

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

February 28, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 2/28/2017

(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	538,505	0	0	0	538,505	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	251,208	0	490,762	1,163	743,133	0	0
Investments--Capital Reserves	0	233,248	0	0	233,248	0	0
Accounts Receivable	65,313	0	7,994	0	73,307	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	29,418	0	4,588	0	34,006	0	0
Due From Others	332	0	0	0	332	0	0
Amount Available in Debt Service	0	0	0	0	0	0	502,585
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,657,415
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	886,552	233,248	503,344	1,163	1,624,307	13,017,950	4,160,000
Liabilities							
Accounts Payable	32,525	0	0	0	32,525	0	0
Accrued Expenses Payable	14,399	0	0	0	14,399	0	0
Other Current Liabilities	177	0	0	0	177	0	0
Due To Other Funds	4,588	28,659	759	0	34,006	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,160,000
Total Liabilities	51,688	28,659	759	0	81,106	0	4,160,000
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	639,925	59,948	218,658	1,162	919,693	0	0
Total Fund Equity & Other Credits	834,864	204,590	502,585	1,163	1,543,201	13,017,950	0
Total Liabilities & Fund Equity	886,552	233,248	503,344	1,163	1,624,307	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 10/1/2016 Through 2/28/2017

(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	39	39
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	234	1,174	940
0025	Clubhouse Rentals	5,400	2,250	1,580	(670)
0028	Key/Access Revenue	564	235	282	47
0029	Lease Revenue	1,176	490	1,890	1,400
0033	Community Activity Revenues	9,299	3,875	7,597	3,722
	Total Revenues	<u>1,183,250</u>	<u>1,173,333</u>	<u>1,189,485</u>	<u>16,152</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	9,400	3,917	3,400	517
51300	Financial & Administrative				
3100	Administrative Services	4,725	1,969	1,969	0
3101	District Management	28,285	11,785	11,785	0
3103	District Engineer	15,000	6,250	9,169	(2,919)
3104	Disclosure Report	1,000	417	1,000	(583)
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	2,188	2,188	0
3201	Accounting Services	17,325	7,219	7,219	0
3202	Auditing Services	3,500	0	0	0
3203	Arbitrage Rebate Calculation	650	271	0	271
4501	Public Officials Liability Insurance	2,700	2,700	2,360	340
4801	Legal Advertising	3,000	1,250	447	803
4902	Dues, Licenses & Fees	1,630	679	1,376	(697)
4905	Property Taxes	1,300	1,300	0	1,300
4907	Website Hosting, Maintenance, Backup	2,700	1,125	875	250
51400	Legal Counsel				
3107	District Counsel	25,000	10,417	10,848	(432)
52900	Security Operations				
4740	Security Services and Patrols	10,000	4,167	3,703	464
53100	Electric Utility Services				
4301	Utility Services	2,500	1,042	730	312
4304	Utility - Recreation Facilities	38,000	15,833	12,041	3,792
4307	Street Lights	35,000	14,583	13,262	1,321
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	20,833	16,279	4,555
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	4,167	0	4,167
4606	Mitigation Area Monitoring & Maintenance	29,680	12,367	20,349	(7,982)
4628	Aquatic Maintenance	40,000	16,667	14,885	1,782
4802	Aquatic Plant Replacement	500	208	0	208
4803	Stormwater System Maintenance	2,000	833	750	83

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(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	1,667	0	1,667
4604	Landscape Maintenance	330,000	137,500	138,231	(731)
4609	Irrigation Repairs	20,000	8,333	28,246	(19,913)
4618	Landscape - Mulch	42,200	17,583	38,150	(20,567)
4619	Annual Flower Program	34,612	14,422	8,580	5,842
4640	Maintenance/Handyman Services	5,000	2,083	2,080	4
4641	Tree Trimming Services	10,000	4,167	10,000	(5,833)
4642	Well Maintenance	2,500	1,042	1,042	0
4643	Fire Ant Treatment	4,500	1,875	0	1,875
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	14,583	2,637	11,946
4680	Holiday Decorations	5,000	5,000	4,740	260
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	8,333	51,709	(43,376)
4621	Sidewalk Repair & Maintenance	1,000	417	0	417
4622	Parking Lot Repair & Maintenance	1,000	417	0	417
4635	Street Sign Repair & Replacement	1,000	417	0	417
57200	Parks & Recreation				
3301	Staff-Salaries	99,055	41,273	33,500	7,773
3302	Staff-P/R Taxes	8,313	3,464	2,869	595
3303	Staff-Workers' Comp	3,600	1,500	0	1,500
3304	Staff-Health Insurance	9,240	3,850	2,695	1,155
3305	Payroll Processing/Reimbursement	558	233	279	(46)
4600	Pool Repairs	5,000	2,083	7,875	(5,792)
4615	Wildlife Management Services	10,000	4,167	4,325	(158)
4617	Pool Service Contract	15,650	6,521	4,400	2,121
4632	Facility A/C & Heating Maintenance & Repair	1,500	625	0	625
4702	Telephone, Fax, Internet	3,600	1,500	1,555	(55)
4704	Clubhouse - Facility Janitorial Service	10,200	4,250	4,350	(100)
4705	Office Supplies	2,232	930	2,342	(1,412)
4706	Clubhouse - Facility Janitorial Supplies	3,000	1,250	608	642
4711	Exterior Clubhouse Maintenance & Repair	10,000	4,167	11,174	(7,007)
4712	Security & Fire System Monitoring & Maintenance	4,000	1,667	2,736	(1,069)
4713	Management Contract	22,800	9,500	9,500	0
4714	Operating & Community Programming	35,000	14,583	13,231	1,352
4715	Pool/Patio Furniture	1,500	625	14	611
4719	Pest Control	760	317	272	45
4723	Interior Clubhouse Maintenance & Repairs	7,500	3,125	879	2,246
4727	Furniture Repair/Replacement	1,200	500	0	500
4745	Access Control Maintenance & Repair	2,000	833	2,500	(1,667)

