

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

September 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 9/30/2016

(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	82,713	0	0	0	82,713	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	131,170	0	283,927	2	415,098	0	0
Investments--Capital Reserves	0	144,642	0	0	144,642	0	0
Accounts Receivable	3,413	0	759	0	4,173	0	0
Prepaid Expenses	21,629	0	0	0	21,629	0	0
Deposits	1,676	0	0	0	1,676	0	0
Due From Other Funds	759	0	0	0	759	0	0
Due From Others	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	283,927
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,876,073
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	241,461	144,642	284,686	2	670,790	13,017,950	4,160,000
Liabilities							
Accounts Payable	12,371	0	0	0	12,371	0	0
Accrued Expenses Payable	32,059	0	0	0	32,059	0	0
Other Current Liabilities	2,092	0	0	0	2,092	0	0
Due To Other Funds	0	0	759	0	759	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,160,000
Total Liabilities	46,523	0	759	0	47,282	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	64,997	5,980	(8,025)	(47,629)	15,323	0	0
Total Fund Equity & Other Credits	194,938	144,642	283,927	2	623,508	13,017,950	0
Total Liabilities & Fund Equity	241,461	144,642	284,686	2	670,790	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 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
36100				
Interest Earnings				
0001	0	0	700	700
36310				
Special Assessments				
1001	1,019,066	1,019,066	1,032,443	13,377
1009	73,174	73,174	73,175	0
36900				
Other Miscellaneous Revenues				
0003	600	600	684	84
0025	6,275	6,275	5,714	(561)
0028	960	960	883	(77)
0029	4,200	4,200	5,180	980
0033	15,835	15,835	14,160	(1,675)
Total Revenues	<u>1,120,110</u>	<u>1,120,110</u>	<u>1,132,938</u>	<u>12,828</u>
Expenditures				
51100				
Legislative				
1101	7,200	7,200	7,000	200
51300				
Financial & Administrative				
3100	4,500	4,500	4,500	0
3101	26,938	26,938	26,938	0
3103	20,000	20,000	17,651	2,349
3104	5,000	5,000	1,100	3,900
3105	2,500	2,500	3,965	(1,465)
3111	10,000	10,000	10,000	(0)
3201	16,500	16,500	16,500	0
3202	3,400	3,400	3,400	0
3203	650	650	500	150
4001	400	400	0	400
4501	6,900	6,900	2,342	4,558
4801	3,000	3,000	3,193	(193)
4901	1,000	1,000	0	1,000
4902	1,550	1,550	1,795	(245)
4905	1,250	1,250	1,298	(48)
4907	2,655	2,655	2,100	555
51400				
Legal Counsel				
3107	20,000	20,000	28,961	(8,961)
52900				
Security Operations				
4740	15,000	15,000	4,448	10,552
53100				
Electric Utility Services				
4301	5,000	5,000	1,800	3,200
4304	38,000	38,000	30,378	7,622
4307	35,000	35,000	29,585	5,416
53600				
Water-Sewer Combination Services				
4301	50,000	50,000	41,146	8,854
53800				
Stormwater Control				
4602	10,000	10,000	5,658	4,342
4606	31,000	31,000	29,680	1,320
4628	40,000	40,000	35,724	4,276
4802	500	500	0	500
4803	2,000	2,000	0	2,000

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
53900	Other Physical Environment				
4505	Property/GL Insurance	17,000	17,000	15,850	1,150
4603	Entry & Walls Maintenance	4,000	4,000	0	4,000
4604	Landscape Maintenance	300,000	300,000	313,451	(13,451)
4609	Irrigation Repairs	15,000	15,000	18,182	(3,182)
4618	Landscape - Mulch	42,200	42,200	40,913	1,287
4619	Annual Flower Program	37,500	37,500	34,393	3,107
4640	Maintenance/Handyman Services	4,000	4,000	5,723	(1,723)
4641	Tree Trimming Services	10,000	10,000	1,054	8,946
4642	Well Maintenance	2,500	2,500	1,899	602
4643	Fire Ant Treatment	4,500	4,500	4,685	(185)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	25,000	33,393	(8,393)
4680	Holiday Decorations	5,000	5,000	4,601	399
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	20,000	16,533	3,468
4621	Sidewalk Repair & Maintenance	1,000	1,000	215	785
4622	Parking Lot Repair & Maintenance	4,500	4,500	0	4,500
57200	Parks & Recreation				
3301	Staff-Salaries	85,500	85,500	78,259	7,241
3302	Staff-P/R Taxes	5,746	5,746	6,447	(701)
3303	Staff-Workers' Comp	3,600	3,600	119	3,481
3304	Staff-Health Insurance	5,820	5,820	6,236	(416)
3305	Payroll Processing/Reimbursement	1,001	1,001	590	411
3308	Program Activities Payroll	10,365	10,365	8,580	1,785
4600	Pool Maintenance & Repairs	20,600	20,600	23,070	(2,470)
4615	Wildlife Management Services	10,000	10,000	8,250	1,750
4632	Facility A/C & Heating Maintenance & Repair	1,700	1,700	3,384	(1,684)
4702	Telephone, Fax, Internet	3,800	3,800	3,668	132
4704	Clubhouse - Facility Janitorial Service	8,000	8,000	10,054	(2,054)
4705	Office Supplies	2,145	2,145	8,337	(6,192)
4711	Exterior Clubhouse Maintenance & Repair	10,000	10,000	13,057	(3,057)
4712	Security & Fire System Monitoring & Maintenance	3,000	3,000	2,986	14
4713	Management Contract	22,800	22,800	22,800	0
4714	Operating & Community Programming	28,500	28,500	31,256	(2,756)
4715	Pool/Patio Furniture	5,000	5,000	1,200	3,800
4719	Pest Control	1,000	1,000	744	256
4723	Interior Clubhouse Maintenance & Repairs	4,800	4,800	9,261	(4,461)
4727	Furniture Repair/Replacement	1,200	1,200	0	1,200
4745	Access Control Maintenance & Repair	2,000	2,000	1,696	304
4755	Athletic Field Maintenance & Repairs	1,250	1,250	39	1,211

