

Harrison Ranch  
Community Development District

Financial Statements  
(Unaudited)

December 31, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harrison Ranch Community Development District**

Balance Sheet  
As of 12/31/2014  
(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
<b>Assets</b>							
Cash In Bank	719,830	0	0	0	719,830	0	0
Cash On Hand	80	0	0	0	80	0	0
Investments	5,252	0	396,557	47,630	449,439	0	0
Investments Capital Reserves	0	83	0	0	83	0	0
Accounts Receivable	353,453	0	90,604	0	444,057	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	153,665	0	0	155,023	0	0
Amount Available in Debt Service	0	0	0	0	0	0	485,803
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,889,197
Fixed Assets	0	0	0	0	0	12,916,562	0
<b>Total Assets</b>	<u>1,081,650</u>	<u>153,748</u>	<u>487,160</u>	<u>47,630</u>	<u>1,770,188</u>	<u>12,916,562</u>	<u>4,375,000</u>
<b>Liabilities</b>							
Accounts Payable	18,863	0	0	0	18,863	0	0
Accrued Expenses Payable	700	0	0	0	700	0	0
Other Current Liabilities	115	0	0	0	115	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	153,725	0	1,358	0	155,083	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,375,000
<b>Total Liabilities</b>	<u>173,403</u>	<u>0</u>	<u>1,358</u>	<u>0</u>	<u>174,761</u>	<u>0</u>	<u>4,375,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	56,414	182,997	281,603	46,249	567,262	12,916,562	0
Net Change in Fund Balance	851,833	(29,249)	204,200	1,381	1,028,165	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>908,247</u>	<u>153,748</u>	<u>485,803</u>	<u>47,630</u>	<u>1,595,428</u>	<u>12,916,562</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>1,081,650</u>	<u>153,748</u>	<u>487,160</u>	<u>47,630</u>	<u>1,770,188</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 12/31/2014

(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>
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	17	17	0.00%
Special Assessments					
Tax Roll	917,935	917,935	923,025	5,090	(0.55)%
Off Roll	192,628	192,628	192,628	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,066	2,066	0.00%
Clubhouse Rentals	6,220	1,555	1,969	414	68.33%
Key/Access Revenue	960	240	225	(15)	76.52%
Lease Revenue	4,200	1,050	1,050	0	75.00%
Community Activity Revenues	5,500	1,375	1,848	473	66.40%
<b>Total Revenues</b>	<u>1,127,443</u>	<u>1,114,783</u>	<u>1,122,828</u>	<u>8,046</u>	<u>0.41%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	7,200	1,800	800	1,000	88.88%
Financial & Administrative					
Administrative Services	6,953	1,738	1,738	0	75.00%
District Management	28,325	7,081	7,081	0	75.00%
District Engineer	20,000	5,000	4,302	699	78.49%
Disclosure Report	5,000	1,250	0	1,250	100.00%
Trustees Fees	2,500	2,313	2,313	(0)	7.47%
Financial Consulting Services	7,210	5,552	18,552	(13,000)	(157.31)%
Accounting Services	15,450	3,863	3,863	0	75.00%
Auditing Services	3,200	800	0	800	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Travel	400	100	0	100	100.00%
Public Officials Liability Insurance	6,900	6,900	6,078	822	11.91%
Legal Advertising	3,000	750	893	(143)	70.22%
Bank Fees	1,250	313	261	51	79.10%
Dues, Licenses & Fees	1,550	425	175	250	88.70%
Property Taxes	965	965	1,248	(283)	(29.34)%
Website Fees & Maintenance	555	139	0	139	100.00%
Legal Counsel					
District Counsel	25,000	6,250	3,545	2,705	85.81%
Electric Utility Services					
Utility Services	6,000	1,500	1,046	454	82.56%
Utility - Recreation Facilities	38,000	9,500	7,366	2,134	80.61%
Street Lights	40,000	10,000	7,910	2,090	80.22%
Water-Sewer Combination Services					
Utility Services	37,500	9,375	11,397	(2,022)	69.60%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	1,875	0	1,875	100.00%
Mitigation Area Monitoring & Maintenance	21,510	5,378	0	5,378	100.00%
Aquatic Maintenance	38,000	9,500	8,931	569	76.49%
Aquatic Plant Replacement	500	125	0	125	100.00%
Stormwater System Maintenance	3,000	750	0	750	100.00%
Other Physical Environment					

