

Harrison Ranch  
Community Development District

Financial Statements  
(Unaudited)

December 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harrison Ranch Community Development District**

Balance Sheet  
As of 12/31/2016  
(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	933,783	0	0	0	933,783	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	16,196	0	465,449	1,162	482,808	0	0
Investments--Capital Reserves	0	144,714	0	0	144,714	0	0
Accounts Receivable	172,654	88,479	28,505	0	289,638	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	759	0	0	0	759	0	0
Due From Others	119	0	0	0	119	0	0
Amount Available in Debt Service	0	0	0	0	0	0	493,195
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,666,805
Fixed Assets	0	0	0	0	0	13,017,950	0
<b>Total Assets</b>	<b>1,125,288</b>	<b>233,193</b>	<b>493,954</b>	<b>1,162</b>	<b>1,853,598</b>	<b>13,017,950</b>	<b>4,160,000</b>
<b>Liabilities</b>							
Accounts Payable	133,146	0	0	0	133,146	0	0
Accrued Expenses Payable	9,984	0	0	0	9,984	0	0
Other Current Liabilities	127	0	0	0	127	0	0
Due To Other Funds	0	0	759	0	759	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,160,000
<b>Total Liabilities</b>	<b>143,256</b>	<b>0</b>	<b>759</b>	<b>0</b>	<b>144,015</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	787,094	88,552	209,268	1,161	1,086,074	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>982,032</b>	<b>233,193</b>	<b>493,195</b>	<b>1,162</b>	<b>1,709,583</b>	<b>13,017,950</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,125,288</b>	<b>233,193</b>	<b>493,954</b>	<b>1,162</b>	<b>1,853,598</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 12/31/2016

(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	27	27
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	140	141	1
0025	Clubhouse Rentals	5,400	1,350	648	(702)
0028	Key/Access Revenue	564	141	164	23
0029	Lease Revenue	1,176	294	994	700
0033	Community Activity Revenues	9,299	2,325	6,959	4,634
	<b>Total Revenues</b>	<u>1,183,250</u>	<u>1,170,500</u>	<u>1,185,856</u>	<u>15,356</u>
<b>Expenditures</b>					
51100	Legislative				
1101	Supervisor Fees	9,400	2,350	2,000	350
51300	Financial & Administrative				
3100	Administrative Services	4,725	1,181	1,181	0
3101	District Management	28,285	7,071	7,071	0
3103	District Engineer	15,000	3,750	4,174	(424)
3104	Disclosure Report	1,000	250	0	250
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	1,313	1,313	0
3201	Accounting Services	17,325	4,331	4,331	0
3202	Auditing Services	3,500	0	0	0
3203	Arbitrage Rebate Calculation	650	163	0	163
4501	Public Officials Liability Insurance	2,700	2,700	2,360	340
4801	Legal Advertising	3,000	750	348	402
4902	Dues, Licenses & Fees	1,630	407	175	232
4905	Property Taxes	1,300	1,300	0	1,300
4907	Website Hosting, Maintenance, Backup	2,700	675	525	150
51400	Legal Counsel				
3107	District Counsel	25,000	6,250	6,200	50
52900	Security Operations				
4740	Security Services and Patrols	10,000	2,500	439	2,061
53100	Electric Utility Services				
4301	Utility Services	2,500	625	438	187
4304	Utility - Recreation Facilities	38,000	9,500	6,466	3,034
4307	Street Lights	35,000	8,750	7,774	976
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	12,500	9,515	2,985
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	2,500	0	2,500
4606	Mitigation Area Monitoring & Maintenance	29,680	7,420	12,929	(5,509)
4628	Aquatic Maintenance	40,000	10,000	8,931	1,069
4802	Aquatic Plant Replacement	500	125	0	125
4803	Stormwater System Maintenance	2,000	500	750	(250)

