

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

August 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 8/31/2014

(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	163,609	0	0	0	163,609	0	0
Cash On Hand	798	0	0	0	798	0	0
Investments	873,736	0	284,763	46,249	1,204,748	0	0
Investments Capital Reserves	0	256,617	0	0	256,617	0	0
Accounts Receivable	422	0	0	0	422	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	76,853	0	0	0	76,853	0	0
Amount Available in Debt Service	0	0	0	0	0	0	281,603
Amount To Be Provided Debt Service	0	0	0	0	0	0	4,098,397
Fixed Assets	0	0	0	0	0	12,916,562	0
Total Assets	1,119,408	256,617	284,763	46,249	1,707,036	12,916,562	4,380,000
Liabilities							
Accounts Payable	59,503	0	0	0	59,503	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Other Current Liabilities	99	0	0	0	99	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	0	73,694	3,160	0	76,853	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,380,000
Total Liabilities	59,602	73,694	3,160	0	136,456	0	4,380,000
Fund Equity & Other Credits							
Beginning Fund Balance	1,198,965	36,295	286,656	46,249	1,568,165	12,916,562	0
Net Change in Fund Balance	(139,160)	146,628	(5,053)	0	2,415	0	0
Total Fund Equity & Other Credits	1,059,805	182,923	281,603	46,249	1,570,580	12,916,562	0
Total Liabilities & Fund Equity	1,119,408	256,617	284,763	46,249	1,707,036	12,916,562	4,380,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	3,299	3,299	0.00%
Special Assessments					
Tax Roll	683,589	683,589	690,536	6,947	(1.01)%
Off Roll	281,806	281,806	281,803	(3)	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,033	2,033	0.00%
Clubhouse Rentals	5,625	5,156	8,348	3,192	(48.41)%
Key/Access Revenue	960	880	1,465	585	(52.58)%
Lease Revenue	4,200	3,850	3,850	0	8.33%
Community Activity Revenues	2,555	2,342	6,283	3,941	(145.91)%
Total Revenues	<u>978,735</u>	<u>977,623</u>	<u>997,616</u>	<u>19,993</u>	<u>(1.93)%</u>
Expenditures					
Legislative					
Supervisor Fees	4,000	3,667	4,400	(733)	(10.00)%
Financial & Administrative					
Administrative Services	6,750	6,188	6,188	0	8.33%
District Management	27,500	25,208	25,208	0	8.33%
District Engineer	20,000	18,333	27,093	(8,760)	(35.46)%
Disclosure Report	5,000	4,583	5,200	(617)	(4.00)%
Trustees Fees	4,000	4,000	3,965	35	0.87%
Financial Consulting Services	7,000	6,833	6,833	0	2.38%
Accounting Services	15,000	13,750	13,750	0	8.33%
Auditing Services	3,200	2,933	3,200	(267)	0.00%
Arbitrage Rebate Calculation	650	650	650	0	0.00%
Public Officials Liability Insurance	6,900	6,900	6,078	822	11.91%
Legal Advertising	3,000	2,750	3,456	(706)	(15.19)%
Bank Fees	950	871	1,301	(430)	(36.90)%
Dues, Licenses & Fees	1,550	1,435	524	911	66.19%
Property Taxes	965	965	940	25	2.58%
Legal Counsel					
District Counsel	15,000	13,750	45,356	(31,606)	(202.37)%
Electric Utility Services					
Utility Services	6,000	5,500	4,033	1,467	32.77%
Utility - Recreation Facilities	38,000	34,833	35,705	(872)	6.03%
Street Lights	40,000	36,667	27,389	9,278	31.52%
Water-Sewer Combination Services					
Utility Services	35,000	32,083	32,875	(792)	6.07%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	6,875	3,761	3,114	49.85%
Mitigation Area Monitoring & Maintenance	12,500	11,458	10,540	918	15.68%
Aquatic Maintenance	30,348	27,819	28,062	(243)	7.53%
Aquatic Plant Replacement	500	458	0	458	100.00%
Stormwater System Maintenance	3,000	2,750	0	2,750	100.00%
Other Physical Environment					
Property/GL Insurance	15,000	15,000	13,932	1,068	7.11%
Entry & Walls Maintenance	3,000	2,750	2,263	487	24.57%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Landscape Maintenance	265,000	242,917	243,958	(1,041)	7.94%
Irrigation Repairs	15,000	13,750	15,440	(1,690)	(2.93)%
Landscape - Mulch	42,200	38,683	39,260	(577)	6.96%
Annual Flower Program	30,675	28,119	23,006	5,113	25.00%
Maintenance/Handyman Services	5,000	4,583	493	4,090	90.13%
Tree Trimming Services	5,000	4,583	650	3,933	87.00%
Well Maintenance	2,500	2,292	833	1,459	66.70%
Fire Ant Treatment	4,500	4,125	4,395	(270)	2.33%
Landscape Replacement Plants, Shrubs, Trees	25,000	22,917	9,957	12,960	60.17%
Holiday Decorations	7,500	7,500	7,810	(310)	(4.13)%
Road & Street Facilities					
Street Light Decorative Light Maintenance	15,000	13,750	26,758	(13,008)	(78.38)%
Sidewalk Repair & Maintenance	1,000	917	0	917	100.00%
Parking Lot Repair & Maintenance	4,500	4,125	0	4,125	100.00%
Parks & Recreation					
Staff-Salaries	65,038	59,618	58,449	1,169	10.13%
Staff-P/R Taxes	6,439	5,902	5,272	631	18.12%
Staff-Workers' Comp	3,600	3,300	2,176	1,124	39.54%
Staff-Health Insurance	5,100	4,675	4,793	(118)	6.02%
Payroll Processing/Reimbursement	1,114	1,021	647	374	41.91%
Program Activities Payroll	7,200	6,600	8,815	(2,215)	(22.43)%
Pool Maintenance & Repairs	20,600	18,883	26,211	(7,328)	(27.23)%
Facility A/C & Heating Maintenance & Repair	1,661	1,523	1,265	257	23.82%
Telephone, Fax Internet	3,800	3,483	3,700	(217)	2.62%
Clubhouse Facility Janitorial Services	8,530	7,819	8,609	(790)	(0.93)%
Office Supplies	750	688	888	(201)	(18.44)%
Exterior Clubhouse Maintenance & Repair	15,000	13,750	12,369	1,381	17.54%
Security & Fire System Monitoring & Maintenance	2,000	1,833	6,677	(4,843)	(233.83)%
Management Contract	22,800	20,900	20,900	0	8.33%
Operating & Community Programming	43,345	39,733	32,704	7,029	24.55%
Pool/Patio Furniture	5,000	4,583	2,992	1,592	40.16%
Pest Control	1,000	917	694	223	30.60%
Interior Clubhouse Maintenance & Repairs	5,000	4,583	10,846	(6,262)	(116.91)%
Furniture Repair/Replacement	1,200	1,100	530	570	55.82%
Access Control Maintenance & Repair	1,500	1,375	0	1,375	100.00%
Athletic Field Maintenance & Repairs	1,250	1,146	5,266	(4,120)	(321.26)%
Fitness Equipment Maintenance & Repairs	3,720	3,410	275	3,135	92.60%
Playground Equipment and Maintenance	1,200	1,100	150	950	87.50%
Tennis Court Maintenance & Supplies	1,200	1,100	0	1,100	100.00%
Trail/Bike Path Maintenance	20,000	18,333	0	18,333	100.00%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Clubhouse Miscellaneous Expenses (Recycling)	500	458	482	(23)	3.69%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>4,583</u>	<u>16,806</u>	<u>(12,222)</u>	<u>(236.11)%</u>
Total Expenditures	<u>988,735</u>	<u>909,690</u>	<u>916,776</u>	<u>(7,086)</u>	<u>7.28%</u>
Excess of Revenue Over (Under) Expenditures	<u>(10,000)</u>	<u>67,933</u>	<u>80,840</u>	<u>12,907</u>	<u>908.40%</u>
Other Financing Sources (Uses)					
Prior Year	10,000	0	0	0	100.00%
Transfer of Reserves	<u>0</u>	<u>0</u>	<u>(220,000)</u>	<u>(220,000)</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>10,000</u>	<u>0</u>	<u>(220,000)</u>	<u>(220,000)</u>	<u>2,300.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>67,933</u>	<u>(139,160)</u>	<u>(207,093)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	1,198,965	1,198,965	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>67,933</u></u>	<u><u>1,059,805</u></u>	<u><u>991,872</u></u>	<u><u>0.00%</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 8/31/2014

