

Harrison Ranch  
Community Development District

Financial Statements  
(Unaudited)

March 31, 2017

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harrison Ranch Community Development District**

Balance Sheet

As of 3/31/2017

(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
<b>Assets</b>							
Cash In Bank	431,973	0	0	0	431,973	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	251,253	0	498,602	1,164	751,019	0	0
Investments--Capital Reserves	0	233,288	0	0	233,288	0	0
Accounts Receivable	35,574	0	4,895	0	40,469	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	40,740	0	0	0	40,740	0	0
Due From Others	25	0	0	0	25	0	0
Amount Available in Debt Service	0	0	0	0	0	0	502,738
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,657,262
Fixed Assets	0	0	0	0	0	13,017,950	0
<b>Total Assets</b>	<b>761,341</b>	<b>233,288</b>	<b>503,497</b>	<b>1,164</b>	<b>1,499,290</b>	<b>13,017,950</b>	<b>4,160,000</b>
<b>Liabilities</b>							
Accounts Payable	36,751	0	0	0	36,751	0	0
Accrued Expenses Payable	12,689	0	0	0	12,689	0	0
Other Current Liabilities	76	0	0	0	76	0	0
Due To Other Funds	0	39,981	759	0	40,740	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,160,000
<b>Total Liabilities</b>	<b>49,515</b>	<b>39,981</b>	<b>759</b>	<b>0</b>	<b>90,255</b>	<b>0</b>	<b>4,160,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	194,938	144,642	283,927	2	623,508	13,017,950	0
Net Change in Fund Balance	516,888	48,666	218,811	1,162	785,526	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>711,826</b>	<b>193,307</b>	<b>502,738</b>	<b>1,164</b>	<b>1,409,034</b>	<b>13,017,950</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>761,341</b>	<b>233,288</b>	<b>503,497</b>	<b>1,164</b>	<b>1,499,290</b>	<b>13,017,950</b>	<b>4,160,000</b>

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 3/31/2017

(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	84	84
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	281	1,362	1,081
0025	Clubhouse Rentals	5,400	2,700	2,061	(639)
0028	Key/Access Revenue	564	282	329	47
0029	Lease Revenue	1,176	588	2,338	1,750
0033	Community Activity Revenues	9,299	4,650	7,597	2,948
	Total Revenues	<u>1,183,250</u>	<u>1,174,750</u>	<u>1,190,694</u>	<u>15,944</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	9,400	4,700	4,000	700
51300	Financial & Administrative				
3100	Administrative Services	4,725	2,363	2,363	0
3101	District Management	28,285	14,142	14,142	0
3103	District Engineer	15,000	7,500	10,930	(3,430)
3104	Disclosure Report	1,000	500	1,000	(500)
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	2,625	2,625	0
3201	Accounting Services	17,325	8,663	8,663	0
3202	Auditing Services	3,500	0	0	0
3203	Arbitrage Rebate Calculation	650	325	0	325
4501	Public Officials Liability Insurance	2,700	2,700	2,360	340
4801	Legal Advertising	3,000	1,500	735	765
4902	Dues, Licenses & Fees	1,630	815	1,376	(561)
4905	Property Taxes	1,300	1,300	0	1,300
4907	Website Hosting, Maintenance, Backup	2,700	1,350	1,050	300
51400	Legal Counsel				
3107	District Counsel	25,000	12,500	17,380	(4,880)
52900	Security Operations				
4740	Security Services and Patrols	10,000	5,000	6,204	(1,204)
53100	Electric Utility Services				
4301	Utility Services	2,500	1,250	736	514
4304	Utility - Recreation Facilities	38,000	19,000	11,919	7,081
4307	Street Lights	35,000	17,500	13,443	4,057
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	25,000	20,458	4,542
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	5,000	277	4,723
4606	Mitigation Area Monitoring & Maintenance	29,680	14,840	20,349	(5,509)
4628	Aquatic Maintenance	40,000	20,000	18,322	1,678
4802	Aquatic Plant Replacement	500	250	0	250
4803	Stormwater System Maintenance	2,000	1,000	750	250

