

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

January 31, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 1/31/2017

(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	805,251	0	0	0	805,251	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	104,677	0	465,531	1,163	571,370	0	0
Investments--Capital Reserves	0	144,739	0	0	144,739	0	0
Accounts Receivable	118,973	0	12,582	0	131,555	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	17,178	88,479	15,922	0	121,580	0	0
Due From Others	332	0	0	0	332	0	0
Amount Available in Debt Service	0	0	0	0	0	0	493,276
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,666,724
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	<u>1,048,187</u>	<u>233,218</u>	<u>494,035</u>	<u>1,163</u>	<u>1,776,603</u>	<u>13,017,950</u>	<u>4,160,000</u>
Liabilities							
Accounts Payable	21,435	0	0	0	21,435	0	0
Accrued Expenses Payable	16,541	0	0	0	16,541	0	0
Other Current Liabilities	127	0	0	0	127	0	0
Due To Other Funds	104,401	16,419	759	0	121,580	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,160,000
Total Liabilities	<u>142,504</u>	<u>16,419</u>	<u>759</u>	<u>0</u>	<u>159,682</u>	<u>0</u>	<u>4,160,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	194,938	144,642	283,927	2	623,508	13,017,950	0
Net Change in Fund Balance	710,745	72,158	209,349	1,161	993,413	0	0
Total Fund Equity & Other Credits	<u>905,683</u>	<u>216,799</u>	<u>493,276</u>	<u>1,163</u>	<u>1,616,921</u>	<u>13,017,950</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>1,048,187</u>	<u>233,218</u>	<u>494,035</u>	<u>1,163</u>	<u>1,776,603</u>	<u>13,017,950</u>	<u>4,160,000</u>

