

Harrison Ranch  
Community Development District

Financial Statements  
(Unaudited)

April 30, 2017

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harrison Ranch Community Development District**

Balance Sheet

As of 4/30/2017

(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	339,786	0	0	0	339,786	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	251,294	0	500,617	1,679	753,590	0	0
Investments--Capital Reserves	0	233,326	0	0	233,326	0	0
Accounts Receivable	27,858	0	2,583	0	30,441	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	502,440
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,657,560
Fixed Assets	0	0	0	0	0	13,017,950	0
<b>Total Assets</b>	<b>661,479</b>	<b>233,326</b>	<b>503,199</b>	<b>1,679</b>	<b>1,399,684</b>	<b>13,017,950</b>	<b>4,160,000</b>
<b>Liabilities</b>							
Accounts Payable	14,155	0	0	0	14,155	0	0
Accrued Expenses Payable	13,540	0	0	0	13,540	0	0
Other Current Liabilities	126	0	0	0	126	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>27,822</b>	<b>39,981</b>	<b>759</b>	<b>0</b>	<b>68,561</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	438,720	48,704	218,513	1,677	707,614	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>633,658</b>	<b>193,345</b>	<b>502,440</b>	<b>1,679</b>	<b>1,331,122</b>	<b>13,017,950</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>661,479</b>	<b>233,326</b>	<b>503,199</b>	<b>1,679</b>	<b>1,399,684</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 4/30/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
36100	Interest Earnings			
0001	Interest Earnings	0	0	125
36310	Special Assessments			
1001	Tax Roll	1,090,707	1,090,707	1,101,381
1009	Off Roll	75,543	75,543	75,543
36900	Other Miscellaneous Revenues			
0003	Miscellaneous Revenues	561	327	1,362
0025	Clubhouse Rentals	5,400	3,150	2,577
0028	Key/Access Revenue	564	329	399
0029	Lease Revenue	1,176	686	2,786
0033	Community Activity Revenues	9,299	5,424	9,508
	<b>Total Revenues</b>	<u>1,183,250</u>	<u>1,176,167</u>	<u>1,193,681</u>
<b>Expenditures</b>				
51100	Legislative			
1101	Supervisor Fees	9,400	5,483	4,800
51300	Financial & Administrative			
3100	Administrative Services	4,725	2,756	2,756
3101	District Management	28,285	16,500	16,500
3103	District Engineer	15,000	8,750	11,430
3104	Disclosure Report	1,000	583	1,000
3105	Trustees Fees	3,965	3,965	2,313
3106	Assessment Roll	5,250	5,250	5,250
3111	Financial Consulting Services	5,250	3,063	3,063
3201	Accounting Services	17,325	10,106	10,106
3202	Auditing Services	3,500	0	0
3203	Arbitrage Rebate Calculation	650	379	0
4501	Public Officials Liability Insurance	2,700	2,700	2,360
4801	Legal Advertising	3,000	1,750	735
4902	Dues, Licenses & Fees	1,630	951	1,376
4905	Property Taxes	1,300	1,300	0
4907	Website Hosting, Maintenance, Backup	2,700	1,575	1,225
51400	Legal Counsel			
3107	District Counsel	25,000	14,583	17,880
52900	Security Operations			
4740	Security Services and Patrols	10,000	5,833	8,704
53100	Electric Utility Services			
4301	Utility Services	2,500	1,458	875
4304	Utility - Recreation Facilities	38,000	22,167	14,541
4307	Street Lights	35,000	20,417	16,336
53600	Water-Sewer Combination Services			
4301	Utility Services	50,000	29,167	25,528
53800	Stormwater Control			
4602	Lake/Pond Bank Maintenance	10,000	5,833	1,112
4606	Mitigation Area Monitoring & Maintenance	29,680	17,313	20,349
4628	Aquatic Maintenance	40,000	23,333	21,759
4802	Aquatic Plant Replacement	500	292	0
4803	Stormwater System Maintenance	2,000	1,167	750

