

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

February 28, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 2/28/2015

(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	126,409	0	0	0	126,409	0	0
Cash On Hand	80	0	0	0	80	0	0
Investments	487,434	0	483,872	47,630	1,018,936	0	0
Investments Capital Reserves	0	238,041	0	0	238,041	0	0
Accounts Receivable	87,739	0	12,886	0	100,624	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	704,697	238,041	496,757	47,630	1,487,126	12,916,562	4,375,000
Liabilities							
Accounts Payable	8,934	0	0	0	8,934	0	0
Accrued Expenses Payable	9,719	0	0	0	9,719	0	0
Other Current Liabilities	128	0	0	0	128	0	0
Deferred Revenue	10,800	0	0	0	10,800	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	29,581	0	1,358	0	30,939	0	4,375,000
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	618,702	55,044	213,797	1,381	888,924	0	0
Total Fund Equity & Other Credits	675,115	238,041	495,400	47,630	1,456,187	12,916,562	0
Total Liabilities & Fund Equity	704,697	238,041	496,757	47,630	1,487,126	12,916,562	4,375,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 2/28/2015

(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	80	80
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	2,175	2,175
0025	6,220	2,592	2,270	(322)
0028	960	400	413	13
0029	4,200	1,750	1,750	0
0033	5,500	2,292	3,187	895
Total Revenues	<u>1,127,443</u>	<u>1,117,596</u>	<u>1,125,528</u>	<u>7,932</u>
Expenditures				
51100				
Legislative				
1101	7,200	3,000	1,800	1,200
51300				
Financial & Administrative				
3100	6,953	2,897	2,897	0
3101	28,325	11,802	11,802	0
3103	20,000	8,333	7,704	629
3104	5,000	2,083	5,000	(2,917)
3105	2,500	2,313	2,313	(0)
3111	7,210	5,921	18,921	(13,000)
3201	15,450	6,438	6,438	0
3202	3,200	1,333	0	1,333
3203	650	271	0	271
4001	400	167	0	167
4501	6,900	6,900	6,078	822
4801	3,000	1,250	1,067	183
4901	1,250	521	309	212
4902	1,550	675	175	500
4905	965	965	1,248	(283)
4907	555	231	0	231
51400				
Legal Counsel				
3107	25,000	10,417	5,926	4,491
53100				
Electric Utility Services				
4301	6,000	2,500	1,705	795
4304	38,000	15,833	14,240	1,593
4307	40,000	16,667	13,435	3,232
53600				
Water-Sewer Combination Services				
4301	37,500	15,625	19,080	(3,455)
53800				
Stormwater Control				
4602	7,500	3,125	0	3,125
4606	21,510	8,963	5,270	3,693
4628	38,000	15,833	14,885	948
4802	500	208	0	208
4803	3,000	1,250	0	1,250
53900				
Other Physical Environment				
4505	16,000	16,000	15,067	933

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 2/28/2015

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	3,000	1,250	610	640
4604	Landscape Maintenance	278,000	115,833	118,076	(2,243)
4609	Irrigation Repairs	15,000	6,250	5,863	387
4618	Landscape - Mulch	42,200	17,583	38,150	(20,567)
4619	Annual Flower Program	30,675	12,781	8,653	4,128
4640	Maintenance/Handyman Services	5,000	2,083	1,580	504
4641	Tree Trimming Services	5,000	2,083	0	2,083
4642	Well Maintenance	2,500	1,042	753	289
4643	Fire Ant Treatment	4,500	1,875	4,395	(2,520)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	10,417	2,330	8,087
4680	Holiday Decorations	8,000	8,000	4,955	3,045
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	25,000	10,417	5,434	4,983
4621	Sidewalk Repair & Maintenance	1,000	417	0	417
4622	Parking Lot Repair & Maintenance	4,500	1,875	0	1,875
57200	Parks & Recreation				
3301	Staff-Salaries	63,931	26,638	25,716	922
3302	Staff-P/R Taxes	6,439	2,683	2,382	301
3303	Staff-Workers' Comp	3,600	1,500	499	1,001
3304	Staff-Health Insurance	5,820	2,425	2,434	(9)
3305	Payroll Processing/Reimbursement	1,114	464	244	220
3308	Program Activities Payroll	7,670	3,196	3,504	(308)
4600	Pool Maintenance & Repairs	20,600	8,583	6,073	2,510
4632	Facility A/C & Heating Maintenance & Repair	1,700	708	294	415
4702	Telephone, Fax Internet	3,800	1,583	1,584	(0)
4704	Clubhouse Facility Janitorial Services	9,000	3,750	3,556	194
4705	Office Supplies	1,575	656	815	(159)
4711	Exterior Clubhouse Maintenance & Repair	15,000	6,250	2,921	3,329
4712	Security & Fire System Monitoring & Maintenance	3,000	1,250	1,000	250
4713	Management Contract	22,800	9,500	7,600	1,900
4714	Operating & Community Programming	39,035	16,265	12,145	4,119
4715	Pool/Patio Furniture	5,000	2,083	0	2,083
4719	Pest Control	1,000	417	272	145
4723	Interior Clubhouse Maintenance & Repairs	6,800	2,833	303	2,531
4727	Furniture Repair/Replacement	1,200	500	2,620	(2,120)
4745	Access Control Maintenance & Repair	1,500	625	0	625
4755	Athletic Field Maintenance & Repairs	1,250	521	0	521
4758	Fitness Equipment Maintenance & Repairs	3,000	1,250	371	879
4759	Playground Equipment and Maintenance	1,200	500	0	500