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
4758	Fitness Equipment Maintenance & Repairs	2,000	2,000	3,719	(1,719)
4759	Playground Equipment and Maintenance	1,200	1,200	0	1,200
4760	Tennis Court Maintenance & Supplies	1,200	1,200	242	958
4761	Trail/Bike Path Maintenance	15,000	15,000	19,275	(4,275)
4762	Clubhouse Miscellaneous Expense (Recycling)	8,740	8,740	446	8,294
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>2,000</u>	<u>3,672</u>	<u>(1,672)</u>
	Total Expenditures	<u>1,120,110</u>	<u>1,120,110</u>	<u>1,067,942</u>	<u>52,168</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>64,997</u>	<u>64,997</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>64,997</u>	<u>64,997</u>
	Fund Balance, Beginning of Period	0	0	129,941	129,941
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>194,938</u></u>	<u><u>194,938</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 9/30/2016

(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	354	354	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>86,585</u>	<u>354</u>	<u>0.41%</u>
Expenditures				
Contingency				
Capital Reserve	<u>86,231</u>	<u>80,605</u>	<u>5,626</u>	<u>6.52%</u>
Total Expenditures	<u>86,231</u>	<u>80,605</u>	<u>5,626</u>	<u>6.52%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>5,980</u>	<u>5,980</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>5,980</u>	<u>5,980</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>144,642</u>	<u>144,642</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 9/30/2016

(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	453	453	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>333,358</u>	<u>9,253</u>	<u>2.86%</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>(7,819)</u>	<u>(7,819)</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>(8,025)</u>	<u>(8,025)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	291,952	291,952	0.00%
Fund Balance, End of Period	<u>0</u>	<u>283,927</u>	<u>283,927</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 9/30/2016

(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
September 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2016</u>
The Bank of Tampa	Money Market	\$ 123,033
The Bank of Tampa ICS: Western Alliance Bank	Money Market	8,137
	Total General Fund Investments	<u>\$ 131,170</u>
The Bank of Tampa ICS Capital Reserve: Western Alliance Bank	Money Market	\$ 144,642
	Total Reserve Fund Investments	<u>\$ 144,642</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,725
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	111,284
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	10,918
	Total Debt Service Fund Investments	<u>\$ 283,927</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 9/1/2016 Through 9/30/2016

<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	2,595.62
6/28/2016	Access Residential Management	OMR0616-1	28.50
8/31/2016	Access Residential Management	OMR0816-2	25.00
8/31/2016	Harrison Ranch Homeowner's Association, Inc.	OMR0816-1	182.97
9/2/2016	Harrison Ranch Homeowner's Association, Inc.	RI0916-1	104.37
9/30/2016	Harrison Ranch Homeowner's Association, Inc.	OMR0916-1	104.22
9/30/2016	Pulte Home Corporation	RI0916-2	372.75
		Total 001 - General Fund	3,413.43

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 9/1/2016 Through 9/30/2016

<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>759.19</u>
		Total 200 - Debt Service Fund	<u>759.19</u>
Report Balance			<u><u>4,172.62</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
BrightView Landscape Services, Inc.	9/27/2016	5142227	Annual Color Rotation	8,580.00
Decorating Elves Inc	9/16/2016	6436	Holiday Decor	1,659.00
Goodson Electric Contractors, LLC	9/22/2016	992781	Lighting Repairs	2,037.00
Symbiont Service Corp	9/17/2016	0609061309	Service on Pool Heaters	95.00
			Total 001 - General Fund	12,371.00
Report Balance				12,371.00

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/16.
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 – 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.