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(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	28	28
36310	Special Assessments				
1001	Tax Roll	1,090,707	1,090,707	1,101,381	10,674
1009	Off Roll	75,543	75,543	75,543	0
36900	Other Miscellaneous Revenues				
0003	Miscellaneous Revenues	561	187	892	705
0025	Clubhouse Rentals	5,400	1,800	746	(1,054)
0028	Key/Access Revenue	564	188	211	23
0029	Lease Revenue	1,176	392	1,442	1,050
0033	Community Activity Revenues	9,299	3,100	6,959	3,859
	Total Revenues	<u>1,183,250</u>	<u>1,171,917</u>	<u>1,187,203</u>	<u>15,286</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	9,400	3,133	2,600	533
51300	Financial & Administrative				
3100	Administrative Services	4,725	1,575	1,969	(394)
3101	District Management	28,285	9,428	11,785	(2,357)
3103	District Engineer	15,000	5,000	6,550	(1,550)
3104	Disclosure Report	1,000	333	1,000	(667)
3105	Trustees Fees	3,965	3,965	2,313	1,652
3106	Assessment Roll	5,250	5,250	5,250	0
3111	Financial Consulting Services	5,250	1,750	2,188	(438)
3201	Accounting Services	17,325	5,775	7,219	(1,444)
3202	Auditing Services	3,500	0	0	0
3203	Arbitrage Rebate Calculation	650	217	0	217
4501	Public Officials Liability Insurance	2,700	2,700	2,360	340
4801	Legal Advertising	3,000	1,000	348	652
4902	Dues, Licenses & Fees	1,630	543	175	368
4905	Property Taxes	1,300	1,300	0	1,300
4907	Website Hosting, Maintenance, Backup	2,700	900	875	25
51400	Legal Counsel				
3107	District Counsel	25,000	8,333	9,848	(1,515)
52900	Security Operations				
4740	Security Services and Patrols	10,000	3,333	2,120	1,213
53100	Electric Utility Services				
4301	Utility Services	2,500	833	589	244
4304	Utility - Recreation Facilities	38,000	12,667	9,193	3,474
4307	Street Lights	35,000	11,667	10,551	1,116
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	16,667	13,776	2,890
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	3,333	0	3,333
4606	Mitigation Area Monitoring & Maintenance	29,680	9,893	12,929	(3,035)
4628	Aquatic Maintenance	40,000	13,333	11,908	1,425
4802	Aquatic Plant Replacement	500	167	0	167
4803	Stormwater System Maintenance	2,000	667	750	(83)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(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	18,225	18,225	15,665	2,560
4603	Entry & Walls Maintenance	4,000	1,333	0	1,333
4604	Landscape Maintenance	330,000	110,000	110,623	(623)
4609	Irrigation Repairs	20,000	6,667	26,426	(19,760)
4618	Landscape - Mulch	42,200	14,067	38,150	(24,083)
4619	Annual Flower Program	34,612	11,537	8,580	2,957
4640	Maintenance/Handyman Services	5,000	1,667	2,080	(413)
4641	Tree Trimming Services	10,000	3,333	10,000	(6,667)
4642	Well Maintenance	2,500	833	665	168
4643	Fire Ant Treatment	4,500	1,500	0	1,500
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	11,667	2,637	9,030
4680	Holiday Decorations	5,000	5,000	4,740	260
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	6,667	47,935	(41,269)
4621	Sidewalk Repair & Maintenance	1,000	333	0	333
4622	Parking Lot Repair & Maintenance	1,000	333	0	333
4635	Street Sign Repair & Replacement	1,000	333	0	333
57200	Parks & Recreation				
3301	Staff-Salaries	99,055	33,018	27,456	5,562
3302	Staff-P/R Taxes	8,313	2,771	2,328	443
3303	Staff-Workers' Comp	3,600	1,200	0	1,200
3304	Staff-Health Insurance	9,240	3,080	2,137	943
3305	Payroll Processing/Reimbursement	558	186	235	(49)
4600	Pool Repairs	5,000	1,667	7,875	(6,209)
4615	Wildlife Management Services	10,000	3,333	4,325	(992)
4617	Pool Service Contract	15,650	5,217	3,300	1,917
4632	Facility A/C & Heating Maintenance & Repair	1,500	500	0	500
4702	Telephone, Fax, Internet	3,600	1,200	1,243	(43)
4704	Clubhouse - Facility Janitorial Service	10,200	3,400	3,450	(50)
4705	Office Supplies	2,232	744	2,039	(1,295)
4706	Clubhouse - Facility Janitorial Supplies	3,000	1,000	113	887
4711	Exterior Clubhouse Maintenance & Repair	10,000	3,333	11,174	(7,841)
4712	Security & Fire System Monitoring & Maintenance	4,000	1,333	2,736	(1,402)
4713	Management Contract	22,800	7,600	7,600	0
4714	Operating & Community Programming	35,000	11,667	12,305	(638)
4715	Pool/Patio Furniture	1,500	500	14	486
4719	Pest Control	760	253	186	67
4723	Interior Clubhouse Maintenance & Repairs	7,500	2,500	879	1,621
4727	Furniture Repair/Replacement	1,200	400	0	400
4745	Access Control Maintenance & Repair	2,000	667	2,500	(1,833)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
4755	Athletic Field Maintenance & Repairs	1,250	417	0	417
4758	Fitness Equipment Maintenance & Repairs	2,500	833	349	484
4759	Playground Equipment and Maintenance	1,200	400	0	400
4760	Tennis Court Maintenance & Supplies	1,200	400	198	202
4761	Trail/Bike Path Maintenance	15,000	5,000	0	5,000
4762	Clubhouse Miscellaneous Expense (Recycling)	995	332	218	113
57900	Contingency				
4638	Miscellaneous Contingency	2,000	667	0	667
6401	Capital Outlay	20,000	6,667	0	6,667
	Total Expenditures	<u>1,183,250</u>	<u>417,543</u>	<u>476,458</u>	<u>(58,914)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>754,373</u>	<u>710,745</u>	<u>(43,628)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>754,373</u>	<u>710,745</u>	<u>(43,628)</u>
	Fund Balance, Beginning of Period	0	0	194,938	194,938
	Fund Balance, End of Period	<u>0</u>	<u>754,373</u>	<u>905,683</u>	<u>151,310</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 1/31/2017

