

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

April 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 4/30/2015

(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	96,970	0	0	0	96,970	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	387,607	0	490,482	47,630	925,720	0	0
Investments Capital Reserves	0	210,758	0	0	210,758	0	0
Accounts Receivable	66,586	0	6,275	0	72,861	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	1,358	0	0	0	1,358	0	0
Amount Available in Debt Service	0	0	0	0	0	0	495,400
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,879,600
Fixed Assets	0	0	0	0	0	12,916,562	0
Total Assets	<u>554,297</u>	<u>210,758</u>	<u>496,757</u>	<u>47,630</u>	<u>1,309,443</u>	<u>12,916,562</u>	<u>4,375,000</u>
Liabilities							
Accounts Payable	15,793	0	0	0	15,793	0	0
Accrued Expenses Payable	3,290	0	0	0	3,290	0	0
Other Current Liabilities	378	2,839	0	0	3,217	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	0	0	1,358	0	1,358	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,375,000
Total Liabilities	<u>19,461</u>	<u>2,839</u>	<u>1,358</u>	<u>0</u>	<u>23,658</u>	<u>0</u>	<u>4,375,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	56,414	182,997	281,603	46,249	567,262	12,916,562	0
Net Change in Fund Balance	478,423	24,921	213,797	1,381	718,522	0	0
Total Fund Equity & Other Credits	<u>534,836</u>	<u>207,918</u>	<u>495,400</u>	<u>47,630</u>	<u>1,285,785</u>	<u>12,916,562</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>554,297</u>	<u>210,758</u>	<u>496,757</u>	<u>47,630</u>	<u>1,309,443</u>	<u>12,916,562</u>	<u>4,375,000</u>

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 4/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
36100				
Interest Earnings				
0001	0	0	253	253
36310				
Special Assessments				
1001	917,935	917,935	923,025	5,090
1009	192,628	192,628	192,628	0
36900				
Other Miscellaneous Revenues				
0003	0	0	2,316	2,316
0025	6,220	3,628	2,934	(694)
0028	960	560	676	116
0029	4,200	2,450	2,450	0
0033	5,500	3,208	3,853	645
Total Revenues	<u>1,127,443</u>	<u>1,120,410</u>	<u>1,128,136</u>	<u>7,727</u>
Expenditures				
51100				
Legislative				
1101	7,200	4,200	3,000	1,200
51300				
Financial & Administrative				
3100	6,953	4,056	4,056	0
3101	28,325	16,523	16,523	0
3103	20,000	11,667	9,517	2,150
3104	5,000	2,917	5,100	(2,183)
3105	2,500	2,313	2,313	(0)
3111	7,210	6,289	19,289	(13,000)
3201	15,450	9,013	9,013	0
3202	3,200	1,867	0	1,867
3203	650	379	0	379
4001	400	233	0	233
4501	6,900	6,900	6,078	822
4801	3,000	1,750	1,155	595
4901	1,250	729	309	421
4902	1,550	925	175	750
4905	965	965	1,248	(283)
4907	555	324	0	324
51400				
Legal Counsel				
3107	25,000	14,583	11,715	2,868
53100				
Electric Utility Services				
4301	6,000	3,500	2,240	1,260
4304	38,000	22,167	19,407	2,760
4307	40,000	23,333	18,749	4,584
53600				
Water-Sewer Combination Services				
4301	37,500	21,875	28,032	(6,157)
53800				
Stormwater Control				
4602	7,500	4,375	0	4,375
4606	21,510	12,548	5,270	7,278
4628	38,000	22,167	20,839	1,328
4802	500	292	0	292
4803	3,000	1,750	0	1,750
53900				
Other Physical Environment				
4505	16,000	16,000	15,222	778