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 3/31/2017

(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	2,000	0	2,000
4604	Landscape Maintenance	330,000	165,000	173,945	(8,945)
4609	Irrigation Repairs	20,000	10,000	31,078	(21,078)
4618	Landscape - Mulch	42,200	21,100	38,150	(17,050)
4619	Annual Flower Program	34,612	17,306	17,160	146
4640	Maintenance/Handyman Services	5,000	2,500	4,555	(2,055)
4641	Tree Trimming Services	10,000	5,000	10,000	(5,000)
4642	Well Maintenance	2,500	1,250	1,042	208
4643	Fire Ant Treatment	4,500	2,250	0	2,250
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	17,500	3,518	13,982
4680	Holiday Decorations	5,000	5,000	4,740	260
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	10,000	64,284	(54,284)
4621	Sidewalk Repair & Maintenance	1,000	500	0	500
4622	Parking Lot Repair & Maintenance	1,000	500	0	500
4635	Street Sign Repair & Replacement	1,000	500	0	500
57200	Parks & Recreation				
3301	Staff-Salaries	99,055	49,527	38,623	10,905
3302	Staff-P/R Taxes	8,313	4,157	3,274	883
3303	Staff-Workers' Comp	3,600	1,800	0	1,800
3304	Staff-Health Insurance	9,240	4,620	3,315	1,305
3305	Payroll Processing/Reimbursement	558	279	358	(79)
4600	Pool Repairs	5,000	2,500	8,101	(5,601)
4615	Wildlife Management Services	10,000	5,000	4,325	675
4617	Pool Service Contract	15,650	7,825	5,500	2,325
4632	Facility A/C & Heating Maintenance & Repair	1,500	750	0	750
4702	Telephone, Fax, Internet	3,600	1,800	1,878	(78)
4704	Clubhouse - Facility Janitorial Service	10,200	5,100	5,250	(150)
4705	Office Supplies	2,232	1,116	3,709	(2,593)
4706	Clubhouse - Facility Janitorial Supplies	3,000	1,500	618	882
4711	Exterior Clubhouse Maintenance & Repair	10,000	5,000	16,799	(11,799)
4712	Security & Fire System Monitoring & Maintenance	4,000	2,000	3,260	(1,260)
4713	Management Contract	22,800	11,400	11,400	0
4714	Operating & Community Programming	35,000	17,500	15,062	2,438
4715	Pool/Patio Furniture	1,500	750	14	736
4719	Pest Control	760	380	322	58
4723	Interior Clubhouse Maintenance & Repairs	7,500	3,750	989	2,761
4727	Furniture Repair/Replacement	1,200	600	325	275
4745	Access Control Maintenance & Repair	2,000	1,000	2,500	(1,500)

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 3/31/2017

(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	625	251	374
4758	Fitness Equipment Maintenance & Repairs	2,500	1,250	1,613	(363)
4759	Playground Equipment and Maintenance	1,200	600	0	600
4760	Tennis Court Maintenance & Supplies	1,200	600	198	402
4761	Trail/Bike Path Maintenance	15,000	7,500	15,000	(7,500)
4762	Clubhouse Miscellaneous Expense (Recycling)	995	498	344	154
57900	Contingency				
4638	Miscellaneous Contingency	2,000	1,000	0	1,000
6401	Capital Outlay	20,000	10,000	0	10,000
	Total Expenditures	<u>1,183,250</u>	<u>608,095</u>	<u>673,806</u>	<u>(65,711)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>566,655</u>	<u>516,888</u>	<u>(49,767)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>566,655</u>	<u>516,888</u>	<u>(49,767)</u>
	Fund Balance, Beginning of Period	0	0	194,938	194,938
	Fund Balance, End of Period	<u>0</u>	<u>566,655</u>	<u>711,826</u>	<u>145,171</u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 3/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	167	167	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>88,646</u>	<u>167</u>	<u>0.19%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	<u>88,479</u>	<u>39,981</u>	<u>48,498</u>	<u>54.81%</u>
Total Expenditures	<u>88,479</u>	<u>39,981</u>	<u>48,498</u>	<u>54.81%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>48,666</u>	<u>48,666</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>48,666</u>	<u>48,666</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	144,642	144,642	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>193,307</u></u>	<u><u>193,307</u></u>	<u><u>0.00%</u></u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 3/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	535	535	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>
<b>Total Revenues</b>	<u>322,524</u>	<u>340,211</u>	<u>17,687</u>	<u>5.48%</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<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>219,971</u>	<u>219,971</u>	<u>0.00%</u>
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(1,161)	(1,161)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>218,811</u>	<u>218,811</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	283,927	283,927	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>502,738</u></u>	<u><u>502,738</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 3/31/2017

(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	1,162	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>1,164</u></u>	<u><u>1,164</u></u>	<u><u>0.00%</u></u>