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(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	1,000	0	1,000
4604	Landscape Maintenance	330,000	82,500	86,922	(4,422)
4609	Irrigation Repairs	20,000	5,000	10,989	(5,989)
4618	Landscape - Mulch	42,200	10,550	38,150	(27,600)
4619	Annual Flower Program	34,612	8,653	8,580	73
4640	Maintenance/Handyman Services	5,000	1,250	2,080	(830)
4641	Tree Trimming Services	10,000	2,500	10,000	(7,500)
4642	Well Maintenance	2,500	625	665	(40)
4643	Fire Ant Treatment	4,500	1,125	0	1,125
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	8,750	1,772	6,978
4680	Holiday Decorations	5,000	5,000	4,740	260
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	5,000	44,115	(39,115)
4621	Sidewalk Repair & Maintenance	1,000	250	0	250
4622	Parking Lot Repair & Maintenance	1,000	250	0	250
4635	Street Sign Repair & Replacement	1,000	250	0	250
57200	Parks & Recreation				
3301	Staff-Salaries	99,055	24,764	22,573	2,191
3302	Staff-P/R Taxes	8,313	2,078	1,887	192
3303	Staff-Workers' Comp	3,600	900	0	900
3304	Staff-Health Insurance	9,240	2,310	1,604	706
3305	Payroll Processing/Reimbursement	558	140	170	(30)
4600	Pool Repairs	5,000	1,250	7,450	(6,200)
4615	Wildlife Management Services	10,000	2,500	4,325	(1,825)
4617	Pool Service Contract	15,650	3,913	2,200	1,713
4632	Facility A/C & Heating Maintenance & Repair	1,500	375	0	375
4702	Telephone, Fax, Internet	3,600	900	930	(30)
4704	Clubhouse - Facility Janitorial Service	10,200	2,550	2,550	0
4705	Office Supplies	2,232	558	1,362	(804)
4706	Clubhouse - Facility Janitorial Supplies	3,000	750	47	703
4711	Exterior Clubhouse Maintenance & Repair	10,000	2,500	10,980	(8,480)
4712	Security & Fire System Monitoring & Maintenance	4,000	1,000	1,739	(739)
4713	Management Contract	22,800	5,700	5,700	0
4714	Operating & Community Programming	35,000	8,750	11,694	(2,944)
4715	Pool/Patio Furniture	1,500	375	14	361
4719	Pest Control	760	190	186	4
4723	Interior Clubhouse Maintenance & Repairs	7,500	1,875	879	996
4727	Furniture Repair/Replacement	1,200	300	0	300
4745	Access Control Maintenance & Repair	2,000	500	13,585	(13,085)

**Harrison Ranch Community Development District**

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(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	313	0	313
4758	Fitness Equipment Maintenance & Repairs	2,500	625	349	276
4759	Playground Equipment and Maintenance	1,200	300	0	300
4760	Tennis Court Maintenance & Supplies	1,200	300	198	102
4761	Trail/Bike Path Maintenance	15,000	3,750	0	3,750
4762	Clubhouse Miscellaneous Expense (Recycling)	995	249	181	68
57900	Contingency				
4638	Miscellaneous Contingency	2,000	500	0	500
6401	Capital Outlay	20,000	5,000	0	5,000
	Total Expenditures	<u>1,183,250</u>	<u>322,267</u>	<u>398,763</u>	<u>(76,495)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>848,233</u>	<u>787,094</u>	<u>(61,139)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>848,233</u>	<u>787,094</u>	<u>(61,139)</u>
	Fund Balance, Beginning of Period	0	0	194,938	194,938
	Fund Balance, End of Period	<u>0</u>	<u>848,233</u>	<u>982,032</u>	<u>133,799</u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 12/31/2016

(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	73	73	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>88,552</u>	<u>73</u>	<u>0.08%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	<u>88,479</u>	<u>0</u>	<u>88,479</u>	<u>100.00%</u>
Total Expenditures	<u>88,479</u>	<u>0</u>	<u>88,479</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>88,552</u>	<u>88,552</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>88,552</u>	<u>88,552</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>233,193</u>	<u>233,193</u>	<u>0.00%</u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 12/31/2016