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(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	521	0	521
4758	Fitness Equipment Maintenance & Repairs	2,500	1,042	724	318
4759	Playground Equipment and Maintenance	1,200	500	0	500
4760	Tennis Court Maintenance & Supplies	1,200	500	198	302
4761	Trail/Bike Path Maintenance	15,000	6,250	0	6,250
4762	Clubhouse Miscellaneous Expense (Recycling)	995	415	256	159
57900	Contingency				
4638	Miscellaneous Contingency	2,000	833	0	833
6401	Capital Outlay	20,000	8,333	0	8,333
	Total Expenditures	<u>1,183,250</u>	<u>512,819</u>	<u>549,560</u>	<u>(36,741)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>660,514</u>	<u>639,925</u>	<u>(20,589)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>660,514</u>	<u>639,925</u>	<u>(20,589)</u>
	Fund Balance, Beginning of Period	0	0	194,938	194,938
	Fund Balance, End of Period	<u>0</u>	<u>660,514</u>	<u>834,864</u>	<u>174,349</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 2/28/2017

(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	127	127	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>88,606</u>	<u>127</u>	<u>0.14%</u>
Expenditures				
Contingency				
Capital Reserve	<u>88,479</u>	<u>28,659</u>	<u>59,820</u>	<u>67.60%</u>
Total Expenditures	<u>88,479</u>	<u>28,659</u>	<u>59,820</u>	<u>67.61%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>59,948</u>	<u>59,948</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>59,948</u>	<u>59,948</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>204,590</u>	<u>204,590</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 2/28/2017

(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	382	382	0.00%
Special Assessments				
Tax Roll	322,524	322,524	0	0.00%
Debt Service Prepayments	<u>0</u>	<u>17,152</u>	<u>17,152</u>	<u>0.00%</u>
Total Revenues	<u>322,524</u>	<u>340,059</u>	<u>17,535</u>	<u>5.44%</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>219,819</u>	<u>219,819</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>218,658</u>	<u>218,658</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>502,585</u></u>	<u><u>502,585</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 2/28/2017

(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	1,162	1,162	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
February 28, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2017</u>
The Bank of Tampa	Money Market	\$ 3,063
The Bank of Tampa ICS:		
Eagle Bank	Money Market	236,362
Mutual of Omaha Bank	Money Market	11,783
	Total General Fund Investments	\$ 251,208
The Bank of Tampa ICS Capital Reserve:		
Mutual of Omaha Bank	Money Market	\$ 233,248
	Total Reserve Fund Investments	\$ 233,248
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,840
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	310,840
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	18,082
	Total Debt Service Fund Investments	\$ 490,762
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,163
	Total Capital Project Fund Investments	\$ 1,163

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2017 Through 2/28/2017

<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	27,035.29
10/1/2016	Pulte Home Corporation	362-17-01	37,771.74
2/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI0217-1	104.37
2/6/2017	Pulte Home Corporation	RI0217-2	<u>372.75</u>
		Total 001 - General Fund	65,312.65

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2017 Through 2/28/2017

<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>7,994.40</u>
		Total 200 - Debt Service Fund	<u>7,994.40</u>
Report Balance			<u><u>73,307.05</u></u>

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2016

001 - General Fund

From 2/1/2017 Through 2/28/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
BrightView Landscape Services, Inc.	2/10/2017	5248725	Landscape Maintenance 02/17	26,858.14
RB Owens Electric Inc	2/20/2017	106471	Service Call - Street Lights	390.00
RB Owens Electric Inc	2/20/2017	106472	Service Call - Street Lights	1,558.70
Waste Pro of Florida Inc	2/20/2017	0000161103	Commercial Recycling 03/17	37.65
MCUD	2/24/2017	Water Summary Bill 02/17	MCUD Water Summary 02/17	2,502.28
Frontier Florida LLC dba Frontier Communications of Florida	2/25/2017	941-776-9949-011007... 02/17	Clubhouse/Office Telephone 02/17	260.76
Your Flooring Warehouse LLC	2/28/2017	I-1420	Supplies - Plywood & Wood Floor	917.45
			Total 001 - General Fund	32,524.98
Report Total				32,524.98

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
February 28, 2017

Balance Sheet

1. Trust statement activity has been recorded through 02/28/17.
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.