

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

January 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 1/31/2014

(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	262,235	0	0	0	262,235	0	0
Cash On Hand	62	0	0	0	62	0	0
Investments	1,457,892	0	473,103	46,249	1,977,244	0	0
Investments Capital Reserves	0	36,299	0	0	36,299	0	0
Accounts Receivable	35,378	0	16,668	0	52,046	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
Total Assets	1,763,710	36,299	489,771	46,249	2,336,029	12,916,562	4,485,000
Liabilities							
Accounts Payable	48,886	0	0	0	48,886	0	0
Accrued Expenses Payable	7,374	0	0	0	7,374	0	0
Other Current Liabilities	73	0	0	0	73	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
Total Liabilities	56,332	0	6,468	0	62,800	0	4,485,000
Fund Equity & Other Credits							
Beginning Fund Balance	1,198,720	36,295	286,656	46,249	1,567,921	12,916,562	0
Net Change in Fund Balance	508,658	4	196,648	0	705,309	0	0
Total Fund Equity & Other Credits	1,707,378	36,299	483,303	46,249	2,273,229	12,916,562	0
Total Liabilities & Fund Equity	1,763,710	36,299	489,771	46,249	2,336,029	12,916,562	4,485,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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	864	864	0.00%
Special Assessments					
Tax Roll	683,589	683,589	690,033	6,444	(0.94)%
Off Roll	281,806	281,806	211,352	(70,454)	25.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	70	70	0.00%
Clubhouse Rentals	5,625	1,875	3,142	1,267	44.14%
Key/Access Revenue	960	320	113	(207)	88.26%
Lease Revenue	4,200	1,400	1,400	0	66.66%
Community Activity Revenues	2,555	852	2,744	1,892	(7.40)%
Total Revenues	<u>978,735</u>	<u>969,842</u>	<u>909,718</u>	<u>(60,124)</u>	<u>7.05%</u>
Expenditures					
Legislative					
Supervisor Fees	4,000	1,333	1,600	(267)	60.00%
Financial & Administrative					
Administrative Services	6,750	2,250	2,250	0	66.66%
District Management	27,500	9,167	9,167	0	66.66%
District Engineer	20,000	6,667	5,831	836	70.84%
Disclosure Report	5,000	1,667	5,000	(3,333)	0.00%
Trustees Fees	4,000	2,333	2,313	20	42.17%
Financial Consulting Services	7,000	5,667	5,667	0	19.04%
Accounting Services	15,000	5,000	5,000	0	66.66%
Auditing Services	3,200	1,067	0	1,067	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	1,000	449	551	85.02%
Bank Fees	950	317	398	(81)	58.15%
Dues, Licenses & Fees	1,550	633	175	458	88.70%
Property Taxes	965	965	940	25	2.58%
Legal Counsel					
District Counsel	15,000	5,000	5,444	(444)	63.70%
Electric Utility Services					
Utility Services	6,000	2,000	1,464	536	75.59%
Utility - Recreation Facilities	38,000	12,667	12,684	(17)	66.62%
Street Lights	40,000	13,333	10,074	3,259	74.81%
Water-Sewer Combination Services					
Utility Services	35,000	11,667	13,246	(1,579)	62.15%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	2,500	2,186	314	70.85%
Mitigation Area Monitoring & Maintenance	12,500	4,167	5,270	(1,103)	57.84%
Aquatic Maintenance	30,348	10,116	10,030	86	66.95%
Aquatic Plant Replacement	500	167	0	167	100.00%
Stormwater System Maintenance	3,000	1,000	0	1,000	100.00%
Other Physical Environment					
Property/GL Insurance	15,000	15,000	13,932	1,068	7.11%
Entry & Walls Maintenance	3,000	1,000	0	1,000	100.00%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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	88,333	88,843	(509)	66.47%
Irrigation Repairs	15,000	5,000	5,978	(978)	60.14%
Landscape - Mulch	42,200	14,067	38,150	(24,083)	9.59%
Annual Flower Program	30,675	10,225	7,669	2,556	75.00%
Maintenance/Handyman Services	5,000	1,667	493	1,173	90.13%
Tree Trimming Services	5,000	1,667	0	1,667	100.00%
Well Maintenance	2,500	833	0	833	100.00%
Fire Ant Treatment	4,500	1,500	0	1,500	100.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	8,333	5,806	2,528	76.77%
Holiday Decorations	7,500	7,500	7,810	(310)	(4.13)%
Road & Street Facilities					
Street Light Decorative Light Maintenance	15,000	5,000	17,174	(12,174)	(14.49)%
Sidewalk Repair & Maintenance	1,000	333	0	333	100.00%
Parking Lot Repair & Maintenance	4,500	1,500	0	1,500	100.00%
Parks & Recreation					
Staff-Salaries	65,038	21,679	20,273	1,406	68.82%
Staff-P/R Taxes	6,439	2,146	1,712	434	73.40%
Staff-Workers' Comp	3,600	1,200	728	472	79.76%
Staff-Health Insurance	5,100	1,700	1,553	147	69.55%
Payroll Processing/Reimbursement	1,114	371	174	198	84.40%
Program Activities Payroll	7,200	2,400	2,445	(45)	66.04%
Pool Maintenance & Repairs	20,600	6,867	12,061	(5,194)	41.45%
Facility A/C & Heating Maintenance & Repair	1,661	554	632	(78)	61.95%
Telephone, Fax Internet	3,800	1,267	1,077	190	71.66%
Clubhouse Facility Janitorial Services	8,530	2,843	2,862	(19)	66.44%
Office Supplies	750	250	238	12	68.32%
Exterior Clubhouse Maintenance & Repair	15,000	5,000	7,521	(2,521)	49.85%
Security & Fire System Monitoring & Maintenance	2,000	667	1,690	(1,023)	15.51%
Management Contract	22,800	7,600	7,600	0	66.66%
Operating & Community Programming	43,345	14,448	14,065	383	67.55%
Pool/Patio Furniture	5,000	1,667	2,380	(713)	52.40%
Pest Control	1,000	333	236	97	76.40%
Interior Clubhouse Maintenance & Repairs	5,000	1,667	4,464	(2,798)	10.71%
Furniture Repair/Replacement	1,200	400	445	(45)	62.91%
Access Control Maintenance & Repair	1,500	500	0	500	100.00%
Athletic Field Maintenance & Repairs	1,250	417	766	(349)	38.73%
Fitness Equipment Maintenance & Repairs	3,720	1,240	26,835	(25,595)	(621.37)%
Playground Equipment and Maintenance	1,200	400	0	400	100.00%
Tennis Court Maintenance & Supplies	1,200	400	0	400	100.00%
Trail/Bike Path Maintenance	20,000	6,667	0	6,667	100.00%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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	167	183	(17)	63.30%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>1,667</u>	<u>0</u>	<u>1,667</u>	<u>100.00%</u>
Total Expenditures	<u>988,735</u>	<u>354,055</u>	<u>401,060</u>	<u>(47,005)</u>	<u>59.44%</u>
Excess of Revenues Over (Under) Expenditures	<u>(10,000)</u>	<u>615,787</u>	<u>508,658</u>	<u>(107,129)</u>	<u>5,186.57%</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>615,787</u>	<u>508,658</u>	<u>(107,129)</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>615,787</u></u>	<u><u>1,707,378</u></u>	<u><u>1,091,591</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 1/31/2014