(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	98	98	0.00%
Special Assessments				
Tax Roll	<u>88,479</u>	<u>88,479</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>88,479</u>	<u>88,577</u>	<u>98</u>	<u>0.11%</u>
Expenditures				
Contingency				
Capital Reserve	<u>88,479</u>	<u>16,419</u>	<u>72,060</u>	<u>81.44%</u>
Total Expenditures	<u>88,479</u>	<u>16,419</u>	<u>72,060</u>	<u>81.44%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>72,158</u>	<u>72,158</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>72,158</u>	<u>72,158</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	144,642	144,642	0.00%
Fund Balance, End of Period	<u>0</u>	<u>216,799</u>	<u>216,799</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 1/31/2017

(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	221	221	0.00%
Special Assessments				
Tax Roll	322,524	322,524	0	0.00%
Debt Service Prepayments	<u>0</u>	<u>8,004</u>	<u>8,004</u>	<u>0.00%</u>
Total Revenues	<u>322,524</u>	<u>330,750</u>	<u>8,226</u>	<u>2.55%</u>
Expenditures				
Debt Service				
Interest	217,524	110,240	107,284	49.32%
Principal	<u>105,000</u>	<u>10,000</u>	<u>95,000</u>	<u>90.47%</u>
Total Expenditures	<u>322,524</u>	<u>120,240</u>	<u>202,284</u>	<u>62.72%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>210,510</u>	<u>210,510</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,161)	(1,161)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>209,349</u>	<u>209,349</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	283,927	283,927	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>493,276</u></u>	<u><u>493,276</u></u>	<u><u>0.00%</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 1/31/2017

(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>1</u>	<u>1</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess of Revenue Over (Under)	0	1	1	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	1,161	1,161	0.00%
Excess of Rev./Other Sources Over (Under)	0	1,161	1,161	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	2	2	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,163</u></u>	<u><u>1,163</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
January 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2017</u>
The Bank of Tampa	Money Market	\$ 96,535
The Bank of Tampa ICS: Western Alliance Bank	Money Market	8,142
	Total General Fund Investments	<u>\$ 104,677</u>
The Bank of Tampa ICS Capital Reserve: Western Alliance Bank	Money Market	\$ 144,739
	Total Reserve Fund Investments	<u>\$ 144,739</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,784
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	294,816
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	8,931
	Total Debt Service Fund Investments	<u>\$ 465,531</u>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,163
	Total Capital Project Fund Investments	<u>\$ 1,163</u>

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2017 Through 1/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
6/28/2016	Access Residential Management	OMR0616-1	28.50
10/1/2016	Manatee County Tax Collector	FY16-17	42,550.91
10/1/2016	Pulte Home Corporation	362-17-01	75,543.49
12/5/2016	Pulte Home Corporation	RI1216-2	372.75
1/11/2017	Harrison Ranch Homeowner's Association, Inc.	RI0117-1	104.37
1/11/2017	Pulte Home Corporation	RI0117-2	<u>372.75</u>
		Total 001 - General Fund	118,972.77

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2017 Through 1/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Manatee County Tax Collector	FY16-17	<u>12,582.40</u>
		Total 200 - Debt Service Fund	<u>12,582.40</u>
Report Balance			<u><u>131,555.17</u></u>

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2016

001 - General Fund

From 1/1/2017 Through 1/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ZNS Engineering, L.C.	11/18/2016	127382A	Engineering Services 10/16 - WUP -- Extra Services	401.00
RB Owens Electric Inc	12/30/2016	106307	Service Call - Street Lights	575.50
Waste Pro of Florida Inc	1/20/2017	0000158942	Commercial Recycling 02/17	37.63
Pyramid II Inc.	1/20/2017	389688912	Clubhouse Supplies	42.09
D&D Painting and Restoration LLC	1/20/2017	01202017	Additional Wood Replacement - Fascia Board	16,419.00
Frontier Florida LLC dba Frontier Communications of Florida	1/25/2017	941-776-9949-0110... 01/17	Clubhouse/Office Telephone 01/17	262.09
Hopping Green & Sams	1/25/2017	91912	General/Monthly Legal Services 12/16	3,548.00
Premier Plumbers Inc.	1/31/2017	8026	Service Call - Tested & Certified Fire Line	149.50
			Total 001 - General Fund	21,434.81
Report Total				21,434.81

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
January 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 01/31/17.
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 FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.