

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

October 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 10/31/2015

(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	40,002	0	0	0	40,002	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	1,969	0	291,952	47,630	341,551	0	0
Investments Capital Reserves	0	142,819	0	0	142,819	0	0
Accounts Receivable	1,092,617	86,231	323,268	0	1,502,116	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	615,220
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,659,780
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	1,153,494	229,050	615,220	47,630	2,045,393	13,017,950	4,275,000
Liabilities							
Accounts Payable	28,040	0	0	0	28,040	0	0
Accrued Expenses Payable	6,790	0	0	0	6,790	0	0
Other Current Liabilities	162	0	0	0	162	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	4,275,000
Total Liabilities	34,992	17,130	0	0	52,123	0	4,275,000
Fund Equity & Other Credits							
Beginning Fund Balance	130,115	138,662	291,952	47,630	608,358	13,017,950	0
Net Change in Fund Balance	988,387	73,258	323,268	0	1,384,913	0	0
Total Fund Equity & Other Credits	1,118,501	211,920	615,220	47,630	1,993,271	13,017,950	0
Total Liabilities & Fund Equity	1,153,494	229,050	615,220	47,630	2,045,393	13,017,950	4,275,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 10/31/2015

(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	6	6
36310	Special Assessments				
1001	Tax Roll	1,019,066	1,019,066	1,023,662	4,597
1009	Off Roll	73,174	73,174	73,175	0
36900	Other Miscellaneous Revenues				
0003	Miscellaneous Revenues	600	50	0	(50)
0025	Clubhouse Rentals	6,275	523	235	(288)
0028	Key/Access Revenue	960	80	0	(80)
0029	Lease Revenue	4,200	350	350	0
0033	Community Activity Revenues	15,835	1,320	1,490	170
	Total Revenues	<u>1,120,110</u>	<u>1,094,563</u>	<u>1,098,918</u>	<u>4,356</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	600	600	0
51300	Financial & Administrative				
3100	Administrative Services	4,500	375	375	0
3101	District Management	26,938	2,245	2,245	0
3103	District Engineer	20,000	1,667	1,290	377
3104	Disclosure Report	5,000	417	0	417
3105	Trustees Fees	2,500	2,313	2,313	0
3111	Financial Consulting Services	10,000	5,417	5,417	0
3201	Accounting Services	16,500	1,375	1,375	0
3202	Auditing Services	3,400	0	0	0
3203	Arbitrage Rebate Calculation	650	54	0	54
4001	Travel	400	33	0	33
4501	Public Officials Liability Insurance	6,900	6,900	2,342	4,558
4801	Legal Advertising	3,000	250	0	250
4901	Bank Fees	1,000	83	0	83
4902	Dues, Licenses & Fees	1,550	129	175	(46)
4905	Property Taxes	1,250	1,250	1,298	(48)
4907	Website Fees & Maintenance	2,655	221	175	46
51400	Legal Counsel				
3107	District Counsel	20,000	1,667	3,000	(1,333)
52900	Security Operations				
4740	Security Services and Patrols	15,000	1,250	0	1,250
53100	Electric Utility Services				
4301	Utility Services	5,000	417	179	237
4304	Utility - Recreation Facilities	38,000	3,167	2,189	977
4307	Street Lights	35,000	2,917	2,431	486
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	4,167	3,903	264
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	833	500	333
4606	Mitigation Area Monitoring & Maintenance	31,000	2,583	7,420	(4,837)
4628	Aquatic Maintenance	40,000	3,333	2,977	356
4802	Aquatic Plant Replacement	500	42	0	42
4803	Stormwater System Maintenance	2,000	167	0	167

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 10/31/2015

(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	333	0	333
4604	Landscape Maintenance	300,000	25,000	32,248	(7,248)
4609	Irrigation Repairs	15,000	1,250	2,112	(862)
4618	Landscape - Mulch	42,200	3,517	0	3,517
4619	Annual Flower Program	37,500	3,125	0	3,125
4640	Maintenance/Handyman Services	4,000	333	0	333
4641	Tree Trimming Services	10,000	833	0	833
4642	Well Maintenance	2,500	208	0	208
4643	Fire Ant Treatment	4,500	375	0	375
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	2,083	1,375	708
4680	Holiday Decorations	5,000	0	0	0
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	1,667	0	1,667
4621	Sidewalk Repair & Maintenance	1,000	83	0	83
4622	Parking Lot Repair & Maintenance	4,500	375	0	375
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	7,125	4,125	3,000
3302	Staff-P/R Taxes	5,746	479	350	129
3303	Staff-Workers' Comp	3,600	300	0	300
3304	Staff-Health Insurance	5,820	485	0	485
3305	Payroll Processing/Reimbursement	1,001	83	42	41
3308	Program Activities Payroll	10,365	864	785	79
4600	Pool Maintenance & Repairs	20,600	1,717	2,045	(328)
4615	Wildlife Management Services	10,000	833	0	833
4632	Facility A/C & Heating Maintenance & Repair	1,700	142	330	(189)
4702	Telephone, Fax, Internet	3,800	317	60	257
4704	Clubhouse Facility Janitorial Services	8,000	667	658	9
4705	Office Supplies	2,145	179	215	(37)
4711	Exterior Clubhouse Maintenance & Repair	10,000	833	2,790	(1,957)
4712	Security & Fire System Monitoring & Maintenance	3,000	250	131	119
4713	Management Contract	22,800	1,900	1,900	0
4714	Operating & Community Programming	28,500	2,375	4,437	(2,062)
4715	Pool/Patio Furniture	5,000	417	0	417
4719	Pest Control	1,000	83	50	33
4723	Interior Clubhouse Maintenance & Repairs	4,800	400	742	(342)
4727	Furniture Repair/Replacement	1,200	100	0	100
4745	Access Control Maintenance & Repair	2,000	167	0	167
4755	Athletic Field Maintenance & Repairs	1,250	104	0	104
4758	Fitness Equipment Maintenance & Repairs	2,000	167	0	167