(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>321</u>	<u>321</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>321</u>	<u>321</u>	<u>0.00%</u>
Expenditures				
Parks & Recreation				
Capital Reserve	<u>0</u>	<u>73,694</u>	<u>(73,694)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>73,694</u>	<u>(73,694)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(73,372)</u>	<u>(73,372)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Transfer of Reserves	0	220,000	220,000	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>146,628</u>	<u>146,628</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	36,295	36,295	0.00%
Fund Balance, End of Period	<u>0</u>	<u>182,923</u>	<u>182,923</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 8/31/2014

(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	326,895	328,808	1,913	0.58%
Debt Service Prepayments	<u>0</u>	<u>8,579</u>	<u>8,579</u>	<u>0.00%</u>
Total Revenues	<u>326,895</u>	<u>337,387</u>	<u>10,492</u>	<u>3.21%</u>
Expenditures				
Debt Service				
Interest	236,895	237,440	(545)	(0.23)%
Principal	<u>90,000</u>	<u>105,000</u>	<u>(15,000)</u>	<u>(16.66)%</u>
Total Expenditures	<u>326,895</u>	<u>342,440</u>	<u>(15,545)</u>	<u>(4.76)%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(5,053)</u>	<u>(5,053)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(5,053)</u>	<u>(5,053)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	286,656	286,656	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>281,603</u></u>	<u><u>281,603</u></u>	<u><u>0.00%</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 8/31/2014

