

Harrison Ranch  
Community Development District

Financial Statements  
(Unaudited)

December 31, 2013

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harrison Ranch Community Development District**

Balance Sheet

As of 12/31/2013

(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	853,565	0	0	0	853,565	0	0
Cash On Hand	62	0	0	0	62	0	0
Investments	737,690	0	412,145	46,249	1,196,084	0	0
Investments Capital Reserves	0	36,298	0	0	36,298	0	0
Accounts Receivable	163,397	0	77,626	0	241,024	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	6,468	0	0	0	6,468	0	0
Amount Available in Debt Service	0	0	0	0	0	0	483,303
Amount To Be Provided Debt Service	0	0	0	0	0	0	4,001,697
Fixed Assets	0	0	0	0	0	12,916,562	0
<b>Total Assets</b>	<b>1,762,858</b>	<b>36,298</b>	<b>489,771</b>	<b>46,249</b>	<b>2,335,177</b>	<b>12,916,562</b>	<b>4,485,000</b>
<b>Liabilities</b>							
Accounts Payable	41,070	0	0	0	41,070	0	0
Accrued Expenses Payable	500	0	0	0	500	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	0	0	6,468	0	6,468	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,485,000
<b>Total Liabilities</b>	<b>41,570</b>	<b>0</b>	<b>6,468</b>	<b>0</b>	<b>48,038</b>	<b>0</b>	<b>4,485,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	1,198,720	36,295	286,656	46,249	1,567,921	12,916,562	0
Net Change in Fund Balance	522,568	3	196,648	0	719,218	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,721,288</b>	<b>36,298</b>	<b>483,303</b>	<b>46,249</b>	<b>2,287,139</b>	<b>12,916,562</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,762,858</b>	<b>36,298</b>	<b>489,771</b>	<b>46,249</b>	<b>2,335,177</b>	<b>12,916,562</b>	<b>4,485,000</b>

See Notes to Unaudited Financial Statements

## Harrison Ranch Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(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>
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	647	647	0.00%
Special Assessments					
Tax Roll	683,589	683,589	690,033	6,444	(0.94)%
Off Roll	281,806	281,806	140,901	(140,905)	50.00%
Other Miscellaneous Revenues					
Clubhouse Rentals	5,625	1,406	2,649	1,243	52.90%
Key/Access Revenue	960	240	113	(127)	88.26%
Lease Revenue	4,200	1,050	1,050	0	75.00%
Community Activity Revenues	2,555	639	2,539	1,901	0.60%
<b>Total Revenues</b>	<u>978,735</u>	<u>968,730</u>	<u>837,932</u>	<u>(130,798)</u>	<u>14.39%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	1,000	1,200	(200)	70.00%
Financial & Administrative					
Administrative Services	6,750	1,688	1,688	0	75.00%
District Management	27,500	6,875	6,875	0	75.00%
District Engineer	20,000	5,000	3,980	1,020	80.09%
Disclosure Report	5,000	1,250	0	1,250	100.00%
Trustees Fees	4,000	2,333	2,313	20	42.17%
Financial Consulting Services	7,000	5,500	5,500	0	21.42%
Accounting Services	15,000	3,750	3,750	0	75.00%
Auditing Services	3,200	800	0	800	100.00%
Arbitrage Rebate Calculation	650	0	0	0	100.00%
Public Officials Liability Insurance	6,900	6,900	6,078	822	11.91%
Legal Advertising	3,000	750	358	392	88.06%
Bank Fees	950	238	338	(100)	64.47%
Dues, Licenses & Fees	1,550	519	175	344	88.70%
Property Taxes	965	965	940	25	2.58%
Legal Counsel					
District Counsel	15,000	3,750	4,870	(1,120)	67.53%
Electric Utility Services					
Utility Services	6,000	1,500	995	505	83.41%
Utility - Recreation Facilities	38,000	9,500	8,984	516	76.35%
Street Lights	40,000	10,000	7,287	2,713	81.78%
Water-Sewer Combination Services					
Utility Services	35,000	8,750	8,813	(63)	74.81%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	1,875	2,186	(311)	70.85%
Mitigation Area Monitoring & Maintenance	12,500	3,125	0	3,125	100.00%
Aquatic Maintenance	30,348	7,587	7,544	43	75.14%
Aquatic Plant Replacement	500	125	0	125	100.00%
Stormwater System Maintenance	3,000	750	0	750	100.00%
Other Physical Environment					
Property/GL Insurance	15,000	15,000	13,932	1,068	7.11%
Entry & Walls Maintenance	3,000	750	0	750	100.00%
Landscape Maintenance	265,000	66,250	65,734	516	75.19%