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 2/28/2015

(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	500	350	150
4761	Trail/Bike Path Maintenance	20,000	8,333	660	7,673
4762	Clubhouse Miscellaneous Expense (Recycling)	500	208	155	53
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>833</u>	<u>8,625</u>	<u>(7,792)</u>
	Total Expenditures	<u>1,043,227</u>	<u>457,483</u>	<u>430,279</u>	<u>27,204</u>
	Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>660,113</u>	<u>695,249</u>	<u>35,136</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>575,897</u>	<u>618,702</u>	<u>42,805</u>
	Fund Balance, Beginning of Period	0	0	56,414	56,414
	Fund Balance, End of Period	<u>0</u>	<u>575,897</u>	<u>675,115</u>	<u>99,218</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 2/28/2015

(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	86	86	0.00%
Total Revenues	<u>0</u>	<u>86</u>	<u>86</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	84,216	29,258	54,958	65.25%
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>(29,172)</u>	<u>55,044</u>	<u>(65.36)%</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>55,044</u>	<u>55,044</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>238,041</u></u>	<u><u>238,041</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 2/28/2015

(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 2/28/2015

(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
February 28, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2015</u>
The Bank of Tampa	Money Market	\$ 242,232
The Bank of Tampa ICS:		
Bank of China, New York, NY	Money Market	7,023
EagleBank	Money Market	238,179
	Total General Fund Investments	\$ 487,434
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 238,039
Mutual of Omaha Bank	Money Market	2
	Total Reserve Fund Investments	\$ 238,041
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	311,964
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	9,597
	Total Debt Service Fund Investments	\$ 483,872
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 2/1/2015 Through 2/28/2015

<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	49,296.64
10/17/2014	Pulte Home Corporation	362-15-01	48,157.07
1/31/2015	Pulte Home Corporation	RI0115-1	372.75
2/13/2015	Pulte Home Corporation	OM0215-1	2,300.00
2/25/2015	Access Residential Management	OMR0215-1	125.10
2/28/2015	Pulte Home Corporation	RI0215-1	372.75
Report Balance			100,624.31

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 2/1/2015 Through 2/28/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Dynamark Systems Inc	2/6/2015	0115759	Monitor Electronic Security System 02/15	24.95
Gonzalo Hernandez, Jr.	2/23/2015	022315 Hernandez	Aqua Zumba	145.00
Goodson Electric Contractors, LLC	2/18/2015	989188	Relocate Fixtures on Trail	200.00
Isaac Kofi Donkor	2/26/2015	022615 Donkor	Tennis Lessons 02/15	820.00
Kristin Inderwiesen Greene	2/24/2015	022415 Greene	Laugh & Sing Class	38.00
MCUD	2/25/2015	Water Summary Bill 02/15	MCUD Water Summary 02/15	4,240.62
Michelle Moss	2/25/2015	022515 Moss	Reimbursement for District Expenses	32.87
Pyramid II Inc.	2/20/2015	330600370	Clubhouse Supplies	78.75
Ruska Mihaylova	2/23/2015	022315 Mihaylova	Fitness Classes	160.00
Sally A. Hackle	2/23/2015	022315 Hackle	Zumba Classes	130.00
Steven Hicks	2/20/2015	022015 Catering	Catering	567.80
Valley Crest Landscape Maintenance	2/27/2015	4716146	Irrigation Repairs	1,590.00
Valley Crest Landscape Maintenance	2/27/2015	4716147	Irrigation Repairs	356.00
Verizon Florida LLC	2/25/2015	941-776-9949 150339 02/15	Clubhouse/Office Telephone 02/15	259.71
ZNS Engineering, L.C.	2/20/2015	122859	Engineering Services 01/15 - WUP	290.00
			Total 001 - General Fund	8,933.70
Report Balance				8,933.70

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
February 28, 2015

Balance Sheet

1. Trust statement activity has been recorded through 02/28/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$238,041 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 \$6,506.79 was received in March 2015.
6. Payment for Invoice #RI0115-1 for \$372.75 was received in March 2015.
7. Payment for Invoice #OM0215-1 for \$2,300.00 was received in March 2015.
8. Payment for Invoice #RI0215-1 for \$372.75 was received in March 2015.