(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>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	46,249	46,249	0.00%
Fund Balance, End of Period	<u>0</u>	<u>46,249</u>	<u>46,249</u>	<u>0.00%</u>

Harrison Ranch CDD
Investment Summary
August 31, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2014</u>
The Bank of Tampa	Money Market	\$ 245,155
The Bank of Tampa ICS:		
Bank of China	Money Market	245,073
Mutual of Omaha Bank	Money Market	245,073
Western Alliance Bank	Money Market	138,430
Glacier Bank	Money Market	3
Happy State Bank	Money Market	2
	Total General Fund Investments	<u>\$ 873,736</u>
The Bank of Tampa ICS Capital Reserve:		
Apple Bank for Savings	Money Market	\$ 149,978
Western Alliance Bank	Money Market	106,629
Happy State Bank	Money Market	10
	Total Reserve Fund Investments	<u>\$ 256,617</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,444
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	118,199
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	4,120
	Total Debt Service Fund Investments	<u>\$ 284,763</u>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 46,249
	Total Capital Project Fund Investments	<u>\$ 46,249</u>

Harrison Ranch Community Development District

Summary A/R Ledger

From 8/1/2014 Through 8/31/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
7/31/2014	Access Residential Management	OMR0714-1	49.38
8/31/2014	Pulte Home Corporation	RI0814-1	<u>372.75</u>
Report Balance			<u><u>422.13</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 8/1/2014 Through 8/31/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	8/31/2014	HRCDD083114	Management Fee and Payroll 08/14	8,986.23
Air Comfort Services, LLC	8/14/2014	55743	Preventative Maintenance	169.00
American Access Controls, Inc	7/26/2014	25879	Pedestrian Gate Repairs	166.14
Aquatic Systems, Inc	8/1/2014	0000281423	Monthly Lake and Wetland Svc 08/14	2,801.00
Bradenton Herald	8/31/2014	T102183783	Acct #000523600 Legal Advertising 08/14	87.75
Clayton Kendall	8/7/2014	PSI20305146	Name Tag	25.84
Commercial Fitness Products, Inc	8/19/2014	C408079	Service Call	105.00
David Cope	9/5/2014	090514 Hog	Trap and Remove Wild Hogs 06/14 - 08/14	2,550.00
Hawkins Service Company	8/28/2014	166913	Pool Maintenance 08/14	2,100.00
Hoover Pumping Systems Inc	8/1/2014	107812	Quarterly Irrigation Pump Maintenance	376.25
Hopping Green & Sams	8/29/2014	77609	General/Monthly Legal Services 07/14	6,427.05
Jan-Pro of Manasota	8/1/2014	35426	Janitorial Services 08/14	613.00
Jan-Pro of Manasota	8/12/2014	35575	Pressure Washing Clubhouse & Dumpster & Carpet Cleaning	873.00
Massey Services, Inc.	8/21/2014	19813855	Pest Prevention 08/14	50.00
Massey Services, Inc.	8/21/2014	19873724	Pest Prevention - Rodent 08/13	36.00
MCUD	8/29/2014	Water Summary Bill 08/14	MCUD Water Summary 08/14	3,367.49
Pyramid II Inc.	8/27/2014	318031952	Towels, Wipes, Liners	288.13
Sign A Rama	8/5/2014	13009	Sinage	54.00
Sign A Rama	8/28/2014	13033	Signage	345.00
Tampa Pc Web Design	8/28/2014	130993	Laptop Setup	85.00
Valley Crest Landscape Maintenance	8/10/2014	4566427	Landscape Maintenance 08/14	22,159.25
Valley Crest Landscape Maintenance	8/26/2014	4580020	Irrigation Repairs	768.00
Valley Crest Landscape Maintenance	8/26/2014	4580021	Irrigation Repairs	762.00
Valley Crest Landscape Maintenance	8/26/2014	4580022	Irrigation Repairs	1,188.00
Valley Crest Landscape Maintenance	8/26/2014	4580023	Irrigation Repairs	350.00
Valley Crest Landscape Maintenance	8/26/2014	4580024	Irrigation Repairs	466.00
Valley Crest Landscape Maintenance	8/26/2014	4580025	Irrigation Repairs	140.00
Verizon Florida LLC	8/28/2014	941-776-9949 150339 08/14	Clubhouse/Office Telephone 08/14	245.80
Waste Pro of Florida Inc	8/20/2014	0000076020	Commercial Recycling 09/14	39.08
ZNS Engineering, L.C.	8/29/2014	121453	Engineering Services - 07/14	3,589.20
ZNS Engineering, L.C.	8/29/2014	121454	Engineering Services- 08/14 WUP	290.00
			Total 001 - General Fund	59,503.21
Report Balance				59,503.21

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
August 31, 2014

Balance Sheet

1. Trust statement activity has been recorded through 08/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$182,923 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 \$220,000.

Summary A/R Ledger

4. Payment for Invoice OMR0714-1 for \$49.38 was received in September 2014.