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Irrigation Repairs	15,000	3,750	5,618	(1,868)	62.54%
Landscape - Mulch	42,200	10,550	38,150	(27,600)	9.59%
Annual Flower Program	30,675	7,669	7,669	0	75.00%
Maintenance/Handyman Services	5,000	1,250	493	757	90.13%
Tree Trimming Services	5,000	1,250	0	1,250	100.00%
Well Maintenance	2,500	625	0	625	100.00%
Fire Ant Treatment	4,500	1,125	0	1,125	100.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	6,250	4,622	1,628	81.51%
Holiday Decorations	7,500	7,500	7,810	(310)	(4.13)%
Road & Street Facilities					
Street Light Decorative Light Maintenance	15,000	3,750	6,780	(3,030)	54.80%
Sidewalk Repair & Maintenance	1,000	250	0	250	100.00%
Parking Lot Repair & Maintenance	4,500	1,125	0	1,125	100.00%
Parks & Recreation					
Staff-Salaries	65,038	16,259	16,092	168	75.25%
Staff-P/R Taxes	6,439	1,610	1,220	390	81.05%
Staff-Workers' Comp	3,600	900	387	513	89.25%
Staff-Health Insurance	5,100	1,275	1,125	150	77.94%
Payroll Processing/Reimbursement	1,114	278	143	136	87.18%
Program Activities Payroll	7,200	1,800	1,925	(125)	73.26%
Pool Maintenance & Repairs	20,600	5,150	9,836	(4,686)	52.25%
Facility A/C & Heating Maintenance & Repair	1,661	415	170	246	89.79%
Telephone, Fax Internet	3,800	950	1,000	(50)	73.67%
Clubhouse Facility Janitorial Services	8,530	2,132	2,044	89	76.04%
Office Supplies	750	188	177	10	76.38%
Exterior Clubhouse Maintenance & Repair	15,000	3,750	3,861	(111)	74.25%
Security & Fire System Monitoring & Maintenance	2,000	500	1,165	(665)	41.76%
Management Contract	22,800	5,700	5,700	0	75.00%
Operating & Community Programming	43,345	10,836	12,891	(2,054)	70.26%
Pool/Patio Furniture	5,000	1,250	2,380	(1,130)	52.40%
Pest Control	1,000	250	186	64	81.40%
Interior Clubhouse Maintenance & Repairs	5,000	1,250	2,226	(976)	55.48%
Furniture Repair/Replacement	1,200	300	445	(145)	62.91%
Access Control Maintenance & Repair	1,500	375	0	375	100.00%
Athletic Field Maintenance & Repairs	1,250	313	766	(453)	38.73%
Fitness Equipment Maintenance & Repairs	3,720	930	26,835	(25,905)	(621.37)%
Playground Equipment and Maintenance	1,200	300	0	300	100.00%
Tennis Court Maintenance & Supplies	1,200	300	0	300	100.00%

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(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>
Trail/Bike Path Maintenance	20,000	5,000	0	5,000	100.00%
Clubhouse Miscellaneous Expenses (Recycling)	500	125	110	15	77.95%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>1,250</u>	<u>0</u>	<u>1,250</u>	<u>100.00%</u>
Total Expenditures	<u>988,735</u>	<u>275,010</u>	<u>315,364</u>	<u>(40,355)</u>	<u>68.10%</u>
Excess of Revenues Over (Under) Expenditures	<u>(10,000)</u>	<u>693,720</u>	<u>522,568</u>	<u>(171,153)</u>	<u>5,325.67%</u>
Other Financing Sources (Uses)					
Prior Year	10,000	0	0	0	100.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>693,720</u>	<u>522,568</u>	<u>(171,153)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	1,198,720	1,198,720	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>693,720</u></u>	<u><u>1,721,288</u></u>	<u><u>1,027,568</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 12/31/2013