## Harrison Ranch Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Property/GL Insurance	16,000	16,000	15,067	933	5.83%
Entry & Walls Maintenance	3,000	750	0	750	100.00%
Landscape Maintenance	278,000	69,500	75,207	(5,707)	72.94%
Irrigation Repairs	15,000	3,750	3,917	(167)	73.88%
Landscape - Mulch	42,200	10,550	38,150	(27,600)	9.59%
Annual Flower Program	30,675	7,669	0	7,669	100.00%
Maintenance/Handyman Services	5,000	1,250	1,580	(330)	68.40%
Tree Trimming Services	5,000	1,250	0	1,250	100.00%
Well Maintenance	2,500	625	376	249	84.95%
Fire Ant Treatment	4,500	1,125	0	1,125	100.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	6,250	675	5,575	97.30%
Holiday Decorations	8,000	8,000	4,955	3,045	38.05%
Road & Street Facilities					
Street Light Decorative Light Maintenance	25,000	6,250	1,294	4,956	94.82%
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	63,931	15,983	16,612	(629)	74.01%
Staff-P/R Taxes	6,439	1,610	1,350	259	79.02%
Staff-Workers' Comp	3,600	900	499	401	86.13%
Staff-Health Insurance	5,820	1,455	1,338	117	77.01%
Payroll Processing/Reimbursement	1,114	278	151	128	86.48%
Program Activities Payroll	7,670	1,918	2,039	(121)	73.41%
Pool Maintenance & Repairs	20,600	5,150	3,593	1,557	82.55%
Facility A/C & Heating Maintenance & Repair	1,700	425	0	425	100.00%
Telephone, Fax Internet	3,800	950	935	15	75.38%
Clubhouse Facility Janitorial Services	9,000	2,250	2,290	(40)	74.55%
Office Supplies	1,575	394	270	124	82.84%
Exterior Clubhouse Maintenance & Repair	15,000	3,750	1,481	2,269	90.12%
Security & Fire System Monitoring & Maintenance	3,000	750	75	675	97.50%
Management Contract	22,800	5,700	3,800	1,900	83.33%
Operating & Community Programming	39,035	9,759	7,760	1,999	80.11%
Pool/Patio Furniture	5,000	1,250	0	1,250	100.00%
Pest Control	1,000	250	186	64	81.40%
Interior Clubhouse Maintenance & Repairs	6,800	1,700	66	1,634	99.02%
Furniture Repair/Replacement	1,200	300	2,620	(2,320)	(118.33)%
Access Control Maintenance & Repair	1,500	375	0	375	100.00%
Athletic Field Maintenance & Repairs	1,250	313	0	313	100.00%
Fitness Equipment Maintenance & Repairs	3,000	750	0	750	100.00%
Playground Equipment and Maintenance	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 10/1/2014 Through 12/31/2014

(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>
Tennis Court Maintenance & Supplies	1,200	300	350	(50)	70.83%
Trail/Bike Path Maintenance	20,000	5,000	0	5,000	100.00%
Clubhouse Miscellaneous Expense (Recycling)	500	125	78	47	84.41%
Contingency					
Miscellaneous Contingency	<u>2,000</u>	<u>500</u>	<u>4,450</u>	<u>(3,950)</u>	<u>(122.49)%</u>
Total Expenditures	<u>1,043,227</u>	<u>290,181</u>	<u>278,664</u>	<u>11,517</u>	<u>73.29%</u>
Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>824,602</u>	<u>844,165</u>	<u>19,563</u>	<u>(902.38)%</u>
Other Financing Sources (Uses)					
Prior Year A/P Credits	0	0	7,669	7,669	0.00%
Transfer of Reserves	<u>(84,216)</u>	<u>(84,216)</u>	0	<u>84,216</u>	<u>100.00%</u>
Total Other Financing Sources (Uses)	<u>(84,216)</u>	<u>(84,216)</u>	<u>7,669</u>	<u>91,885</u>	<u>109.11%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>740,386</u>	<u>851,833</u>	<u>111,447</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	56,414	56,414	0.00%
Fund Balance, End of Period	<u>0</u>	<u>740,386</u>	<u>908,247</u>	<u>167,861</u>	<u>0.00%</u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	9	9	0.00%
Total Revenues	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
<b>Expenditures</b>				
Parks & Recreation				
Capital Reserve	0	29,258	(29,258)	0.00%
Contingency				
Capital Reserve	84,216	0	84,216	100.00%
Total Expenditures	<u>84,216</u>	<u>29,258</u>	<u>54,958</u>	<u>65.26%</u>
Excess of Revenue Over (Under) Expenditures	<u>(84,216)</u>	<u>(29,249)</u>	<u>54,967</u>	<u>(65.26)%</u>
<b>Other Financing Sources (Uses)</b>				
Transfer of Reserves	84,216	0	(84,216)	(100.00)%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(29,249)</u>	<u>(29,249)</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>153,748</u></u>	<u><u>153,748</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 12/31/2014