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 4/30/2015

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	3,000	1,750	3,622	(1,872)
4604	Landscape Maintenance	278,000	162,167	167,523	(5,356)
4609	Irrigation Repairs	15,000	8,750	8,694	56
4618	Landscape - Mulch	42,200	24,617	38,150	(13,533)
4619	Annual Flower Program	30,675	17,894	17,306	588
4640	Maintenance/Handyman Services	5,000	2,917	1,580	1,337
4641	Tree Trimming Services	5,000	2,917	0	2,917
4642	Well Maintenance	2,500	1,458	753	706
4643	Fire Ant Treatment	4,500	2,625	4,395	(1,770)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	14,583	4,746	9,838
4680	Holiday Decorations	8,000	8,000	4,955	3,045
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	25,000	14,583	7,928	6,655
4621	Sidewalk Repair & Maintenance	1,000	583	0	583
4622	Parking Lot Repair & Maintenance	4,500	2,625	0	2,625
57200	Parks & Recreation				
3301	Staff-Salaries	63,931	37,293	35,640	1,653
3302	Staff-P/R Taxes	6,439	3,756	3,171	585
3303	Staff-Workers' Comp	3,600	2,100	499	1,601
3304	Staff-Health Insurance	5,820	3,395	3,678	(283)
3305	Payroll Processing/Reimbursement	1,114	650	337	313
3308	Program Activities Payroll	7,670	4,474	4,819	(345)
4600	Pool Maintenance & Repairs	20,600	12,017	9,234	2,783
4632	Facility A/C & Heating Maintenance & Repair	1,700	992	463	528
4702	Telephone, Fax Internet	3,800	2,217	2,217	(0)
4704	Clubhouse Facility Janitorial Services	9,000	5,250	4,672	578
4705	Office Supplies	1,575	919	1,442	(523)
4711	Exterior Clubhouse Maintenance & Repair	15,000	8,750	4,158	4,593
4712	Security & Fire System Monitoring & Maintenance	3,000	1,750	1,132	618
4713	Management Contract	22,800	13,300	11,400	1,900
4714	Operating & Community Programming	39,035	22,770	16,997	5,773
4715	Pool/Patio Furniture	5,000	2,917	0	2,917
4719	Pest Control	1,000	583	422	161
4723	Interior Clubhouse Maintenance & Repairs	6,800	3,967	324	3,643
4727	Furniture Repair/Replacement	1,200	700	2,620	(1,920)
4745	Access Control Maintenance & Repair	1,500	875	0	875
4755	Athletic Field Maintenance & Repairs	1,250	729	271	458
4758	Fitness Equipment Maintenance & Repairs	3,000	1,750	371	1,379
4759	Playground Equipment and Maintenance	1,200	700	533	167

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 4/30/2015

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
4760	Tennis Court Maintenance & Supplies	1,200	700	350	350
4761	Trail/Bike Path Maintenance	20,000	11,667	660	11,007
4762	Clubhouse Miscellaneous Expense (Recycling)	500	292	232	60
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,167</u>	<u>8,625</u>	<u>(7,458)</u>
	Total Expenditures	<u>1,043,227</u>	<u>624,785</u>	<u>573,166</u>	<u>51,619</u>
	Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>495,624</u>	<u>554,970</u>	<u>59,346</u>
	Other Financing Sources (Uses)				
0017	Prior Year A/P Credits	0	0	7,669	7,669
8005	Transfer of Reserves	<u>(84,216)</u>	<u>(84,216)</u>	<u>(84,216)</u>	<u>0</u>
	Total Other Financing Sources (Uses)	<u>(84,216)</u>	<u>(84,216)</u>	<u>(76,547)</u>	<u>7,669</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>411,408</u>	<u>478,423</u>	<u>67,014</u>
	Fund Balance, Beginning of Period	0	0	56,414	56,414
	Fund Balance, End of Period	<u>0</u>	<u>411,408</u>	<u>534,836</u>	<u>123,428</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 4/30/2015