(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 Revenues Over/(Under) Expenditures	<u>0</u>	<u>3</u>	<u>(3)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>3</u>	<u>(3)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	36,295	36,295	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>36,298</u></u>	<u><u>36,298</u></u>	<u><u>0.00%</u></u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	326,895	325,500	1,395	0.42%
Total Revenues	<u>326,895</u>	<u>325,500</u>	<u>(1,395)</u>	<u>(0.43)%</u>
Expenditures				
Debt Service				
Interest	236,895	118,853	(118,043)	(49.82)%
Principal	90,000	10,000	(80,000)	(88.88)%
Total Expenditures	<u>326,895</u>	<u>128,853</u>	<u>198,043</u>	<u>60.58%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>196,648</u>	<u>(196,648)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>196,648</u>	<u>(196,648)</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>483,303</u></u>	<u><u>483,303</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 12/31/2013

(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 Rev./Other Sources Over Expend./Other Uses	0	0	0	0.00%
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**  
**December 31, 2013**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2013</u>
SunTrust	Money Market	\$ 7,604
The Bank of Tampa	Money Market	248,441
The Bank of Tampa ICS:		
Happy State Bank	Money Market	245,071
Bank of China	Money Market	236,522
Southwest Bank	Money Market	2
Mutal Bank of Omaha	Money Market	50
	<b>Total General Fund Investments</b>	<b><u>\$ 737,690</u></b>
SunTrust Capital Reserve	Money Market	\$ 36,298
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 36,298</u></b>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,709
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	249,160
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	276
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 412,145</u></b>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 46,249
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 46,249</u></b>

**Harrison Ranch Community Development District**

Summary A/R Ledger

From 12/1/2013 Through 12/31/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2013	Manatee County Tax Collector	FY13-14	240,650.97
12/20/2013	Pulte Home Corporation	RI1213-1	<u>372.75</u>
Report Balance			<u><u>241,023.72</u></u>

## Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2013 Through 12/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	12/31/2013	HRCDD123113	Management Fee and Payroll 12/13	7,493.93
Answer Excellence, Inc	12/30/2013	470501012014	Amenity Center Answering Service 12/13	31.95
Conway & Sons Construction LLC	12/20/2013	1185	Tennis Court Repairs	765.78
Florida Department of Revenue	12/31/2013	123113 FDOR	51-8015668220-6 Sales Tax 12/13	169.42
Hawkins Service Company	12/28/2013	162017	Pool Maintenance 12/13	1,300.00
Hopping Green & Sams	12/1/2013	73725	General/Monthly Legal Services 11/13	2,663.54
Jan-Pro of Manasota	12/1/2013	32758	Janitorial Services 12/13	543.00
Jan-Pro of Manasota	12/27/2013	33234	Carpet Extraction & Strip & Wax	155.00
LK Personal Training LLC	12/30/2013	12/30/13	Circuit Fitness Classes	40.00
MCUD	12/27/2013	Water Summary Bill 12/13	MCUD Water Summary 12/13	3,559.74
MCUD	12/31/2013	183054-131498 12/13	Fire Hydrant 5755 Harrison Ranch Blvd	24.30
Parrish Plumbing, LLC	12/17/2013	5788	Plumbing Maintenance	235.00
Piper Fire Protection, Inc.	12/11/2013	152847	Annual Fire Alarm Inspection 2013	225.00
Piper Fire Protection, Inc.	12/11/2013	152848	Annual Fire Sprinkler and Backflow Inspections 2013	350.00
Ruska Mihaylova	12/30/2013	123013 Yoga Classes	Yoga Classes	40.00
Sally A. Hackle	12/30/2013	123013 Zumba	Zumba Classes	110.00
Valley Crest Landscape Maintenance	12/10/2013	4388888	Landscape Maintenance 12/13	22,159.25
Valley Crest Landscape Maintenance	12/12/2013	4396914	Irrigation Repairs	480.00
Valley Crest Landscape Maintenance	12/12/2013	4396915	Irrigation Repairs	480.00
Verizon Florida LLC	12/30/2013	941-776-9949 150339 01/14	Clubhouse/Office Telephone 01/14	244.41
			Total 001 - General Fund	41,070.32
Report Balance				41,070.32

**Harrison Ranch Community Development District**  
**Notes to Unaudited Financial Statements**  
**December 31, 2013**

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$36,298 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 \$0.

**Summary A/R Ledger**

4. Payment terms for landowner assessments are (a) defined in the FY13-14 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.