(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	<u>324,849</u>	<u>326,651</u>	<u>1,802</u>	<u>0.55%</u>
Total Revenues	<u>324,849</u>	<u>326,651</u>	<u>1,802</u>	<u>0.55%</u>
Expenditures				
Debt Service				
Interest	<u>229,849</u>	<u>116,070</u>	<u>113,779</u>	<u>49.50%</u>
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>205,581</u>	<u>205,581</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>(1,381)</u>	<u>(1,381)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>204,200</u>	<u>204,200</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>281,603</u>	<u>281,603</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>485,803</u></u>	<u><u>485,803</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 12/31/2014

(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>
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 Community Development District**

Summary A/R Ledger

From 12/1/2014 Through 12/31/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/30/2014	Pulte Home Corporation	RI0914-1	372.75
10/1/2014	Manatee County Tax Collector	FY14-15	346,624.54
10/17/2014	Pulte Home Corporation	362-15-01	96,314.14
11/30/2014	Pulte Home Corporation	RI1114-1	372.75
12/31/2014	Pulte Home Corporation	RI1214-1	372.75
Report Balance			444,056.93

**Harrison Ranch Community Development District**

Summary A/P Ledger

001 - General Fund

From 12/1/2014 Through 12/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Access Residential Management LLC	12/31/2014	HRCDD2014-12	Payroll Fees 12/14	8,311.41
Elizabeth Ausborn	12/29/2014	122914 Ausborn	Aqua Zumba	20.00
Hopping Green & Sams	12/29/2014	79816	General/Monthly Legal Services 11/14	2,996.29
Massey Services, Inc.	12/13/2014	20721416	Pest Prevention 12/14	50.00
MCUD	12/29/2014	Water Summary Bill 12/14	MCUD Water Summary 12/14	2,835.20
Pyramid II Inc.	12/17/2014	325848042	Clubhouse Supplies	334.22
Ruska Mihaylova	12/29/2014	122914 Mihaylova	Fitness Classes	120.00
Sally A. Hackle	12/29/2014	122914 Hackle	Zumba Classes	75.00
Valley Crest Landscape Maintenance	12/22/2014	4665164	Irrigation Repairs	756.00
Valley Crest Landscape Maintenance	12/22/2014	4665165	Irrigation Repairs	450.00
Valley Crest Landscape Maintenance	12/22/2014	4665166	Irrigation Repairs	381.00
Verizon Florida LLC	12/25/2014	941-776-9949 150339 12/14	Clubhouse/Office Telephone 12/14	255.08
ZNS Engineering, L.C.	12/22/2014	122321	Engineering Services - 11/14	1,989.00
ZNS Engineering, L.C.	12/22/2014	122322	Engineering Services- 11/14 WUP	290.00
			Total 001 - General Fund	18,863.20
Report Balance				18,863.20

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

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$153,748 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 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. Payments for Invoice #FY14-15 totaling \$288,361.71 were received in January 2015.
6. Payment for Invoice #RI0914-1 for \$372.75 was received in January 2015.
7. Payment for Invoice #RI1114-1 for \$372.75 was received in January 2015.