

Harrison Ranch  
Community Development District

Financial Statements  
(Unaudited)

January 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harrison Ranch Community Development District**

Balance Sheet

As of 1/31/2015

(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
<b>Assets</b>							
Cash In Bank	673,115	0	0	0	673,115	0	0
Cash On Hand	80	0	0	0	80	0	0
Investments	7,378	0	481,528	47,630	536,536	0	0
Investments Capital Reserves	0	237,977	0	0	237,977	0	0
Accounts Receivable	91,936	0	15,229	0	107,165	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
<b>Total Assets</b>	<u>775,542</u>	<u>237,978</u>	<u>496,757</u>	<u>47,630</u>	<u>1,557,908</u>	<u>12,916,562</u>	<u>4,375,000</u>
<b>Liabilities</b>							
Accounts Payable	21,162	0	0	0	21,162	0	0
Accrued Expenses Payable	7,972	0	0	0	7,972	0	0
Other Current Liabilities	65	0	0	0	65	0	0
Deferred Revenue	8,000	0	0	0	8,000	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
<b>Total Liabilities</b>	<u>37,199</u>	<u>0</u>	<u>1,358</u>	<u>0</u>	<u>38,557</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	681,930	54,981	213,797	1,381	952,089	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>738,344</u>	<u>237,978</u>	<u>495,400</u>	<u>47,630</u>	<u>1,519,351</u>	<u>12,916,562</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>775,542</u>	<u>237,978</u>	<u>496,757</u>	<u>47,630</u>	<u>1,557,908</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 1/31/2015

(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	23	23	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	2,081	2,081	0.00%
Clubhouse Rentals	6,220	2,073	1,969	(104)	68.33%
Key/Access Revenue	960	320	413	93	56.96%
Lease Revenue	4,200	1,400	1,400	0	66.66%
Community Activity Revenues	5,500	1,833	1,961	127	64.35%
<b>Total Revenues</b>	<u>1,127,443</u>	<u>1,116,190</u>	<u>1,123,501</u>	<u>7,311</u>	<u>0.35%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	7,200	2,400	1,200	1,200	83.33%
Financial & Administrative					
Administrative Services	6,953	2,318	2,318	0	66.66%
District Management	28,325	9,442	9,442	0	66.66%
District Engineer	20,000	6,667	5,914	753	70.43%
Disclosure Report	5,000	1,667	5,000	(3,333)	0.00%
Trustees Fees	2,500	2,313	2,313	(0)	7.47%
Financial Consulting Services	7,210	5,737	18,737	(13,000)	(159.87)%
Accounting Services	15,450	5,150	5,150	0	66.66%
Auditing Services	3,200	1,067	0	1,067	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Travel	400	133	0	133	100.00%
Public Officials Liability Insurance	6,900	6,900	6,078	822	11.91%
Legal Advertising	3,000	1,000	893	107	70.22%
Bank Fees	1,250	417	309	108	75.30%
Dues, Licenses & Fees	1,550	550	175	375	88.70%
Property Taxes	965	965	1,248	(283)	(29.34)%
Website Fees & Maintenance	555	185	0	185	100.00%
Legal Counsel					
District Counsel	25,000	8,333	5,726	2,608	77.09%
Electric Utility Services					
Utility Services	6,000	2,000	1,405	595	76.58%
Utility - Recreation Facilities	38,000	12,667	10,631	2,036	72.02%
Street Lights	40,000	13,333	10,763	2,571	73.09%
Water-Sewer Combination Services					
Utility Services	37,500	12,500	14,839	(2,339)	60.42%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	2,500	0	2,500	100.00%
Mitigation Area Monitoring & Maintenance	21,510	7,170	5,270	1,900	75.49%
Aquatic Maintenance	38,000	12,667	11,908	759	68.66%
Aquatic Plant Replacement	500	167	0	167	100.00%
Stormwater System Maintenance	3,000	1,000	0	1,000	100.00%
Other Physical Environment					

