & Repair	2,000	1,000	1,696	(696)
4755	Athletic Field Maintenance & Repairs	1,250	625	0	625
4758	Fitness Equipment Maintenance & Repairs	2,000	1,000	1,975	(975)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 3/31/2016

(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	600	0	600
4760	Tennis Court Maintenance & Supplies	1,200	600	229	371
4761	Trail/Bike Path Maintenance	15,000	7,500	15,730	(8,230)
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	4,370	223	4,147
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,000</u>	<u>0</u>	<u>1,000</u>
	Total Expenditures	<u>1,120,110</u>	<u>576,993</u>	<u>561,122</u>	<u>15,871</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>529,182</u>	<u>555,350</u>	<u>26,168</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>529,182</u>	<u>555,350</u>	<u>26,168</u>
	Fund Balance, Beginning of Period	0	0	129,941	129,941
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>529,182</u></u>	<u><u>685,291</u></u>	<u><u>156,109</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 3/31/2016

(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	176	176	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>86,407</u>	<u>176</u>	<u>0.20%</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>66,280</u>	<u>66,280</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>66,280</u>	<u>66,280</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>204,942</u>	<u>204,942</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 3/31/2016

(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	116	116	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>323,384</u>	<u>(721)</u>	<u>(0.22)%</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>195,097</u>	<u>195,097</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>194,891</u>	<u>194,891</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>486,843</u></u>	<u><u>486,843</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 3/31/2016

(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>13</u>	<u>13</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>13</u>	<u>13</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>13</u>	<u>13</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>218</u>	<u>218</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>47,848</u></u>	<u><u>47,848</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
March 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2016</u>
The Bank of Tampa	Money Market	\$ 246,634
The Bank of Tampa ICS:		
Chemung Canal Trust Company	Money Market	245,042
Happy State Bank	Money Market	28,524
Mutual of Omaha Bank	Money Market	32,966
	Total General Fund Investments	\$ 553,166
The Bank of Tampa ICS Capital Reserve:		
Happy State Bank	Money Market	\$ 9
Mutual of Omaha Bank	Money Market	212,062
	Total Reserve Fund Investments	\$ 212,071
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,005
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	314,955
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	833
	Total Debt Service Fund Investments	\$ 477,793
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 47,848
	Total Capital Project Fund Investments	\$ 47,848

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 3/1/2016 Through 3/31/2016

<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	30,942.27
10/16/2015	Pulte Home Corporation	362-16-01	18,293.69
2/29/2016	Pulte Home Corporation	RI0216-2	372.75
3/31/2016	Pulte Home Corporation	RI0316-2	372.75
		Total 001 - General Fund	49,981.46

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 3/1/2016 Through 3/31/2016

<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>9,049.71</u>
		Total 200 - Debt Service Fund	<u>9,049.71</u>
Report Balance			<u><u>59,031.17</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 3/1/2016 Through 3/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Commercial Fitness Products, Inc	3/28/2016	C603191	Preventative Maintenance 03/16	105.00
Goodson Electric Contractors, LLC	3/28/2016	991838	Lighting Repairs	3,004.00
Hoover Pumping Systems Inc	3/23/2016	124682	Calibrations for Pump Station & Refill Pump	393.50
Interline Brands Inc	3/23/2016	362329278	Clubhouse Supplies	437.60
Manatee County Sheriff Department	3/28/2016	260765	False Alarm	50.00
Manatee County Sheriff Department	3/28/2016	260835	False Alarm	100.00
MCUD	3/28/2016	Water Summary Bill 03/16	MCUD Water Summary 03/16	3,721.27
Parrish Plumbing, LLC	3/24/2016	10294	Tested Backflow	25.00
Southwest Maintenance Services, Inc.	2/1/2016	216	Pressure Washing & Remove Graffiti 02/01/16	185.00
Southwest Maintenance Services, Inc.	2/9/2016	270	Cleaning Service for Amenities 02/16	850.00
Steven Hicks	3/25/2016	032516 Catering	Catering	349.25
Valley Crest Landscape Maintenance	3/24/2016	4999310	Irrigation Repairs	168.00
Valley Crest Landscape Maintenance	3/28/2016	5000527	Drain Work	2,570.00
Verizon Florida LLC	3/25/2016	941-776-9949 150339 03/16	Clubhouse/Office Telephone 03/16	252.08
			Total 001 - General Fund	12,210.70
Report Balance				12,210.70

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

Balance Sheet

1. Trust statement activity has been recorded through 03/31/16.
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 RI0216-2 in the amount of \$372.75 was received in April 2016.