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 10/31/2015

(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	100	0	100
4760	Tennis Court Maintenance & Supplies	1,200	100	44	56
4761	Trail/Bike Path Maintenance	15,000	1,250	0	1,250
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	728	38	691
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>167</u>	<u>0</u>	<u>167</u>
	Total Expenditures	<u>1,120,110</u>	<u>122,385</u>	<u>110,531</u>	<u>11,853</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>972,178</u>	<u>988,387</u>	<u>16,209</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>972,178</u>	<u>988,387</u>	<u>16,209</u>
	Fund Balance, Beginning of Period	0	0	130,115	130,115
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>972,178</u></u>	<u><u>1,118,501</u></u>	<u><u>146,323</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 10/31/2015

(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	24	24	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>86,255</u>	<u>24</u>	<u>0.03%</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>73,258</u>	<u>73,258</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>73,258</u>	<u>73,258</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>211,920</u></u>	<u><u>211,920</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 10/31/2015

(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	<u>324,105</u>	<u>323,268</u>	<u>(837)</u>	<u>(0.25)%</u>
Total Revenues	<u>324,105</u>	<u>323,268</u>	<u>(837)</u>	<u>(0.26)%</u>
Expenditures				
Debt Service				
Interest	<u>224,105</u>	<u>0</u>	<u>224,105</u>	<u>100.00%</u>
Principal	<u>100,000</u>	<u>0</u>	<u>100,000</u>	<u>100.00%</u>
Total Expenditures	<u>324,105</u>	<u>0</u>	<u>324,105</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>323,268</u>	<u>323,268</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>323,268</u>	<u>323,268</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>291,952</u>	<u>291,952</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>615,220</u></u>	<u><u>615,220</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 10/31/2015

(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	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	47,630	47,630	0.00%
Fund Balance, End of Period	<u>0</u>	<u>47,630</u>	<u>47,630</u>	<u>0.00%</u>

Harrison Ranch CDD
Investment Summary
October 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 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	<u>\$ 1,969</u>
The Bank of Tampa ICS Capital Reserve: Bank of China, New York, NY	Money Market	\$ 142,819
	Total Reserve Fund Investments	<u>\$ 142,819</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,179
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	113,951
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	15,822
	Total Debt Service Fund Investments	<u>\$ 291,952</u>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 47,630
	Total Capital Project Fund Investments	<u>\$ 47,630</u>

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 10/1/2015 Through 10/31/2015

<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	1,019,069.28
10/16/2015	Pulte Home Corporation	362-16-01	73,174.79
10/31/2015	Pulte Home Corporation	RI1015-1	<u>372.75</u>
		Total 001 - General Fund	1,092,616.82

Harrison Ranch Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 10/1/2015 Through 10/31/2015

<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 10/1/2015 Through 10/31/2015

<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>323,268.00</u>
		Total 200 - Debt Service Fund	<u>323,268.00</u>
Report Balance			<u><u>1,502,115.82</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2015 Through 10/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Access Residential Management LLC	11/1/2015	HRCDDP2015-9 Payroll	Payroll Fees 10/15	4,517.51
Cortez Connect, Inc.	10/2/2015	6121	Installation of Security System	9,701.43
Cortez Connect, Inc.	10/22/2015	2447-M	Service Call	130.75
Gold Coast Eagle Distributing LLLP	10/26/2015	813901	Beverages	571.00
Gonzalo Hernandez, Jr.	10/2/2015	100215 Hernandez	Aqua Zumba 09/26/15, 10/03/15	150.00
Interline Brands Inc	10/23/2015	350405858	Clubhouse Supplies	191.48
Jan-Pro of Manasota	10/23/2015	40185	Window Cleaning In/Out of Clubhouse	175.00
Ken Burton, Jr. Tax Collector MCUD	10/16/2015	726413909 15/16	Non Ad Valorem Assessments - Fire Rescue	1,297.89
	10/28/2015	Water Summary Bill 10/15	MCUD Water Summary 10/15	3,902.56
Ruska Mihaylova	10/28/2015	102815 Mihaylova	Fitness Classes 10/05/15-10/28/15	320.00
Sally A. Hackle	10/28/2015	10/28/15 Hackle	Zumba Classes 10/08/15, 10/15/15, 10/22/15	155.00
Southwest Maintenance Services, Inc.	10/23/2015	1087	Pressure Washing 10/23/15	215.00
Valley Crest Landscape Maintenance	9/28/2015	2482066	Additional Turf Maintenance 09/15	1,065.00
Valley Crest Landscape Maintenance	10/29/2015	4893887	Install St Augustine Sod	145.00
Valley Crest Landscape Maintenance	10/29/2015	4893888	Rut Repair & Install St Augustine Sod	105.00
Valley Crest Landscape Maintenance	10/29/2015	4893891	Install St Augustine Sod	95.00
Valley Crest Landscape Maintenance	10/29/2015	4893898	Install St Augustine Sod	105.00
Valley Crest Landscape Maintenance	10/29/2015	4893904	Install St Augustine Sod	500.00
ZNS Engineering, L.C.	10/30/2015	124478	Engineering Services 09/15	4,407.50
ZNS Engineering, L.C.	10/30/2015	124479	Engineering Services 09/15 - WUP	290.00
			Total 001 - General Fund	28,040.12
Report Balance				28,040.12

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
October 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 10/31/15.
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.
5. Payment for Invoice #362-16-01 for \$36,587.40 was received in November 2015.