(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	140	140	0.00%
Special Assessments				
Tax Roll	322,524	322,524	0	0.00%
Debt Service Prepayments	<u>0</u>	<u>8,004</u>	<u>8,004</u>	<u>0.00%</u>
<b>Total Revenues</b>	<u>322,524</u>	<u>330,668</u>	<u>8,144</u>	<u>2.53%</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>210,428</u>	<u>210,428</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>209,268</u>	<u>209,268</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>493,195</u></u>	<u><u>493,195</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 12/31/2016

(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>0</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenue Over (Under)	0	0	0	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	1,161	1,161	0.00%
Excess of Rev./Other Sources Over (Under)	0	1,161	1,161	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>1,162</u></u>	<u><u>1,162</u></u>	<u><u>0.00%</u></u>



**Harrison Ranch CDD**  
**Investment Summary**  
**December 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2016</u>
The Bank of Tampa	Money Market	\$ 8,055
The Bank of Tampa ICS: Western Alliance Bank	Money Market	8,141
	<b>Total General Fund Investments</b>	<b><u>\$ 16,196</u></b>
The Bank of Tampa ICS Capital Reserve: Western Alliance Bank	Money Market	\$ 144,714
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 144,714</u></b>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,740
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	294,780
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	8,929
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 465,449</u></b>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,162
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 1,162</u></b>

**Harrison Ranch Community Development District**

Summary A/R Ledger

001 - General Fund

From 12/1/2016 Through 12/31/2016

<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
8/31/2016	Access Residential Management	OMR0816-2	25.00
8/31/2016	Harrison Ranch Homeowner's Association, Inc.	OMR0816-1	182.97
9/2/2016	Harrison Ranch Homeowner's Association, Inc.	RI0916-1	104.37
10/1/2016	Manatee County Tax Collector	FY16-17	96,396.94
10/1/2016	Pulte Home Corporation	362-17-01	75,543.49
12/5/2016	Pulte Home Corporation	RI1216-2	<u>372.75</u>
		Total 001 - General Fund	172,654.02

**Harrison Ranch Community Development District**

Summary A/R Ledger

005 - Reserve Fund

From 12/1/2016 Through 12/31/2016

<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>88,479.00</u>
		Total 005 - Reserve Fund	88,479.00

**Harrison Ranch Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2016 Through 12/31/2016

<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>28,504.78</u>
		Total 200 - Debt Service Fund	<u>28,504.78</u>
Report Balance			<u><u>289,637.80</u></u>

## Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2016

001 - General Fund

From 12/1/2016 Through 12/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Euphoria Pools & Spas Inc. dba KBR Pool Services	10/16/2016	SCC-3688	Pool Repairs & Supplies	2,115.00
RB Owens Electric Inc	11/11/2016	105670	Service Call - Street/Pole Lights	255.00
Waste Pro of Florida Inc	11/20/2016	0000149922	Commercial Recycling 12/16	37.39
BrightView Landscape Services, Inc.	11/29/2016	5190729	Turf - Blvd Center Median	900.00
BrightView Landscape Services, Inc.	11/29/2016	5191510	Replace Node Battery Operating Valve	630.00
Euphoria Pools & Spas Inc. dba KBR Pool Services	12/1/2016	SCC-3904	Pool Service 12/16	1,100.00
Aquatic Systems, Inc	12/1/2016	0000358607	Monthly Lake and Wetland Svc 12/16	2,977.00
RB Owens Electric Inc	12/1/2016	105767	Service Call - Landscape at Pembroke	770.00
Cortez Connect, Inc.	12/1/2016	4685-MMM	Remote Video Monitoring 12/16	206.00
Cortez Connect, Inc.	12/1/2016	4686-MMM	Surveillance Maintenance 12/16	80.00
Steven Hicks	12/3/2016	120316	Catering	671.25
Southwest Maintenance Services, Inc.	12/6/2016	1275	Cleaning Service for Amenities 12/16	850.00
RB Owens Electric Inc	12/6/2016	105788	Service Call - Street Lights	3,061.00
Access Residential Management LLC	12/6/2016	HRCDD2016-12	Management Fee 12/16	1,900.00
Access Residential Management LLC	12/6/2016	HRCDDP2016-12	Payroll Fees 11/16	10,032.10
BrightView Landscape Services, Inc.	12/6/2016	5200359	Removal Dead Sable Palm	180.00
Pyramid II Inc.	12/9/2016	386228407	Clubhouse Supplies	187.38
BrightView Landscape Services, Inc.	12/10/2016	5203225	Landscape Maintenance 12/16	27,451.14
BrightView Landscape Services, Inc.	12/12/2016	5206990	Tree Services	402.00

## Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2016

001 - General Fund

From 12/1/2016 Through 12/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Siesta Trolley, Inc.	12/12/2016	1667	Clubhouse Activities	300.00
RB Owens Electric Inc	12/14/2016	105837	Service Call - Street Lights	2,124.70
RB Owens Electric Inc	12/16/2016	105854	Service Call - Bollard Lights	3,571.65
Welch Tennis Courts, Inc	12/19/2016	40153	Tennis Court Maintenance	23.98
Waste Pro of Florida Inc	12/20/2016	0000154499	Commercial Recycling 01/17	37.49
RB Owens Electric Inc	12/20/2016	105883	Service Call - Street Lights	1,043.70
RB Owens Electric Inc	12/21/2016	105889	Service Call - Street Lights	792.00
RB Owens Electric Inc	12/21/2016	105890	Service Call - Street Lights	2,227.70
RB Owens Electric Inc	12/21/2016	105891	Service Call - Landscape Lights	390.00
BrightView Landscape Services, Inc.	12/21/2016	5211753	Irrigation Repairs	1,977.00
BrightView Landscape Services, Inc.	12/21/2016	5211757	Tree Trimming Services	10,000.00
BrightView Landscape Services, Inc.	12/21/2016	5211761	Furnish & Install Pine Bark Nuggets - Mulch	38,150.00
BrightView Landscape Services, Inc.	12/22/2016	5212721	Tree Maintenance	8,580.00
Frontier Florida LLC dba Frontier Communications of Florida	12/25/2016	941-776-9949-0110... 12/16	Clubhouse/Office Telephone 12/16	274.89
Piper Fire Protection, Inc.	12/27/2016	211023	Annual Alarm Inspection	225.00
Piper Fire Protection, Inc.	12/27/2016	211024	Annual Fire Sprinkler Inspection	175.00
RB Owens Electric Inc	12/28/2016	105941	Service Call - Street Lights	3,270.10
Hopping Green & Sams	12/28/2016	91493	General/Monthly Legal Services 11/16	1,957.00
MCUD	12/28/2016	Water Summary Bill 12/16	MCUD Water Summary 12/16	3,505.92
RB Owens Electric Inc	12/29/2016	105956	Service Call - Street Lights	444.00

**Harrison Ranch Community Development District**

Aged Payables by Invoice Date

Aging Date - 10/1/2016

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
RB Owens Electric Inc	12/29/2016	105957	Service Call - Street Lights	95.06
Bradenton Herald, Inc.	1/1/2017	ACCT # 000523600 12/16	Legal Advertising 12/16	175.50
			Total 001 - General Fund	133,145.95
Report Total				133,145.95

**Harrison Ranch Community Development District**  
**Notes to Unaudited Financial Statements**  
**December 31, 2016**

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/16.
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.

**Summary A/R Ledger – Subsequent Collections**

5. General Fund – Payment for Invoice FY16-17 in the amount of \$53,846.03 was received in January 2017.
6. Reserve Fund – Payment for Invoice FY16-17 in the amount of \$88,479.00 was received in January 2017.
7. Debt Service Fund 2007 – Payment for Invoice FY16-17 in the amount of \$15,922.38 was received in January 2017.