

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

July 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 7/31/2014

(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	15,263	0	0	0	15,263	0	0
Cash On Hand	98	0	0	0	98	0	0
Investments	1,073,481	0	284,763	46,249	1,404,493	0	0
Investments Capital Reserves	0	256,540	0	0	256,540	0	0
Accounts Receivable	422	0	0	0	422	0	0
Prepaid Expenses	2,313	0	0	0	2,313	0	0
Deposits	1,676	0	0	0	1,676	0	0
Due From Other Funds	76,853	0	0	0	76,853	0	0
Amount Available in Debt Service	0	0	0	0	0	0	281,603
Amount To Be Provided Debt Service	0	0	0	0	0	0	4,098,397
Fixed Assets	0	0	0	0	0	12,916,562	0
Total Assets	1,170,107	256,540	284,763	46,249	1,757,659	12,916,562	4,380,000
Liabilities							
Accounts Payable	31,273	0	0	0	31,273	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Other Current Liabilities	158	0	0	0	158	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	35	73,694	3,160	0	76,888	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,380,000
Total Liabilities	31,467	73,694	3,160	0	108,320	0	4,380,000
Fund Equity & Other Credits							
Beginning Fund Balance	1,198,965	36,295	286,656	46,249	1,568,165	12,916,562	0
Net Change in Fund Balance	(60,325)	146,552	(5,053)	0	81,174	0	0
Total Fund Equity & Other Credits	1,138,640	182,847	281,603	46,249	1,649,339	12,916,562	0
Total Liabilities & Fund Equity	1,170,107	256,540	284,763	46,249	1,757,659	12,916,562	4,380,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 7/31/2014

(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	3,044	3,044	0.00%
Special Assessments					
Tax Roll	683,589	683,589	690,536	6,947	(1.01)%
Off Roll	281,806	281,806	281,803	(3)	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,033	2,033	0.00%
Clubhouse Rentals	5,625	4,688	7,644	2,957	(35.89)%
Key/Access Revenue	960	800	1,315	515	(36.93)%
Lease Revenue	4,200	3,500	3,500	0	16.66%
Community Activity Revenues	2,555	2,129	5,961	3,832	(133.30)%
Total Revenues	<u>978,735</u>	<u>976,512</u>	<u>995,835</u>	<u>19,323</u>	<u>(1.75)%</u>
Expenditures					
Legislative					
Supervisor Fees	4,000	3,333	4,000	(667)	0.00%
Financial & Administrative					
Administrative Services	6,750	5,625	5,625	0	16.66%
District Management	27,500	22,917	22,917	0	16.66%
District Engineer	20,000	16,667	23,214	(6,547)	(16.07)%
Disclosure Report	5,000	4,167	5,100	(933)	(2.00)%
Trustees Fees	4,000	4,000	3,965	35	0.87%
Financial Consulting Services	7,000	6,667	6,667	0	4.76%
Accounting Services	15,000	12,500	12,500	0	16.66%
Auditing Services	3,200	2,667	3,200	(533)	0.00%
Arbitrage Rebate Calculation	650	650	650	0	0.00%
Public Officials Liability Insurance	6,900	6,900	6,078	822	11.91%
Legal Advertising	3,000	2,500	3,368	(868)	(12.26)%
Bank Fees	950	792	1,166	(374)	(22.69)%
Dues, Licenses & Fees	1,550	1,321	524	797	66.19%
Property Taxes	965	965	940	25	2.58%
Legal Counsel					
District Counsel	15,000	12,500	38,929	(26,429)	(159.52)%
Electric Utility Services					
Utility Services	6,000	5,000	3,683	1,317	38.61%
Utility - Recreation Facilities	38,000	31,667	32,646	(979)	14.08%
Street Lights	40,000	33,333	25,058	8,275	37.35%
Water-Sewer Combination Services					
Utility Services	35,000	29,167	29,508	(341)	15.69%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	6,250	3,761	2,489	49.85%
Mitigation Area Monitoring & Maintenance	12,500	10,417	10,540	(123)	15.68%
Aquatic Maintenance	30,348	25,290	25,261	29	16.76%
Aquatic Plant Replacement	500	417	0	417	100.00%
Stormwater System Maintenance	3,000	2,500	0	2,500	100.00%
Other Physical Environment					
Property/GL Insurance	15,000	15,000	13,932	1,068	7.11%
Entry & Walls Maintenance	3,000	2,500	1,864	636	37.87%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 7/31/2014

