

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

November 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet
As of 11/30/2016
(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
Assets							
Cash In Bank	208,318	0	0	0	208,318	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	16,194	0	170,635	1,162	187,992	0	0
Investments--Capital Reserves	0	144,690	0	0	144,690	0	0
Accounts Receivable	999,659	88,479	272,932	0	1,361,070	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	50,351	0	51,110	0	0
Due From Others	20	0	0	0	20	0	0
Amount Available in Debt Service	0	0	0	0	0	0	493,159
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,666,841
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	<u>1,226,727</u>	<u>233,169</u>	<u>493,919</u>	<u>1,162</u>	<u>1,954,977</u>	<u>13,017,950</u>	<u>4,160,000</u>
Liabilities							
Accounts Payable	37,572	0	0	0	37,572	0	0
Accrued Expenses Payable	12,201	0	0	0	12,201	0	0
Other Current Liabilities	120	0	0	0	120	0	0
Due To Other Funds	50,351	0	759	0	51,110	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,160,000
Total Liabilities	<u>100,244</u>	<u>0</u>	<u>759</u>	<u>0</u>	<u>101,003</u>	<u>0</u>	<u>4,160,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	194,938	144,642	283,927	2	623,508	13,017,950	0
Net Change in Fund Balance	931,545	88,527	209,232	1,161	1,230,465	0	0
Total Fund Equity & Other Credits	<u>1,126,483</u>	<u>233,169</u>	<u>493,159</u>	<u>1,162</u>	<u>1,853,973</u>	<u>13,017,950</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>1,226,727</u>	<u>233,169</u>	<u>493,919</u>	<u>1,162</u>	<u>1,954,977</u>	<u>13,017,950</u>	<u>4,160,000</u>