(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	173	173	0.00%
Total Revenues	<u>0</u>	<u>173</u>	<u>173</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	84,216	59,468	24,748	29.38%
Total Expenditures	<u>84,216</u>	<u>59,468</u>	<u>24,748</u>	<u>29.39%</u>
Excess of Revenue Over (Under) Expenditures	<u>(84,216)</u>	<u>(59,295)</u>	<u>24,921</u>	<u>(29.59)%</u>
Other Financing Sources (Uses)				
Transfer of Reserves	84,216	84,216	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>24,921</u>	<u>24,921</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	182,997	182,997	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>207,918</u></u>	<u><u>207,918</u></u>	<u><u>0.00%</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 4/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	324,849	326,651	1,802	0.55%
Debt Service Prepayments	<u>0</u>	<u>9,597</u>	<u>9,597</u>	<u>0.00%</u>
Total Revenues	<u>324,849</u>	<u>336,248</u>	<u>11,399</u>	<u>3.51%</u>
Expenditures				
Debt Service				
Interest	229,849	116,070	113,779	49.50%
Principal	<u>95,000</u>	<u>5,000</u>	<u>90,000</u>	<u>94.73%</u>
Total Expenditures	<u>324,849</u>	<u>121,070</u>	<u>203,779</u>	<u>62.73%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>215,178</u>	<u>215,178</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,381)	(1,381)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>213,797</u>	<u>213,797</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	281,603	281,603	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>495,400</u></u>	<u><u>495,400</u></u>	<u><u>0.00%</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 4/30/2015

(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	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	1,381	1,381	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,381</u>	<u>1,381</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	46,249	46,249	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>47,630</u></u>	<u><u>47,630</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
April 30, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2015</u>
The Bank of Tampa	Money Market	\$ 142,315
The Bank of Tampa ICS:		
Bank of China, New York, NY	Money Market	34,281
Western Alliance Bank	Money Market	211,011
	Total General Fund Investments	\$ 387,607
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 210,758
	Total Reserve Fund Investments	\$ 210,758
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,311
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	318,574
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	9,597
	Total Debt Service Fund Investments	\$ 490,482
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 47,630
	Total Capital Project Fund Investments	\$ 47,630

Harrison Ranch Community Development District

Summary A/R Ledger

From 4/1/2015 Through 4/30/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2014	Manatee County Tax Collector	FY14-15	24,007.58
10/17/2014	Pulte Home Corporation	362-15-01	48,157.07
3/31/2015	Pulte Home Corporation	OMR0315-2	323.75
4/30/2015	Pulte Home Corporation	RI0415-1	<u>372.75</u>
Report Balance			<u><u>72,861.15</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 4/1/2015 Through 4/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Access Residential Management LLC	4/30/2015	HRCDDP2015-4	Payroll Fees 04/15	5,616.58
Goodson Electric Contractors, LLC	4/20/2015	989465	Extra Lamps for Stock	205.04
Goodson Electric Contractors, LLC	4/30/2015	989518	Service Call- Lighting Repairs	1,334.00
Hopping Green & Sams	4/24/2015	81626	General/Monthly Legal Services 03/15	1,573.31
Kristin Inderwiesen Greene	4/28/2015	042815 Greene	Singing Garden 04/28/15	31.00
Massey Services, Inc.	3/24/2015	21488279	Pest Prevention 03/15	50.00
Massey Services, Inc.	4/8/2015	21653063	Pest Prevention 04/15	50.00
MCUD	4/28/2015	Water Summary Bill 04/15	MCUD Water Summary 04/15	3,473.74
Prager & Co., LLC	4/29/2015	5561	Amortization Schedule S2007	100.00
Valley Crest Landscape Maintenance	4/14/2015	4761607	Irrigation Repairs	450.00
Valley Crest Landscape Maintenance	4/22/2015	4759461	Irrigation Repairs	1,206.00
Valley Crest Landscape Maintenance	4/29/2015	4763359	Cut Dead Branches of Oak Tree	496.00
Verizon Florida LLC	4/25/2015	941-776-9949 150339 04/15	Clubhouse/Office Telephone 04/15	257.20
ZNS Engineering, L.C.	4/23/2015	123155	Engineering Services 03/15	660.00
ZNS Engineering, L.C.	4/23/2015	123156	Engineering Services 03/15 - WUP	290.00
			Total 001 - General Fund	15,792.87
Report Balance				15,792.87

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
April 30, 2015

Balance Sheet

1. Trust statement activity has been recorded through 04/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$207,918 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve Fund. Current YTD funding is \$84,216.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
5. Payment for Invoice #FY14-15 for \$14,446.77 was received in May 2015.
6. Payment for Invoice #362-15-01 for \$48,157.07 was received in May 2015.
7. Payment for Invoice #OMR0315-2 for \$323.75 was received in May 2015.
8. Payment for Invoice #RI0415-1 for \$372.75 was received in May 2015.