

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

November 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 11/30/2015

(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	70,302	0	0	0	70,302	0	0
Cash On Hand	94	0	0	0	94	0	0
Investments	1,969	0	174,311	47,836	224,116	0	0
Investments Capital Reserves	0	142,842	0	0	142,842	0	0
Accounts Receivable	1,019,297	86,231	312,416	0	1,417,944	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	17,130	0	0	0	17,130	0	0
Amount Available in Debt Service	0	0	0	0	0	0	486,727
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,773,273
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	<u>1,110,468</u>	<u>229,073</u>	<u>486,727</u>	<u>47,836</u>	<u>1,874,104</u>	<u>13,017,950</u>	<u>4,260,000</u>
Liabilities							
Accounts Payable	44,739	0	0	0	44,739	0	0
Accrued Expenses Payable	13,639	0	0	0	13,639	0	0
Other Current Liabilities	132	0	0	0	132	0	0
Due To Other Funds	0	17,130	0	0	17,130	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,260,000
Total Liabilities	<u>58,510</u>	<u>17,130</u>	<u>0</u>	<u>0</u>	<u>75,640</u>	<u>0</u>	<u>4,260,000</u>
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	922,017	73,281	194,775	205	1,190,279	0	0
Total Fund Equity & Other Credits	<u>1,051,958</u>	<u>211,943</u>	<u>486,727</u>	<u>47,836</u>	<u>1,798,464</u>	<u>13,017,950</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>1,110,468</u>	<u>229,073</u>	<u>486,727</u>	<u>47,836</u>	<u>1,874,104</u>	<u>13,017,950</u>	<u>4,260,000</u>

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 11/30/2015

(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	7	7
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	100	0	(100)
0025	Clubhouse Rentals	6,275	1,046	1,019	(27)
0028	Key/Access Revenue	960	160	0	(160)
0029	Lease Revenue	4,200	700	700	0
0033	Community Activity Revenues	15,835	2,639	1,958	(681)
	Total Revenues	<u>1,120,110</u>	<u>1,096,885</u>	<u>1,104,123</u>	<u>7,238</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	1,200	1,000	200
51300	Financial & Administrative				
3100	Administrative Services	4,500	750	750	0
3101	District Management	26,938	4,490	4,490	0
3103	District Engineer	20,000	3,333	1,728	1,606
3104	Disclosure Report	5,000	833	0	833
3105	Trustees Fees	2,500	2,313	2,313	0
3111	Financial Consulting Services	10,000	5,833	5,833	0
3201	Accounting Services	16,500	2,750	2,750	0
3202	Auditing Services	3,400	0	0	0
3203	Arbitrage Rebate Calculation	650	108	0	108
4001	Travel	400	67	0	67
4501	Public Officials Liability Insurance	6,900	6,900	2,342	4,558
4801	Legal Advertising	3,000	500	281	219
4901	Bank Fees	1,000	167	0	167
4902	Dues, Licenses & Fees	1,550	258	175	83
4905	Property Taxes	1,250	1,250	1,298	(48)
4907	Website Fees & Maintenance	2,655	443	350	93
51400	Legal Counsel				
3107	District Counsel	20,000	3,333	5,841	(2,508)
52900	Security Operations				
4740	Security Services and Patrols	15,000	2,500	0	2,500
53100	Electric Utility Services				
4301	Utility Services	5,000	833	359	474
4304	Utility - Recreation Facilities	38,000	6,333	4,060	2,273
4307	Street Lights	35,000	5,833	4,944	890
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	8,333	7,941	393
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	1,667	500	1,167
4606	Mitigation Area Monitoring & Maintenance	31,000	5,167	7,420	(2,253)
4628	Aquatic Maintenance	40,000	6,667	5,954	713
4802	Aquatic Plant Replacement	500	83	0	83
4803	Stormwater System Maintenance	2,000	333	0	333