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 4/30/2017

(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	2,333	0	2,333
4604	Landscape Maintenance	330,000	192,500	204,378	(11,878)
4609	Irrigation Repairs	20,000	11,667	33,278	(21,612)
4618	Landscape - Mulch	42,200	24,617	38,150	(13,533)
4619	Annual Flower Program	34,612	20,190	17,160	3,030
4640	Maintenance/Handyman Services	5,000	2,917	4,995	(2,078)
4641	Tree Trimming Services	10,000	5,833	10,000	(4,167)
4642	Well Maintenance	2,500	1,458	1,042	417
4643	Fire Ant Treatment	4,500	2,625	0	2,625
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	20,417	4,620	15,796
4680	Holiday Decorations	5,000	5,000	4,740	260
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	11,667	70,063	(58,396)
4621	Sidewalk Repair & Maintenance	1,000	583	0	583
4622	Parking Lot Repair & Maintenance	1,000	583	0	583
4635	Street Sign Repair & Replacement	1,000	583	0	583
57200	Parks & Recreation				
3301	Staff-Salaries	99,055	57,782	43,623	14,159
3302	Staff-P/R Taxes	8,313	4,849	3,674	1,176
3303	Staff-Workers' Comp	3,600	2,100	0	2,100
3304	Staff-Health Insurance	9,240	5,390	3,915	1,475
3305	Payroll Processing/Reimbursement	558	326	398	(72)
4600	Pool Repairs	5,000	2,917	8,476	(5,560)
4615	Wildlife Management Services	10,000	5,833	4,325	1,508
4617	Pool Service Contract	15,650	9,129	6,600	2,529
4632	Facility A/C & Heating Maintenance & Repair	1,500	875	0	875
4702	Telephone, Fax, Internet	3,600	2,100	2,193	(93)
4704	Clubhouse - Facility Janitorial Service	10,200	5,950	6,150	(200)
4705	Office Supplies	2,232	1,302	4,063	(2,761)
4706	Clubhouse - Facility Janitorial Supplies	3,000	1,750	811	939
4711	Exterior Clubhouse Maintenance & Repair	10,000	5,833	18,519	(12,685)
4712	Security & Fire System Monitoring & Maintenance	4,000	2,333	3,566	(1,232)
4713	Management Contract	22,800	13,300	13,300	0
4714	Operating & Community Programming	35,000	20,417	17,964	2,453
4715	Pool/Patio Furniture	1,500	875	64	811
4719	Pest Control	760	443	372	71
4723	Interior Clubhouse Maintenance & Repairs	7,500	4,375	1,079	3,296
4727	Furniture Repair/Replacement	1,200	700	325	375
4745	Access Control Maintenance & Repair	2,000	1,167	2,500	(1,333)

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 4/30/2017

(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	729	251	478
4758	Fitness Equipment Maintenance & Repairs	2,500	1,458	1,956	(498)
4759	Playground Equipment and Maintenance	1,200	700	0	700
4760	Tennis Court Maintenance & Supplies	1,200	700	198	502
4761	Trail/Bike Path Maintenance	15,000	8,750	15,000	(6,250)
4762	Clubhouse Miscellaneous Expense (Recycling)	995	580	381	199
57900	Contingency				
4638	Miscellaneous Contingency	2,000	1,167	423	744
6401	Capital Outlay	20,000	11,667	0	11,667
	Total Expenditures	<u>1,183,250</u>	<u>703,371</u>	<u>754,961</u>	<u>(51,590)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>472,796</u>	<u>438,720</u>	<u>(34,076)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>472,796</u>	<u>438,720</u>	<u>(34,076)</u>
	Fund Balance, Beginning of Period	0	0	194,938	194,938
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>472,796</u></u>	<u><u>633,658</u></u>	<u><u>160,862</u></u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 4/30/2017