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(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	25	25
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	94	141	47
0025	Clubhouse Rentals	5,400	900	61	(839)
0028	Key/Access Revenue	564	94	141	47
0029	Lease Revenue	1,176	196	546	350
0033	Community Activity Revenues	9,299	1,550	6,068	4,518
	Total Revenues	<u>1,183,250</u>	<u>1,169,083</u>	<u>1,183,905</u>	<u>14,822</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	9,400	1,567	1,200	367
51300	Financial & Administrative				
3100	Administrative Services	4,725	788	788	0
3101	District Management	28,285	4,714	4,714	0
3103	District Engineer	15,000	2,500	3,474	(974)
3104	Disclosure Report	1,000	167	0	167
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	875	875	0
3201	Accounting Services	17,325	2,888	2,888	0
3202	Auditing Services	3,500	0	0	0
3203	Arbitrage Rebate Calculation	650	108	0	108
4501	Public Officials Liability Insurance	2,700	2,700	2,360	340
4801	Legal Advertising	3,000	500	172	328
4902	Dues, Licenses & Fees	1,630	272	175	97
4905	Property Taxes	1,300	1,300	0	1,300
4907	Website Hosting, Maintenance, Backup	2,700	450	350	100
51400	Legal Counsel				
3107	District Counsel	25,000	4,167	3,843	323
52900	Security Operations				
4740	Security Services and Patrols	10,000	1,667	96	1,571
53100	Electric Utility Services				
4301	Utility Services	2,500	417	291	126
4304	Utility - Recreation Facilities	38,000	6,333	3,751	2,582
4307	Street Lights	35,000	5,833	5,064	769
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	8,333	6,009	2,324
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	1,667	0	1,667
4606	Mitigation Area Monitoring & Maintenance	29,680	4,947	12,929	(7,982)
4628	Aquatic Maintenance	40,000	6,667	5,954	713
4802	Aquatic Plant Replacement	500	83	0	83
4803	Stormwater System Maintenance	2,000	333	750	(417)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(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	667	0	667
4604	Landscape Maintenance	330,000	55,000	59,291	(4,291)
4609	Irrigation Repairs	20,000	3,333	9,012	(5,679)
4618	Landscape - Mulch	42,200	7,033	0	7,033
4619	Annual Flower Program	34,612	5,769	0	5,769
4640	Maintenance/Handyman Services	5,000	833	2,080	(1,246)
4641	Tree Trimming Services	10,000	1,667	0	1,667
4642	Well Maintenance	2,500	417	665	(249)
4643	Fire Ant Treatment	4,500	750	0	750
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	5,833	1,370	4,463
4680	Holiday Decorations	5,000	5,000	4,740	260
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	20,000	3,333	23,895	(20,562)
4621	Sidewalk Repair & Maintenance	1,000	167	0	167
4622	Parking Lot Repair & Maintenance	1,000	167	0	167
4635	Street Sign Repair & Replacement	1,000	167	0	167
57200	Parks & Recreation				
3301	Staff-Salaries	99,055	16,509	16,630	(121)
3302	Staff-P/R Taxes	8,313	1,386	1,376	9
3303	Staff-Workers' Comp	3,600	600	0	600
3304	Staff-Health Insurance	9,240	1,540	1,071	469
3305	Payroll Processing/Reimbursement	558	93	116	(23)
4600	Pool Repairs	5,000	833	5,820	(4,987)
4615	Wildlife Management Services	10,000	1,667	4,325	(2,658)
4617	Pool Service Contract	15,650	2,608	1,100	1,508
4632	Facility A/C & Heating Maintenance & Repair	1,500	250	0	250
4702	Telephone, Fax, Internet	3,600	600	604	(4)
4704	Clubhouse - Facility Janitorial Service	10,200	1,700	1,700	0
4705	Office Supplies	2,232	372	748	(376)
4706	Clubhouse - Facility Janitorial Supplies	3,000	500	0	500
4711	Exterior Clubhouse Maintenance & Repair	10,000	1,667	10,210	(8,543)
4712	Security & Fire System Monitoring & Maintenance	4,000	667	1,053	(387)
4713	Management Contract	22,800	3,800	3,800	0
4714	Operating & Community Programming	35,000	5,833	8,869	(3,035)
4715	Pool/Patio Furniture	1,500	250	14	236
4719	Pest Control	760	127	186	(59)
4723	Interior Clubhouse Maintenance & Repairs	7,500	1,250	879	371
4727	Furniture Repair/Replacement	1,200	200	0	200
4745	Access Control Maintenance & Repair	2,000	333	13,585	(13,252)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(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	208	0	208
4758	Fitness Equipment Maintenance & Repairs	2,500	417	164	253
4759	Playground Equipment and Maintenance	1,200	200	0	200
4760	Tennis Court Maintenance & Supplies	1,200	200	6	194
4761	Trail/Bike Path Maintenance	15,000	2,500	0	2,500
4762	Clubhouse Miscellaneous Expense (Recycling)	995	166	143	23
57900	Contingency				
4638	Miscellaneous Contingency	2,000	333	0	333
6401	Capital Outlay	20,000	3,333	0	3,333
	Total Expenditures	<u>1,183,250</u>	<u>226,992</u>	<u>252,361</u>	<u>(25,369)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>942,092</u>	<u>931,545</u>	<u>(10,547)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>942,092</u>	<u>931,545</u>	<u>(10,547)</u>
	Fund Balance, Beginning of Period	0	0	194,938	194,938
	Fund Balance, End of Period	<u>0</u>	<u>942,092</u>	<u>1,126,483</u>	<u>184,391</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 11/30/2016

(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	0	48	48	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>88,527</u>	<u>48</u>	<u>0.05%</u>
Expenditures				
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>88,527</u>	<u>88,527</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>88,527</u>	<u>88,527</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>233,169</u>	<u>233,169</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 11/30/2016

(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	0	105	105	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>
Total Revenues	<u>322,524</u>	<u>330,633</u>	<u>8,109</u>	<u>2.51%</u>
Expenditures				
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>
Total Expenditures	<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>210,393</u>	<u>210,393</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,161)	(1,161)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>209,232</u>	<u>209,232</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>493,159</u></u>	<u><u>493,159</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 11/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenue Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	1,161	1,161	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,161	1,161	0.00%
Fund Balance, Beginning of Period	0	2	2	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,162</u>	<u>1,162</u>	<u>0.00%</u>

Harrison Ranch CDD
Investment Summary
November 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2016</u>
The Bank of Tampa	Money Market	\$ 8,055
The Bank of Tampa ICS: Bank of China, New York, NY	Money Market	8,139
	Total General Fund Investments	<u>\$ 16,194</u>
The Bank of Tampa ICS Capital Reserve: Bank of China, New York, NY	Money Market	\$ 144,690
	Total Reserve Fund Investments	<u>\$ 144,690</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 161,708
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	0
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	8,927
	Total Debt Service Fund Investments	<u>\$ 170,635</u>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 1,162
	Total Capital Project Fund Investments	<u>\$ 1,162</u>

