



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

June 30, 2017

Prepared by: Rizzetta & Company, Inc.

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Harrison Ranch Community Development District

Balance Sheet

As of 6/30/2017

(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
Assets							
Cash In Bank	190,083	0	0	0	190,083	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	251,410	0	270,873	1,851	524,134	0	0
Investments--Capital Reserves	0	233,435	0	0	233,435	0	0
Accounts Receivable	342	0	0	0	342	0	0
Prepaid Expenses	2,313	0	0	0	2,313	0	0
Deposits	1,676	0	0	0	1,676	0	0
Due From Other Funds	32,974	0	3,178	0	36,152	0	0
Due From Others	472	0	0	0	472	0	0
Amount Available in Debt Service	0	0	0	0	0	0	273,292
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,756,708
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	479,369	233,435	274,052	1,851	988,706	13,017,950	4,030,000
Liabilities							
Accounts Payable	18,655	0	0	0	18,655	0	0
Accrued Expenses Payable	6,400	0	0	0	6,400	0	0
Other Current Liabilities	187	0	0	0	187	0	0
Due To Other Funds	3,178	32,215	759	0	36,152	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,030,000
Total Liabilities	28,420	32,215	759	0	61,394	0	4,030,000
Fund Equity & Other Credits							
Beginning Fund Balance	190,613	144,642	283,927	2	619,183	13,017,950	0
Net Change in Fund Balance	260,336	56,579	(10,635)	1,849	308,129	0	0
Total Fund Equity & Other Credits	450,949	201,220	273,292	1,851	927,312	13,017,950	0
Total Liabilities & Fund Equity	479,369	233,435	274,052	1,851	988,706	13,017,950	4,030,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(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	241	241
36310	Special Assessments				
1001	Tax Roll	1,090,707	1,090,707	1,103,395	12,688
1009	Off Roll	75,543	75,543	75,543	0
36900	Other Miscellaneous Revenues				
0003	Miscellaneous Revenues	561	421	1,362	941
0025	Clubhouse Rentals	5,400	4,050	3,798	(252)
0028	Key/Access Revenue	564	423	422	(1)
0029	Lease Revenue	1,176	882	3,673	2,791
0033	Community Activity Revenues	9,299	6,974	10,846	3,872
	Total Revenues	<u>1,183,250</u>	<u>1,179,000</u>	<u>1,199,281</u>	<u>20,281</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	9,400	7,050	6,400	650
51300	Financial & Administrative				
3100	Administrative Services	4,725	3,544	3,544	0
3101	District Management	28,285	21,214	21,214	0
3103	District Engineer	15,000	11,250	12,362	(1,112)
3104	Disclosure Report	1,000	750	1,000	(250)
3105	Trustees Fees	3,965	3,965	3,965	(0)
3106	Assessment Roll	5,250	5,250	5,250	0
3111	Financial & Revenue Collections	5,250	3,938	3,938	0
3201	Accounting Services	17,325	12,994	12,994	0
3202	Auditing Services	3,500	3,500	3,500	0
3203	Arbitrage Rebate Calculation	650	488	500	(12)
4501	Public Officials Liability Insurance	2,700	2,700	2,360	340
4801	Legal Advertising	3,000	2,250	821	1,429
4902	Dues, Licenses & Fees	1,630	1,222	1,626	(404)
4905	Property Taxes	1,300	1,300	0	1,300
4907	Website Hosting, Maintenance, Backup	2,700	2,025	1,805	220
51400	Legal Counsel				
3107	District Counsel	25,000	18,750	24,618	(5,869)
52900	Security Operations				
4740	Security Services and Patrols	10,000	7,500	9,720	(2,220)
53100	Electric Utility Services				
4301	Utility Services	2,500	1,875	1,291	584
4304	Utility - Recreation Facilities	38,000	28,500	21,304	7,196
4307	Street Lights	35,000	26,250	24,803	1,447
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	37,500	33,389	4,111
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	7,500	8,056	(556)
4606	Mitigation Area Monitoring & Maintenance	29,680	22,260	22,260	(0)
4628	Aquatic Maintenance	40,000	30,000	28,633	1,367
4802	Aquatic Plant Replacement	500	375	0	375
4803	Stormwater System Maintenance	2,000	1,500	750	750

