

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

May 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 5/31/2016

(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	52,395	0	0	0	52,395	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	478,301	0	281,799	2	760,101	0	0
Investments--Capital Reserves	0	187,187	0	0	187,187	0	0
Accounts Receivable	7,642	0	1,930	0	9,572	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	16,563	0	0	0	16,563	0	0
Due From Others	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	283,729
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,876,271
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	558,989	187,187	283,729	2	1,029,907	13,017,950	4,160,000
Liabilities							
Accounts Payable	48,242	0	0	0	48,242	0	0
Accrued Expenses Payable	3,290	0	0	0	3,290	0	0
Other Current Liabilities	93	0	0	0	93	0	0
Due To Other Funds	0	16,563	0	0	16,563	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,160,000
Total Liabilities	51,626	16,563	0	0	68,188	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	377,422	31,963	(8,222)	(47,629)	353,534	0	0
Total Fund Equity & Other Credits	507,364	170,625	283,729	2	961,719	13,017,950	0
Total Liabilities & Fund Equity	558,989	187,187	283,729	2	1,029,907	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 5/31/2016

(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	485	485
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	400	448	48
0025	Clubhouse Rentals	6,275	4,183	3,451	(733)
0028	Key/Access Revenue	960	640	413	(227)
0029	Lease Revenue	4,200	2,800	3,388	588
0033	Community Activity Revenues	15,835	10,557	11,167	610
	Total Revenues	<u>1,120,110</u>	<u>1,110,820</u>	<u>1,119,790</u>	<u>8,970</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	4,800	4,000	800
51300	Financial & Administrative				
3100	Administrative Services	4,500	3,000	3,000	0
3101	District Management	26,938	17,959	17,959	0
3103	District Engineer	20,000	13,333	10,773	2,560
3104	Disclosure Report	5,000	3,333	1,100	2,233
3105	Trustees Fees	2,500	2,500	3,965	(1,465)
3111	Financial Consulting Services	10,000	8,333	8,333	0
3201	Accounting Services	16,500	11,000	11,000	0
3202	Auditing Services	3,400	0	3,400	(3,400)
3203	Arbitrage Rebate Calculation	650	433	500	(67)
4001	Travel	400	267	0	267
4501	Public Officials Liability Insurance	6,900	6,900	2,342	4,558
4801	Legal Advertising	3,000	2,000	916	1,084
4901	Bank Fees	1,000	667	0	667
4902	Dues, Licenses & Fees	1,550	1,033	1,545	(512)
4905	Property Taxes	1,250	1,250	1,298	(48)
4907	Website Fees & Maintenance	2,655	1,770	1,400	370
51400	Legal Counsel				
3107	District Counsel	20,000	13,333	18,005	(4,672)
52900	Security Operations				
4740	Security Services and Patrols	15,000	10,000	0	10,000
53100	Electric Utility Services				
4301	Utility Services	5,000	3,333	1,220	2,113
4304	Utility - Recreation Facilities	38,000	25,333	21,091	4,243
4307	Street Lights	35,000	23,333	19,854	3,479
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	33,333	27,848	5,485
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	6,667	4,721	1,946
4606	Mitigation Area Monitoring & Maintenance	31,000	20,667	22,260	(1,593)
4628	Aquatic Maintenance	40,000	26,667	23,816	2,851
4802	Aquatic Plant Replacement	500	333	0	333
4803	Stormwater System Maintenance	2,000	1,333	0	1,333