(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	205	205	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>88,684</u>	<u>205</u>	<u>0.23%</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>48,704</u>	<u>48,704</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>48,704</u>	<u>48,704</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>193,345</u>	<u>193,345</u>	<u>0.00%</u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 4/30/2017

(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	752	752	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>340,428</u>	<u>17,904</u>	<u>5.55%</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>220,188</u>	<u>220,188</u>	<u>0.00%</u>
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(1,675)	(1,675)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>218,513</u>	<u>218,513</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>502,440</u></u>	<u><u>502,440</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 4/30/2017

(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>2</u>	<u>2</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	1,675	1,675	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,677</u>	<u>1,677</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	2	2	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,679</u></u>	<u><u>1,679</u></u>	<u><u>0.00%</u></u>

**Harrison Ranch CDD**  
**Investment Summary**  
**April 30, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2017</u>
The Bank of Tampa	Money Market	\$ 3,067
The Bank of Tampa ICS:		
CoBiz Bank	Money Market	11,713
Western Alliance Bank	Money Market	236,514
	<b>Total General Fund Investments</b>	<b>\$ 251,294</b>
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 3
CoBiz Bank	Money Market	233,323
	<b>Total Reserve Fund Investments</b>	<b>\$ 233,326</b>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,448
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	321,073
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	18,096
	<b>Total Debt Service Fund Investments</b>	<b>\$ 500,617</b>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,679
	<b>Total Capital Project Fund Investments</b>	<b>\$ 1,679</b>

**Harrison Ranch Community Development District**

Summary A/R Ledger

001 - General Fund

From 4/1/2017 Through 4/30/2017

<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	8,734.66
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
4/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI0417-1	104.37
		Total 001 - General Fund	<u>27,857.77</u>

**Harrison Ranch Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2017 Through 4/30/2017

<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>2,582.87</u>
		Total 200 - Debt Service Fund	<u>2,582.87</u>
Report Balance			<u><u>30,440.64</u></u>

## Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 1/1/2017

001 - General Fund

From 4/1/2017 Through 4/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
BrightView Landscape Services, Inc.	1/23/2017	5234098	Strip Put Turf Damaged by Hogs	200.00
Childlike Productions	1/24/2017	7256	Professional Balloon Twisting 04/02/17	850.00
Southwest Maintenance Services, Inc.	3/17/2017	377	Maintenance/Handym... Services	440.00
Southwest Maintenance Services, Inc.	3/17/2017	379	Pressure Washing 03/16/17 - 03/17/17	1,720.00
Lane Jerome Ruise	4/2/2017	040217 Creative	Easter Egg Hunt Music 04/02/17	200.00
Interline Brands Inc	4/17/2017	397898511	Clubhouse Supplies	44.38
Waste Pro of Florida Inc	4/20/2017	0000170269	Commercial Recycling 05/17	37.65
Aquatic Systems, Inc	4/20/2017	0000372337	Midge Fly Treatments (3)	835.00
Frontier Florida LLC dba Frontier Communications of Florida	4/25/2017	941-776-9949-011007... 04/17	Clubhouse/Office Telephone 04/17	264.00
RB Owens Electric Inc	4/25/2017	106921	Service Call - Street Lights	1,228.00
MCUD	4/26/2017	Water Summary Bill 04/17	MCUD Water Summary 04/17	5,070.12
BrightView Landscape Services, Inc.	4/26/2017	5309035	Irrigation Repairs	2,200.00
BrightView Landscape Services, Inc.	4/28/2017	5311802	Add 17 7 Gallon Vibeberrnumson	722.50
Commercial Fitness Products, Inc	4/28/2017	C704223	Service Charge - Side Mount Bearing Block	158.53
Commercial Fitness Products, Inc	4/28/2017	C704224	Preventative Maintenance 03/17	185.00
			Total 001 - General Fund	14,155.18
Report Total				14,155.18

**Harrison Ranch Community Development District**  
**Notes to Unaudited Financial Statements**  
**April 30, 2017**

**Balance Sheet**

1. Trust statement activity has been recorded through 04/30/17.
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.