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(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	3,000	0	3,000
4604	Landscape Maintenance	330,000	247,500	269,780	(22,280)
4609	Irrigation Repairs	20,000	15,000	38,257	(23,257)
4618	Landscape - Mulch	42,200	31,650	38,150	(6,500)
4619	Annual Flower Program	34,612	25,959	25,876	83
4640	Maintenance/Handyman Services	5,000	3,750	4,496	(746)
4641	Tree Trimming Services	10,000	7,500	10,000	(2,500)
4642	Well Maintenance	2,500	1,875	2,256	(381)
4643	Fire Ant Treatment	4,500	3,375	0	3,375
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	26,250	5,130	21,120
4680	Holiday Decorations	5,000	5,000	4,740	260
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	15,000	83,122	(68,122)
4621	Sidewalk Repair & Maintenance	1,000	750	0	750
4622	Parking Lot Repair & Maintenance	1,000	750	0	750
4635	Street Sign Repair & Replacement	1,000	750	1,665	(915)
57200	Parks & Recreation				
3301	Staff-Salaries	99,055	74,291	54,361	19,930
3302	Staff-P/R Taxes	8,313	6,235	4,530	1,705
3303	Staff-Workers' Comp	3,600	2,700	0	2,700
3304	Staff-Health Insurance	9,240	6,930	4,507	2,423
3305	Payroll Processing/Reimbursement	558	419	493	(75)
4600	Pool Repairs	5,000	3,750	11,906	(8,156)
4615	Wildlife Management Services	10,000	7,500	0	7,500
4617	Pool Service Contract	15,650	11,738	9,950	1,788
4632	Facility A/C & Heating Maintenance & Repair	1,500	1,125	1,308	(183)
4702	Telephone, Fax, Internet	3,600	2,700	2,821	(121)
4704	Clubhouse - Facility Janitorial Service	10,200	7,650	8,053	(403)
4705	Office Supplies	2,232	1,674	4,342	(2,668)
4706	Clubhouse - Facility Janitorial Supplies	3,000	2,250	811	1,439
4711	Exterior Clubhouse Maintenance & Repair	10,000	7,500	12,282	(4,782)
4712	Security & Fire System Monitoring & Maintenance	4,000	3,000	4,254	(1,254)
4713	Management Contract	22,800	17,100	17,100	0
4714	Operating & Community Programming	35,000	26,250	20,318	5,932
4715	Pool/Patio Furniture	1,500	1,125	2,393	(1,268)
4719	Pest Control	760	570	508	62
4723	Interior Clubhouse Maintenance & Repairs	7,500	5,625	1,737	3,888
4727	Furniture Repair/Replacement	1,200	900	325	575
4745	Access Control Maintenance & Repair	2,000	1,500	2,500	(1,000)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(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	938	251	687
4758	Fitness Equipment Maintenance & Repairs	2,500	1,875	2,677	(802)
4759	Playground Equipment and Maintenance	1,200	900	0	900
4760	Tennis Court Maintenance & Supplies	1,200	900	618	282
4761	Trail/Bike Path Maintenance	15,000	11,250	15,000	(3,750)
4762	Clubhouse Miscellaneous Expense (Recycling)	995	746	406	340
57900	Contingency				
4638	Miscellaneous Contingency	2,000	1,500	251	1,249
6401	Capital Outlay	20,000	15,000	0	15,000
	Total Expenditures	<u>1,183,250</u>	<u>897,422</u>	<u>938,945</u>	<u>(41,522)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>281,578</u>	<u>260,336</u>	<u>(21,242)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>281,578</u>	<u>260,336</u>	<u>(21,242)</u>
	Fund Balance, Beginning of Period	0	0	190,613	190,613
	Fund Balance, End of Period	<u>0</u>	<u>281,578</u>	<u>450,949</u>	<u>169,371</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 6/30/2017

(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	0	314	314	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>88,793</u>	<u>314</u>	<u>0.36%</u>
Expenditures				
Contingency				
Capital Reserve	<u>88,479</u>	<u>32,215</u>	<u>56,264</u>	<u>63.59%</u>
Total Expenditures	<u>88,479</u>	<u>32,215</u>	<u>56,264</u>	<u>63.59%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>56,579</u>	<u>56,579</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>56,579</u>	<u>56,579</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>201,220</u>	<u>201,220</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 6/30/2017

(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	0	1,154	1,154	0.00%
Special Assessments				
Tax Roll	322,524	323,120	596	0.18%
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>341,426</u>	<u>18,902</u>	<u>5.86%</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>(8,789)</u>	<u>(8,789)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,846)	(1,846)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(10,635)</u>	<u>(10,635)</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>273,292</u></u>	<u><u>273,292</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 6/30/2017

(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>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	1,846	1,846	0.00%
Excess of Rev./Other Sources Over (Under)	0	1,849	1,849	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>1,851</u></u>	<u><u>1,851</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
June 30, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2017</u>
The Bank of Tampa	Money Market	\$ 3,067
The Bank of Tampa ICS:		
The Park National Bank	Money Market	245,070
United Bank	Money Market	3,273
	Total General Fund Investments	\$ 251,410
The Bank of Tampa ICS Capital Reserve:		
United Bank	Money Market	\$ 233,435
	Total Reserve Fund Investments	\$ 233,435
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	106,318
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	3,107
	Total Debt Service Fund Investments	\$ 270,873
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,851
	Total Capital Project Fund Investments	\$ 1,851

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 6/1/2017 Through 6/30/2017

<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
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
6/7/2017	Harrison Ranch Homeowner's Association, Inc.	RI0617-1	104.37
		Total 001 - General Fund	341.61
Report Balance			341.61

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2017

001 - General Fund

From 6/1/2017 Through 6/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Sign A Rama	3/17/2017	15903	Signs	36.00
Sign A Rama	5/11/2017	15957	Backers for Bike Lane Sign	1,275.00
Florida Patio Furniture, Inc.	6/7/2017	41338	Repair & Restring Umbrella	35.00
RB Owens Electric Inc	6/12/2017	107265	Service Call - Street Lights	1,127.40
Hosted Gourmet LLC	6/14/2017	1124	Cooking Class 06/17	625.00
BrightView Landscape Services, Inc.	6/21/2017	5357775	Removal of Existing Begonias	8,716.25
Commercial Fitness Products, Inc	6/23/2017	C706189	Repairs - Gym	440.76
Frontier Florida LLC dba Frontier Communications of Florida	6/25/2017	941-776-9949-011007... 06/17	Clubhouse/Office Telephone 06/17	262.60
MCUD	6/26/2017	Water Summary Bill 06/17	MCUD Water Summary 06/17	3,892.74
Securiteam	6/27/2017	3182062717	Repairs - Broken Sensor on Gym Door	95.00
RB Owens Electric Inc	6/30/2017	107445	Service Call - Street Lights	1,168.83
BrightView Landscape Services, Inc.	6/30/2017	5364696	Replace Oak Tree	980.00
			Total 001 - General Fund	18,654.58
Report Total				18,654.58

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/17.
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.