(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>4</u>	<u>4</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>4</u>	<u>4</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>36,299</u>	<u>36,299</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

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

(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>326,895</u>	<u>325,500</u>	<u>(1,395)</u>	<u>(0.42)%</u>
Total Revenues	<u>326,895</u>	<u>325,500</u>	<u>(1,395)</u>	<u>(0.43)%</u>
Expenditures				
Debt Service				
Interest	<u>236,895</u>	<u>118,853</u>	<u>118,043</u>	<u>49.82%</u>
Principal	<u>90,000</u>	<u>10,000</u>	<u>80,000</u>	<u>88.88%</u>
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	<u>0</u>	<u>286,656</u>	<u>286,656</u>	<u>0.00%</u>
Fund Balance, End of Period	<u>0</u>	<u>483,303</u>	<u>483,303</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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 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
January 31, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2014</u>
SunTrust	Money Market	\$ 7,590
The Bank of Tampa	Money Market	245,496
The Bank of Tampa ICS:		
Happy State Bank	Money Market	245,007
Iberiabank	Money Market	224,647
Bank of China	Money Market	245,073
Enterprise Bank & Trust	Money Market	245,011
Mutal Bank of Omaha	Money Market	245,068
	Total General Fund Investments	\$ 1,457,892
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SunTrust Capital Reserve	Money Market	\$ 36,299
	Total Reserve Fund Investments	\$ 36,299
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US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,708
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	310,119
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	276
	Total Debt Service Fund Investments	\$ 473,103
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US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 46,249
	Total Capital Project Fund Investments	\$ 46,249
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Harrison Ranch Community Development District