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

<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
9/30/2016	Harrison Ranch Homeowner's Association, Inc.	OMR0916-1	104.22
10/1/2016	Manatee County Tax Collector	FY16-17	922,996.41
10/1/2016	Pulte Home Corporation	362-17-01	75,543.49
10/5/2016	Harrison Ranch Homeowner's Association, Inc.	RI1016-1	104.37
11/2/2016	Harrison Ranch Homeowner's Association, Inc.	RI1116-1	104.37
11/2/2016	Pulte Home Corporation	RI1016-2	372.75
11/30/2016	Harrison Ranch Homeowner's Association, Inc.	OMR1116-1	92.20
			<hr/>
		Total 001 - General Fund	999,658.65

Harrison Ranch Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 11/1/2016 Through 11/30/2016

<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 11/1/2016 Through 11/30/2016

<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>272,932.01</u>
		Total 200 - Debt Service Fund	<u>272,932.01</u>
Report Balance			<u><u>1,361,069.66</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Bradenton Herald, Inc.	11/6/2016	ACCT # 000523600 11/16	Legal Advertising 11/16	87.75
Brett DeMartino LLC	8/31/2016	2016-08-15-1508	Water Mitigation	5,508.58
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
Childlike Productions	7/20/2016	5596	Real Beard Santa 12/03/16	250.00
Childlike Productions	10/15/2016	5650	Glitter Tattoo Artist 12/03/16	150.00
Childlike Productions	10/15/2016	5651	Professional Balloon Twisting 12/10/16	150.00
Cortez Connect, Inc.	11/9/2016	4584-MMM	Replace Access Control Equipment	12,785.00
Cortez Connect, Inc.	11/30/2016	4701-MMM	Installation - Replace Patio/Kitchen Door Maglocks	800.00
Decorating Elves Inc	11/26/2016	6949	Holiday Decor	3,081.00
Euphoria Pools & Spas Inc. dba KBR Pool Services	10/16/2016	SCC-3688	Pool Repairs & Supplies	2,115.00
Euphoria Pools & Spas Inc. dba KBR Pool Services	11/1/2016	SCC-3794	Pool Service 11/16	1,100.00
Frontier Florida LLC dba Frontier Communications of Florida	11/25/2016	941-776-9949-011007-5 11/16	Clubhouse/Office Telephone 11/16	251.62
Hoover Pumping Systems Inc	11/29/2016	129104	Service Call - Repair Pump Station	289.00
Hopping Green & Sams	11/30/2016	91047	General/Monthly Legal Services 10/16	1,873.31
Manatee County Sheriff Department	11/21/2016	280853	False Alarm	25.00
Massey Services, Inc.	11/22/2016	26760798	Pest Prevention 11/16	50.00
Massey Services, Inc.	11/22/2016	26802915	Pest Prevention Qtrly 11/16 - Rodent	36.00
MCUD	11/28/2016	Water Summary Bill 11/16	MCUD Water Summary 11/16	3,981.16
RB Owens Electric Inc	11/16/2016	105698	Service Call - Street Lights	390.00
RB Owens Electric Inc	11/17/2016	105707	Service Call - Street Lights	1,245.00
Sign A Rama	9/25/2016	15311	Signs	135.00
Sign A Rama	10/14/2016	15371	Signs	125.00
Sign A Rama	11/11/2016	15456	Signs	115.00
Southwest Maintenance Services, Inc.	11/1/2016	1106	Repairs at Amenity Center	270.00
Southwest Maintenance Services, Inc.	11/7/2016	1115	Install New Part on Fence at Park	141.00
Southwest Maintenance Services, Inc.	11/7/2016	1143	Cleaning Service for Amenities 11/16	850.00
Southwest Maintenance Services, Inc.	11/30/2016	1194	Exterior Maintenance	200.00
Waste Pro of Florida Inc	11/20/2016	0000149922	Commercial Recycling 12/16	37.39
			Total 001 - General Fund	37,571.81
Report Balance				37,571.81

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
November 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 11/30/16.
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 \$826,599.47 was received in December 2016.
6. Debt Service Fund 2007 – Payment for Invoice FY16-17 in the amount of \$244,427.23 was received in December 2016.