



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

May 31, 2017

Prepared by: Rizzetta & Company, Inc.

**Citrus Park Office
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625
813.933.5571**

rizzetta.com

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 5/31/2017

(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	245	245	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>88,724</u>	<u>245</u>	<u>0.28%</u>
Expenditures				
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>48,743</u>	<u>48,743</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>48,743</u>	<u>48,743</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>193,385</u>	<u>193,385</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 5/31/2017

(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	1,007	1,007	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>340,683</u>	<u>18,159</u>	<u>5.63%</u>
Expenditures				
Debt Service				
Interest	217,524	220,215	(2,691)	(1.23)%
Principal	<u>105,000</u>	<u>130,000</u>	<u>(25,000)</u>	<u>(23.80)%</u>
Total Expenditures	<u>322,524</u>	<u>350,215</u>	<u>(27,691)</u>	<u>(8.59)%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(9,532)</u>	<u>(9,532)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,758)	(1,758)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(11,290)</u>	<u>(11,290)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	283,927	283,927	0.00%
Fund Balance, End of Period	<u>0</u>	<u>272,637</u>	<u>272,637</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 5/31/2017

(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>3</u>	<u>3</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
Excess of Revenue Over (Under)	0	3	3	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	1,758	1,758	0.00%
Excess of Rev./Other Sources Over (Under)	0	1,760	1,760	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>1,762</u></u>	<u><u>1,762</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
May 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2017</u>
The Bank of Tampa	Money Market	\$ 3,067
The Bank of Tampa ICS:		
The Park National Bank	Money Market	11,676
Western Alliance Bank	Money Market	236,594
	Total General Fund Investments	\$ 251,337
The Bank of Tampa ICS Capital Reserve:		
The Park National Bank	Money Market	\$ 233,366
	Total Reserve Fund Investments	\$ 233,366
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	106,261
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	3,105
	Total Debt Service Fund Investments	\$ 270,814
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,762
	Total Capital Project Fund Investments	\$ 1,762

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2017 Through 5/31/2017

<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	4,167.85
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	23,290.96

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 5/1/2017 Through 5/31/2017

<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>1,232.45</u>
		Total 200 - Debt Service Fund	<u>1,232.45</u>
Report Balance			<u><u>24,523.41</u></u>

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2017

001 - General Fund

From 5/1/2017 Through 5/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
RB Owens Electric Inc	3/14/2017	106661	Install of New Fluted Aluminum Pool - Final Payment	2,495.00
Hoover Pumping Systems Inc	5/1/2017	123075	Quarterly Well Maintenance 05/17	376.25
RB Owens Electric Inc	5/2/2017	106972	Service Call - Street Lights	1,151.20
Taylor Rental	5/19/2017	134012	Chair Rentals	83.00
Waste Pro of Florida Inc	5/20/2017	0000172740	Commercial Recycling 06/17	37.60
Taylor Rental	5/22/2017	130438	Chair Rentals	94.00
FL Dept of Health in Manatee County	5/23/2017	41-BID-3422477	Annual Pool Operating Permit	250.00
Frontier Florida LLC dba Frontier Communications of Florida	5/25/2017	941-776-9949-011007... 05/17	Clubhouse/Office Telephone 05/17	262.60
MCUD	5/26/2017	Water Summary Bill 05/17	MCUD Water Summary 05/17	3,968.70
RB Owens Electric Inc	5/26/2017	107159	Service Call - Street Lights	1,093.40
Euphoria Pools & Spas Inc.	5/28/2017	SCC-4610	Pool Service - Cleanup Waste in from Pool	495.00
RB Owens Electric Inc	5/31/2017	107176	Service Call - Street Lights	1,546.80
			Total 001 - General Fund	11,853.55
Report Total				11,853.55

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/17.
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.