## Harrison Ranch Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 1/31/2015

(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	1,000	610	390	79.66%
Landscape Maintenance	278,000	92,667	95,063	(2,396)	65.80%
Irrigation Repairs	15,000	5,000	3,917	1,083	73.88%
Landscape - Mulch	42,200	14,067	38,150	(24,083)	9.59%
Annual Flower Program	30,675	10,225	8,653	1,572	71.79%
Maintenance/Handyman Services	5,000	1,667	1,580	87	68.40%
Tree Trimming Services	5,000	1,667	0	1,667	100.00%
Well Maintenance	2,500	833	376	457	84.95%
Fire Ant Treatment	4,500	1,500	0	1,500	100.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	8,333	2,330	6,003	90.68%
Holiday Decorations	8,000	8,000	4,955	3,045	38.05%
Road & Street Facilities					
Street Light Decorative Light Maintenance	25,000	8,333	4,263	4,070	82.94%
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	63,931	21,310	21,207	104	66.82%
Staff-P/R Taxes	6,439	2,146	1,911	235	70.32%
Staff-Workers' Comp	3,600	1,200	499	701	86.13%
Staff-Health Insurance	5,820	1,940	1,817	123	68.78%
Payroll Processing/Reimbursement	1,114	371	198	173	82.19%
Program Activities Payroll	7,670	2,557	2,659	(102)	65.33%
Pool Maintenance & Repairs	20,600	6,867	4,873	1,994	76.34%
Facility A/C & Heating Maintenance & Repair	1,700	567	294	273	82.72%
Telephone, Fax Internet	3,800	1,267	1,265	2	66.70%
Clubhouse Facility Janitorial Services	9,000	3,000	2,948	52	67.24%
Office Supplies	1,575	525	736	(211)	53.24%
Exterior Clubhouse Maintenance & Repair	15,000	5,000	2,921	2,079	80.52%
Security & Fire System Monitoring & Maintenance	3,000	1,000	975	25	67.50%
Management Contract	22,800	7,600	5,700	1,900	75.00%
Operating & Community Programming	39,035	13,012	10,068	2,944	74.20%
Pool/Patio Furniture	5,000	1,667	0	1,667	100.00%
Pest Control	1,000	333	186	147	81.40%
Interior Clubhouse Maintenance & Repairs	6,800	2,267	115	2,152	98.31%
Furniture Repair/Replacement	1,200	400	2,620	(2,220)	(118.33)%
Access Control Maintenance & Repair	1,500	500	0	500	100.00%
Athletic Field Maintenance & Repairs	1,250	417	0	417	100.00%
Fitness Equipment Maintenance & Repairs	3,000	1,000	0	1,000	100.00%
Playground Equipment and Maintenance	1,200	400	0	400	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 1/31/2015

(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	400	350	50	70.83%
Trail/Bike Path Maintenance	20,000	6,667	660	6,007	96.70%
Clubhouse Miscellaneous Expense (Recycling)	500	167	117	50	76.63%
Contingency					
Miscellaneous Contingency	<u>2,000</u>	<u>667</u>	<u>8,625</u>	<u>(7,958)</u>	<u>(331.24)%</u>
Total Expenditures	<u>1,043,227</u>	<u>373,832</u>	<u>365,024</u>	<u>8,809</u>	<u>65.01%</u>
Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>742,357</u>	<u>758,477</u>	<u>16,120</u>	<u>(800.63)%</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>	<u>(84,216)</u>	<u>0</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>(84,216)</u>	<u>(84,216)</u>	<u>(76,547)</u>	<u>7,669</u>	<u>9.11%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>658,141</u>	<u>681,930</u>	<u>23,788</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>658,141</u>	<u>738,344</u>	<u>80,202</u>	<u>0.00%</u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 1/31/2015