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(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	2,667	0	2,667
4604	Landscape Maintenance	300,000	200,000	219,766	(19,766)
4609	Irrigation Repairs	15,000	10,000	10,744	(744)
4618	Landscape - Mulch	42,200	28,133	40,913	(12,779)
4619	Annual Flower Program	37,500	25,000	17,233	7,767
4640	Maintenance/Handyman Services	4,000	2,667	5,029	(2,362)
4641	Tree Trimming Services	10,000	6,667	558	6,109
4642	Well Maintenance	2,500	1,667	1,522	144
4643	Fire Ant Treatment	4,500	3,000	4,685	(1,685)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	16,667	16,736	(70)
4680	Holiday Decorations	5,000	5,000	4,601	399
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	13,333	12,235	1,098
4621	Sidewalk Repair & Maintenance	1,000	667	0	667
4622	Parking Lot Repair & Maintenance	4,500	3,000	0	3,000
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	57,000	49,795	7,205
3302	Staff-P/R Taxes	5,746	3,831	4,191	(360)
3303	Staff-Workers' Comp	3,600	2,400	119	2,281
3304	Staff-Health Insurance	5,820	3,880	4,087	(207)
3305	Payroll Processing/Reimbursement	1,001	667	383	284
3308	Program Activities Payroll	10,365	6,910	5,685	1,225
4600	Pool Maintenance & Repairs	20,600	13,733	12,922	811
4615	Wildlife Management Services	10,000	6,667	8,250	(1,583)
4632	Facility A/C & Heating Maintenance & Repair	1,700	1,133	1,624	(491)
4702	Telephone, Fax, Internet	3,800	2,533	2,464	69
4704	Clubhouse Facility Janitorial Services	8,000	5,333	6,804	(1,471)
4705	Office Supplies	2,145	1,430	6,181	(4,751)
4711	Exterior Clubhouse Maintenance & Repair	10,000	6,667	8,209	(1,542)
4712	Security & Fire System Monitoring & Maintenance	3,000	2,000	1,441	559
4713	Management Contract	22,800	15,200	15,200	0
4714	Operating & Community Programming	28,500	19,000	24,827	(5,827)
4715	Pool/Patio Furniture	5,000	3,333	1,200	2,133
4719	Pest Control	1,000	667	508	159
4723	Interior Clubhouse Maintenance & Repairs	4,800	3,200	7,584	(4,384)
4727	Furniture Repair/Replacement	1,200	800	0	800
4745	Access Control Maintenance & Repair	2,000	1,333	1,696	(363)
4755	Athletic Field Maintenance & Repairs	1,250	833	39	794
4758	Fitness Equipment Maintenance & Repairs	2,000	1,333	2,668	(1,334)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(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	800	0	800
4760	Tennis Court Maintenance & Supplies	1,200	800	242	558
4761	Trail/Bike Path Maintenance	15,000	10,000	15,730	(5,730)
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	5,827	297	5,530
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,333</u>	<u>0</u>	<u>1,333</u>
	Total Expenditures	<u>1,120,110</u>	<u>757,024</u>	<u>742,368</u>	<u>14,655</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>353,796</u>	<u>377,422</u>	<u>23,626</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>353,796</u>	<u>377,422</u>	<u>23,626</u>
	Fund Balance, Beginning of Period	0	0	129,941	129,941
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>353,796</u></u>	<u><u>507,364</u></u>	<u><u>153,567</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 5/31/2016

(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	246	246	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>86,477</u>	<u>246</u>	<u>0.29%</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>31,963</u>	<u>31,963</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>31,963</u>	<u>31,963</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>170,625</u></u>	<u><u>170,625</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 5/31/2016

(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	256	256	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>333,161</u>	<u>9,056</u>	<u>2.79%</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>(8,017)</u>	<u>(8,017)</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>(8,222)</u>	<u>(8,222)</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>283,729</u></u>	<u><u>283,729</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 5/31/2016

(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
May 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2016</u>
The Bank of Tampa	Money Market	\$ 244,716
The Bank of Tampa ICS:		
Great Southern Bank	Money Market	1
Happy State Bank	Money Market	6
Mutual of Omaha Bank	Money Market	2
Western Alliance Bank	Money Market	233,576
	Total General Fund Investments	\$ 478,301
The Bank of Tampa ICS Capital Reserve:		
Happy State Bank	Money Market	\$ 14
Mutual of Omaha Bank	Money Market	175,708
United Bank	Money Market	1
Western Alliance Bank	Money Market	11,464
	Total Reserve Fund Investments	\$ 187,187
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,612
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	109,276
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	10,911
	Total Debt Service Fund Investments	\$ 281,799
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 2
	Total Capital Project Fund Investments	\$ 2