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 11/30/2015

(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	667	0	667
4604	Landscape Maintenance	300,000	50,000	55,106	(5,106)
4609	Irrigation Repairs	15,000	2,500	5,156	(2,656)
4618	Landscape - Mulch	42,200	7,033	0	7,033
4619	Annual Flower Program	37,500	6,250	0	6,250
4640	Maintenance/Handyman Services	4,000	667	2,764	(2,098)
4641	Tree Trimming Services	10,000	1,667	558	1,109
4642	Well Maintenance	2,500	417	376	40
4643	Fire Ant Treatment	4,500	750	0	750
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	4,167	1,895	2,272
4680	Holiday Decorations	5,000	0	4,601	(4,601)
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	3,333	0	3,333
4621	Sidewalk Repair & Maintenance	1,000	167	0	167
4622	Parking Lot Repair & Maintenance	4,500	750	0	750
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	14,250	8,625	5,625
3302	Staff-P/R Taxes	5,746	958	750	207
3303	Staff-Workers' Comp	3,600	600	0	600
3304	Staff-Health Insurance	5,820	970	0	970
3305	Payroll Processing/Reimbursement	1,001	167	87	80
3308	Program Activities Payroll	10,365	1,728	1,480	248
4600	Pool Maintenance & Repairs	20,600	3,433	4,183	(750)
4615	Wildlife Management Services	10,000	1,667	0	1,667
4632	Facility A/C & Heating Maintenance & Repair	1,700	283	330	(47)
4702	Telephone, Fax, Internet	3,800	633	636	(3)
4704	Clubhouse Facility Janitorial Services	8,000	1,333	1,316	17
4705	Office Supplies	2,145	358	1,242	(884)
4711	Exterior Clubhouse Maintenance & Repair	10,000	1,667	3,635	(1,968)
4712	Security & Fire System Monitoring & Maintenance	3,000	500	106	394
4713	Management Contract	22,800	3,800	3,800	0
4714	Operating & Community Programming	28,500	4,750	6,131	(1,381)
4715	Pool/Patio Furniture	5,000	833	0	833
4719	Pest Control	1,000	167	100	67
4723	Interior Clubhouse Maintenance & Repairs	4,800	800	742	58
4727	Furniture Repair/Replacement	1,200	200	0	200
4745	Access Control Maintenance & Repair	2,000	333	1,176	(843)
4755	Athletic Field Maintenance & Repairs	1,250	208	0	208
4758	Fitness Equipment Maintenance & Repairs	2,000	333	283	51

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 11/30/2015

(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	200	0	200
4760	Tennis Court Maintenance & Supplies	1,200	200	44	156
4761	Trail/Bike Path Maintenance	15,000	2,500	730	1,770
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	1,457	75	1,382
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>333</u>	<u>0</u>	<u>333</u>
	Total Expenditures	<u>1,120,110</u>	<u>212,306</u>	<u>182,106</u>	<u>30,201</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>884,579</u>	<u>922,017</u>	<u>37,438</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>884,579</u>	<u>922,017</u>	<u>37,438</u>
	Fund Balance, Beginning of Period	0	0	129,941	129,941
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>884,579</u></u>	<u><u>1,051,958</u></u>	<u><u>167,380</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 11/30/2015

(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	48	48	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>86,279</u>	<u>48</u>	<u>0.06%</u>
Expenditures				
Contingency				
Capital Reserve	<u>86,231</u>	<u>12,997</u>	<u>73,234</u>	<u>84.92%</u>
Total Expenditures	<u>86,231</u>	<u>12,997</u>	<u>73,234</u>	<u>84.93%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>73,281</u>	<u>73,281</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>73,281</u>	<u>73,281</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>211,943</u>	<u>211,943</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 11/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	324,105	323,268	(837)	(0.25)%
Total Revenues	<u>324,105</u>	<u>323,268</u>	<u>(837)</u>	<u>(0.26)%</u>
Expenditures				
Debt Service				
Interest	224,105	113,288	110,818	49.44%
Principal	100,000	15,000	85,000	85.00%
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>194,981</u>	<u>194,981</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>194,775</u>	<u>194,775</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>486,727</u></u>	<u><u>486,727</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 11/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</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>205</u>	<u>205</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>47,836</u></u>	<u><u>47,836</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
November 30, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2015</u>
The Bank of Tampa	Money Market	\$ 619
The Bank of Tampa ICS: Bank of China, New York, NY	Money Market	1,350
	Total General Fund Investments	\$ 1,969
The Bank of Tampa ICS Capital Reserve: Bank of China, New York, NY	Money Market	\$ 142,842
	Total Reserve Fund Investments	\$ 142,842
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,963
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	11,516
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	832
	Total Debt Service Fund Investments	\$ 174,311
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 47,836
	Total Capital Project Fund Investments	\$ 47,836