(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	23	23	0.00%
Total Revenues	<u>0</u>	<u>23</u>	<u>23</u>	<u>0.00%</u>
<b>Expenditures</b>				
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>(29,235)</u>	<u>54,981</u>	<u>(65.28)%</u>
<b>Other Financing Sources (Uses)</b>				
Transfer of Reserves	84,216	84,216	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>54,981</u>	<u>54,981</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>237,978</u></u>	<u><u>237,978</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 1/31/2015

(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>				
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>
<b>Total Revenues</b>	<u>324,849</u>	<u>336,248</u>	<u>11,399</u>	<u>3.51%</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<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>
<b>Other Financing Sources (Uses)</b>				
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 1/31/2015

(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**  
**January 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2015</u>
The Bank of Tampa	Money Market	\$ 7,190
The Bank of Tampa ICS: Mutual of Omaha Bank	Money Market	188
	<b>Total General Fund Investments</b>	<b>\$ 7,378</b>
The Bank of Tampa ICS Capital Reserve: Mutual of Omaha Bank	Money Market	\$ 237,977
	<b>Total Reserve Fund Investments</b>	<b>\$ 237,977</b>
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	309,620
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	9,597
	<b>Total Debt Service Fund Investments</b>	<b>\$ 481,528</b>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 47,630
	<b>Total Capital Project Fund Investments</b>	<b>\$ 47,630</b>

**Harrison Ranch Community Development District**

Summary A/R Ledger

From 1/1/2015 Through 1/31/2015

<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	58,262.83
10/17/2014	Pulte Home Corporation	362-15-01	48,157.07
12/31/2014	Pulte Home Corporation	RI1214-1	372.75
1/31/2015	Pulte Home Corporation	RI0115-1	372.75
Report Balance			107,165.40

## Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 1/1/2015 Through 1/31/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
David Cope	1/28/2015	012815 Cope	Trap and Remove Wild Hogs 08/14 - 01/15	4,175.00
Florida Casino Parties	12/24/2014	02272015001	Casino Night 2/27/15	975.00
Gonzalo Hernandez, Jr.	1/26/2015	012615 Hernandez	Aqua Zumba	75.00
Goodson Electric Inc	1/21/2015	989035	Replace Ground Mounted Fixtures	882.00
Hopping Green & Sams	1/26/2015	80210	General/Monthly Legal Services 12/14	180.75
Isaac Kofi Donkor	1/31/2015	013115 Donkor	Tennis Lessons 01/15	430.00
MCUD	1/28/2015	Water Summary Bill 01/15	MCUD Water Summary 01/15	3,441.40
Prager & Co., LLC	1/9/2015	5380	Annual Dissemination Agent Fee FY 14/15	5,000.00
Pyramid II Inc.	1/28/2015	328554209	Clubhouse Supplies	420.20
Ruska Mihaylova	1/26/2015	012615 Mihaylova	Fitness Classes	160.00
Sally A. Hackle	1/26/2015	012615 Hackle	Zumba Classes	135.00
Sign A Rama	1/6/2015	13430	Signs and Installation	465.00
Steven Hicks	1/30/2015	013015 Catering	Catering	501.00
Valley Crest Landscape Maintenance	1/21/2015	4686082	Clubhouse Tree Install	745.00
Valley Crest Landscape Maintenance	1/21/2015	4686083	Plant Install	630.00
Valley Crest Landscape Maintenance	1/29/2015	4690394	Bridge Repair	660.00
Verizon Florida LLC	1/25/2015	941-776-9949 150339 01/15	Clubhouse/Office Telephone 01/15	263.80
ZNS Engineering, L.C.	1/29/2015	122643	Engineering Services 01/15	1,732.50
ZNS Engineering, L.C.	1/29/2015	122644	Engineering Services 12/14 - WUP	290.00
			Total 001 - General Fund	21,161.65
Report Balance				21,161.65

**Harrison Ranch Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$237,978 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 \$8,966.19 was received in February 2015.
6. Payment for Invoice #RI1214-1 for \$372.75 was received in February 2015.