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2016 Through 5/31/2016

<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	6,600.49
4/1/2016	Harrison Ranch Homeowner's Association, Inc.	RI0416-1	104.37
4/30/2016	Pulte Home Corporation	RI0416-2	372.75
5/10/2016	Harrison Ranch Homeowner's Association, Inc.	RI0516-1	104.37
5/31/2016	Harrison Ranch Homeowner's Association, Inc.	OMR0516-2	54.78
5/31/2016	Pulte Home Corporation	RI0516-2	372.75
5/31/2016	The Villas of Harrison Ranch	OMR0516-1	32.29
		Total 001 - General Fund	7,641.80

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 5/1/2016 Through 5/31/2016

<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>1,930.45</u>
		Total 200 - Debt Service Fund	<u>1,930.45</u>
Report Balance			<u><u>9,572.25</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 5/1/2016 Through 5/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	6/1/2016	HRCDDP2016-06	Payroll Fees 05/16	11,391.69
Air Comfort Services, LLC	5/27/2016	67347	Quarterly Preventative Maintenance 05/16	169.00
Bradenton Herald, Inc.	6/1/2016	Account #000523600 05/16	Legal Advertising 05/16	88.92
Commercial Fitness Products, Inc	5/11/2016	C605066	Preventative Maintenance 05/16	185.00
Commercial Fitness Products, Inc	5/19/2016	C605115	Heart Rate Grip & Re-upholster Pad	279.55
Florida Patio Furniture, Inc.	3/17/2016	34195	Pool Furniture Balance	16,562.50
Frontier Florida LLC dba Frontier Communications of Florida	5/25/2016	941-766-9949-01... 05/16	Clubhouse/Office Telephone 05/16	250.35
Gonzalo Hernandez, Jr.	5/24/2016	05/24/16 Hernandez	Aqua Zumba 05/14, 05/21	130.00
Hopping Green & Sams	5/17/2016	87878	General/Monthly Legal Services 04/16	1,580.17
Interline Brands Inc	5/25/2016	367926268	Clubhouse Supplies	156.36
Interline Brands Inc	5/27/2016	368179115	Clubhouse Supplies	179.84
LaPensee Plumbing, Inc.	5/21/2016	282603	Pool Grips	500.00
LLS Tax Solutions, Inc.	5/5/2016	000943	Arbitrage Rebate Calculation Series 2007 PE 04/30/16	500.00
Massey Services, Inc.	5/10/2016	25094726	Pest Prevention 05/16	50.00
Massey Services, Inc.	5/10/2016	25141263	Pest Prevention Qtrly 05/16 - Rodent	36.00
McDermitt Davis & Company LLC	5/20/2016	32183	Audit Services FY 14/15	3,400.00
MCUD	5/26/2016	Water Summary Bill 05/16	MCUD Water Summary 05/16	4,050.71
Parrish Plumbing, LLC	5/5/2016	10605	Backflow Leaking	400.00
Prager & Co., LLC	5/24/2016	5937	Amortization Schedule S2007	100.00
Ruska Mihaylova	5/24/2016	05/24/16 Mihaylova	Fitness Classes 05/11, 05/16, 05/18, 05/23	160.00
Sally A. Hackle	5/24/2016	05/24/16 Hackle	Zumba Classes 05/12, 05/19	100.00
Sniffen & Spellman, P.A.	6/3/2016	15575	Legal Services 05/16 - Agreement Review	200.00
US Bank Corporate Trust Services	5/25/2016	4301809	Trustee Fees Series 2007 05/01/16-04/30/17	3,965.20
Valley Crest Landscape Maintenance	5/20/2016	5045802	Plant Install	1,381.56
Valley Crest Landscape Maintenance	5/20/2016	5045816	Palm Removal	438.50
Valley Crest Landscape Maintenance	5/25/2016	5048260	Fire Ant Control	290.25
Waste Pro of Florida Inc	5/20/2016	0000123770	Commercial Recycling 06/16	37.22
ZNS Engineering, L.C.	5/27/2016	125953	Engineering Services 04/16	1,369.50
ZNS Engineering, L.C.	5/27/2016	125954	Engineering Services 04/16 - WUP	290.00
			Total 001 - General Fund	48,242.32
Report Balance				48,242.32

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/16.
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.