Summary A/R Ledger

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

<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	51,672.77
1/28/2014	Pulte Home Corporation	RI0114-1	<u>372.75</u>
Report Balance			<u><u>52,045.52</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

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

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Air Comfort Services, LLC	1/30/2014	54777	Service Call	90.05
Answer Excellence, Inc	1/29/2014	470501292014	Amenity Center Answering Service 01/14	19.95
Aquatic Systems, Inc	1/1/2014	0000261125	Monthly Lake and Wetland Svc 01/14	2,486.00
Bradenton Herald	1/31/2014	T052160017	Acct #000523600 Legal Advertising 01/14	91.26
Conway & Sons Construction LLC	1/31/2014	1191	Picnic Tables/Dumpster Gates/Trash Cans/Womens Bathroom	450.00
Goodson Electric Inc	1/23/2014	986932	Service Call- Street Lights	460.96
Goodson Electric Inc	1/23/2014	986935	Service Call- Street Lights	5,975.00
Goodson Electric Inc	1/30/2014	986973	Service Call- Street Lights	296.84
Hawkins Service Company	1/28/2014	162526	Pool Maintenance 01/14	1,300.00
Hopping Green & Sams	1/28/2014	74393	General/Monthly Legal Services 12/13	1,074.39
Jan-Pro of Manasota	1/1/2014	33089	Janitorial Services 01/14	543.00
Jan-Pro of Manasota	1/27/2014	33282	Sweep Out Dumpster	50.00
LK Personal Training LLC	1/27/2014	01/27/14	Circuit Fitness Classes	80.00
Manatee County Sheriff Department	1/27/2014	176680	False Alarm	100.00
Massey Services, Inc.	1/23/2014	18331015	Pest Prevention 01/14	50.00
MCUD	1/29/2014	Water Summary Bill 01/14	MCUD Water Summary 01/14	4,408.35
MCUD	1/31/2014	183054-131498 01/14	Fire Hydrant 5755 Harrison Ranch Blvd 01/14	24.30
Mike's Billiard Supplies & Services	1/21/2014	012114	Recover and Rubber Tables	492.00
Obies Party Rentals LLC	1/24/2014	012414 Obie	Movie Package	180.00
Prager & Co., LLC	1/13/2014	4997	Capital Improvement Revenue Bond, S07	5,000.00
Pyramid II Inc.	1/15/2014	752675	Fork, Heavy, Polystyrene	38.64
Ruska Mihaylova	1/27/2014	01/27/14 Yoga Classes	Yoga Classes	80.00
Sally A. Hackle	1/27/2014	012714 Zumba	Zumba Classes	115.00
Valley Crest Landscape Maintenance	1/10/2014	4410148	Landscape Maintenance 01/14	22,159.25
Valley Crest Landscape Maintenance	1/27/2014	4424385	Covered Tropical Plants	250.00
Valley Crest Landscape Maintenance	1/27/2014	4424402	Plant Installation	174.00
Valley Crest Landscape Maintenance	1/27/2014	4424403	Plant Installation	590.00
Valley Crest Landscape Maintenance	1/30/2014	4427035	Tree Removal	420.00
Waste Pro of Florida Inc	1/20/2014	0000064828	Commercial Recycling 02/14	36.62
ZNS Engineering, L.C.	1/28/2014	120098	Engineering Services- 12/13	1,550.00
ZNS Engineering, L.C.	1/28/2014	120099	Engineering Services- 12/13 WUP	300.50
			Total 001 - General Fund	48,886.11
Report Balance				48,886.11

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

Balance Sheet

1. Trust statement activity has been recorded through 01/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$36,299 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.