**Harrison Ranch CDD**  
**Investment Summary**  
**March 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2017</u>
The Bank of Tampa	Money Market	\$ 3,066
The Bank of Tampa ICS:		
Bank of China, New York, NY	Money Market	11,754
Western Alliance Bank	Money Market	236,433
	<b>Total General Fund Investments</b>	<b>\$ 251,253</b>
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 233,288
	<b>Total Reserve Fund Investments</b>	<b>\$ 233,288</b>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,891
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	318,623
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	18,088
	<b>Total Debt Service Fund Investments</b>	<b>\$ 498,602</b>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,164
	<b>Total Capital Project Fund Investments</b>	<b>\$ 1,164</b>

**Harrison Ranch Community Development District**

Summary A/R Ledger

001 - General Fund

From 3/1/2017 Through 3/31/2017

<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	16,554.77
10/1/2016	Pulte Home Corporation	362-17-01	18,885.87
2/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI0217-1	104.37
		Total 001 - General Fund	35,573.51

**Harrison Ranch Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 3/1/2017 Through 3/31/2017

<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>4,895.29</u>
		Total 200 - Debt Service Fund	<u>4,895.29</u>
Report Balance			<u><u>40,468.80</u></u>

## Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 1/1/2017

001 - General Fund

From 3/1/2017 Through 3/31/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Group USA	1/31/2017	HRCDD012017	Repairs @ Clubhouse	1,275.00
Access Group USA	2/28/2017	HRH022017	Repairs @ Clubhouse	1,200.00
Hopping Green & Sams	2/28/2017	92507	General/Monthly Legal Services 01/17	2,463.53
Office Depot, Inc.	3/16/2017	913429955001	Office Supplies	146.28
Office Depot, Inc.	3/16/2017	913430049001	Office Supplies	75.04
Florida Southern Roofing, Inc.	3/17/2017	10107	Repair Loose Soffit on Main Roof Area	461.41
Infrastructure Management Solutions, Inc.	3/17/2017	3634	Remote Video Monitoring 03/17	206.00
BrightView Landscape Services, Inc.	3/20/2017	5280688	Landscape - Plant	475.78
BrightView Landscape Services, Inc.	3/20/2017	5280689	Tree Removal	405.00
BrightView Landscape Services, Inc.	3/20/2017	5280691	Landscape Maintenance-Removal & Transplants	5,130.13
RB Owens Electric Inc	3/20/2017	106691	Service Call - Game Room Lights	235.00
Waste Pro of Florida Inc	3/20/2017	0000165980	Commercial Recycling 04/17	37.63
RB Owens Electric Inc	3/22/2017	106716	Service Call - Street Lights	1,039.70
Manatee County Sheriff Department	3/22/2017	290180	False Alarm 03/17	100.00
RB Owens Electric Inc	3/24/2017	106744	Service Call - Light Pole # 277	793.00
Tampa Pc Web Design	3/24/2017	133415	Computer Consulting Services	85.00
Frontier Florida LLC dba Frontier Communications of Florida	3/25/2017	941-776-9949-011007... 03/17	Clubhouse/Office Telephone 03/17	271.43
Rosaire's Riding Academy & Pony Rides LLC	3/26/2017	4475	2 Ponies & Petting Zoo 04/02/17	600.00
Hopping Green & Sams	3/27/2017	92848	General/Monthly Legal Services 02/17	4,568.24
MCUD	3/28/2017	Water Summary Bill 03/17	MCUD Water Summary 03/17	4,179.03
Commercial Fitness Products, Inc	3/28/2017	C703208	Preventative Maintenance 03/17	185.00
Commercial Fitness Products, Inc	3/28/2017	C703209	Service Call - Gym	433.74

**Harrison Ranch Community Development District**

Aged Payables by Invoice Date

Aging Date - 1/1/2017

001 - General Fund

From 3/1/2017 Through 3/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Commercial Fitness Products, Inc	3/28/2017	C703210	Accessories - Spring Clip 8mm	6.99
BrightView Landscape Services, Inc.	3/30/2017	5286564	Removal of Pansies & Bed Prep	8,580.00
Joseph Brandon	3/30/2017	033017 Brandon	Refund for Clubhouse Rental	37.50
ZNS Engineering, L.C.	3/30/2017	128349	Engineering Services 02/17	1,971.25
ZNS Engineering, L.C.	3/30/2017	128350	Engineering Services 02/17 - WUP	290.00
RB Owens Electric Inc	3/31/2017	106783	Service Call - Street Lights	1,211.10
Bradenton Herald, Inc.	3/31/2017	ACCT # 000523600 03/17	Legal Advertising 03/17	287.82
			Total 001 - General Fund	36,750.60
Report Total				36,750.60

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

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/17.
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.