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2015 Through 11/30/2015

<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	981,963.93
10/16/2015	Pulte Home Corporation	362-16-01	36,587.39
10/31/2015	Pulte Home Corporation	RI1015-1	372.75
11/30/2015	Pulte Home Corporation	RI1115-1	372.75
		Total 001 - General Fund	1,019,296.82

Harrison Ranch Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 11/1/2015 Through 11/30/2015

<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>86,231.00</u>
		Total 005 - Reserve Fund	86,231.00

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2015 Through 11/30/2015

<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>312,415.77</u>
		Total 200 - Debt Service Fund	<u>312,415.77</u>
Report Balance			<u><u>1,417,943.59</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2015 Through 11/30/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Amanda L. Rose	10/31/2015	10/31/15 Amanda	Aqua Zumba Classes 10/13/15	75.00
Aquatic Systems, Inc	11/1/2015	0000321928	Monthly Lake and Wetland Svc 11/15	2,977.00
Childlike Productions	6/12/2015	5423	Santa & Glitter Tattoo Artist Elf 12/05/15	400.00
Cortez Connect, Inc.	11/13/2015	2456-M	Cartridges w/ Cleaning Roller	1,176.00
Decorating Elves Inc	11/18/2015	5469	Holiday Decor	4,601.00
Gonzalo Hernandez, Jr.	11/30/2015	113015 Hernandez	Aqua Zumba 11/12/15, 11/19/15, 11/28/15	100.00
Hoover Pumping Systems Inc	11/1/2015	107817	Quarterly Pump Maintenance 11/15	376.25
Jan-Pro of Manasota	11/1/2015	40387	Janitorial Services 11/15	658.00
LaPensee Plumbing, Inc.	11/3/2015	271446	Pool Service 11/15	1,200.00
MCUD	11/24/2015	Water Summary Bill 11/15	MCUD Water Summary 11/15	4,038.06
Ruska Mihaylova	11/13/2015	11/13/15 Mihaylova	Fitness Classes 11/02/15, 11/04/15, 11/07/15, 11/09/15	160.00
Ruska Mihaylova	11/30/2015	11/30/15 Mihaylova	Fitness Classes 11/11, 11/16, 11/18, 11/23, 11/25, 11/30	240.00
Sally A. Hackle	11/13/2015	11/13/15 Hackle	Zumba Classes 10/29/15, 11/05/15, 11/12/15	80.00
Sally A. Hackle	11/30/2015	11/30/15 Hackle	Zumba Classes 11/19/15	40.00
Tampa Pc Web Design	11/17/2015	132209	Computer Equipment	650.00
Valley Crest Landscape Maintenance	11/10/2015	4903648	Landscape Maintenance 11/15	23,922.64
Valley Crest Landscape Maintenance	11/11/2015	4907451	Expand Tree Rings, Move Bike Racks, Add Mulch	280.00
Valley Crest Landscape Maintenance	11/11/2015	4907497	Install PVC Pipe, Rip Rap, Drain Repair	730.00
Valley Crest Landscape Maintenance	11/12/2015	4907642	Tree Removal	558.00
Valley Crest Landscape Maintenance	11/19/2015	4911632	Irrigation Repairs	1,285.00
Valley Crest Landscape Maintenance	11/19/2015	4911633	Irrigation Repairs	943.00
Verizon Florida LLC	11/25/2015	941-776-9949 150339 11/15A	Clubhouse/Office Telephone 11/15	249.42
Total 001 - General Fund				44,739.37
Report Balance				44,739.37

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
November 30, 2015

Balance Sheet

1. Trust statement activity has been recorded through 11/30/15.
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

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.