(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	220,833	221,798	(965)	16.30%
Irrigation Repairs	15,000	12,500	11,766	734	21.56%
Landscape - Mulch	42,200	35,167	39,260	(4,093)	6.96%
Annual Flower Program	30,675	25,563	23,006	2,556	25.00%
Maintenance/Handyman Services	5,000	4,167	493	3,674	90.13%
Tree Trimming Services	5,000	4,167	650	3,517	87.00%
Well Maintenance	2,500	2,083	456	1,627	81.75%
Fire Ant Treatment	4,500	3,750	4,395	(645)	2.33%
Landscape Replacement Plants, Shrubs, Trees	25,000	20,833	9,957	10,877	60.17%
Holiday Decorations	7,500	7,500	7,810	(310)	(4.13)%
Road & Street Facilities					
Street Light Decorative Light Maintenance	15,000	12,500	24,834	(12,334)	(65.56)%
Sidewalk Repair & Maintenance	1,000	833	0	833	100.00%
Parking Lot Repair & Maintenance	4,500	3,750	0	3,750	100.00%
Parks & Recreation					
Staff-Salaries	65,038	54,198	52,614	1,584	19.10%
Staff-P/R Taxes	6,439	5,366	4,764	601	26.00%
Staff-Workers' Comp	3,600	3,000	2,014	986	44.06%
Staff-Health Insurance	5,100	4,250	4,313	(63)	15.42%
Payroll Processing/Reimbursement	1,114	928	544	384	51.12%
Program Activities Payroll	7,200	6,000	8,260	(2,260)	(14.72)%
Pool Maintenance & Repairs	20,600	17,167	24,111	(6,944)	(17.04)%
Facility A/C & Heating Maintenance & Repair	1,661	1,384	1,096	288	33.99%
Telephone, Fax Internet	3,800	3,167	3,398	(231)	10.58%
Clubhouse Facility Janitorial Services	8,530	7,108	7,996	(888)	6.25%
Office Supplies	750	625	633	(8)	15.60%
Exterior Clubhouse Maintenance & Repair	15,000	12,500	10,037	2,463	33.08%
Security & Fire System Monitoring & Maintenance	2,000	1,667	4,031	(2,364)	(101.52)%
Management Contract	22,800	19,000	19,000	0	16.66%
Operating & Community Programming	43,345	36,121	30,220	5,900	30.27%
Pool/Patio Furniture	5,000	4,167	2,414	1,753	51.72%
Pest Control	1,000	833	608	225	39.20%
Interior Clubhouse Maintenance & Repairs	5,000	4,167	10,273	(6,106)	(105.45)%
Furniture Repair/Replacement	1,200	1,000	445	555	62.91%
Access Control Maintenance & Repair	1,500	1,250	0	1,250	100.00%
Athletic Field Maintenance & Repairs	1,250	1,042	5,266	(4,224)	(321.26)%
Fitness Equipment Maintenance & Repairs	3,720	3,100	170	2,930	95.43%
Playground Equipment and Maintenance	1,200	1,000	150	850	87.50%
Tennis Court Maintenance & Supplies	1,200	1,000	0	1,000	100.00%
Trail/Bike Path Maintenance	20,000	16,667	0	16,667	100.00%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 7/31/2014

(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	417	417	0	16.68%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>4,167</u>	<u>13,864</u>	<u>(9,697)</u>	<u>(177.28)%</u>
Total Expenditures	<u>988,735</u>	<u>830,645</u>	<u>836,160</u>	<u>(5,515)</u>	<u>15.43%</u>
Excess of Revenue Over (Under) Expenditures	<u>(10,000)</u>	<u>145,867</u>	<u>159,675</u>	<u>13,808</u>	<u>1,696.75%</u>
Other Financing Sources (Uses)					
Interfund Transfer	0	0	(220,000)	(220,000)	0.00%
Prior Year	<u>10,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100.00%</u>
Total Other Financing Sources (Uses)	<u>10,000</u>	<u>0</u>	<u>(220,000)</u>	<u>(220,000)</u>	<u>2,300.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>145,867</u>	<u>(60,325)</u>	<u>(206,192)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	1,198,965	1,198,965	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>145,867</u></u>	<u><u>1,138,640</u></u>	<u><u>992,773</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 7/31/2014

(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>245</u>	<u>245</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>245</u>	<u>245</u>	<u>0.00%</u>
Expenditures				
Parks & Recreation				
Capital Reserve	<u>0</u>	<u>73,694</u>	<u>(73,694)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>73,694</u>	<u>(73,694)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(73,448)</u>	<u>(73,448)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>220,000</u>	<u>220,000</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>146,552</u>	<u>146,552</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>36,295</u>	<u>36,295</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>182,847</u></u>	<u><u>182,847</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 7/31/2014

(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	326,895	328,808	1,913	0.58%
Debt Service Prepayments	0	8,579	8,579	0.00%
Total Revenues	<u>326,895</u>	<u>337,387</u>	<u>10,492</u>	<u>3.21%</u>
Expenditures				
Debt Service				
Interest	236,895	237,440	(545)	(0.23)%
Principal	90,000	105,000	(15,000)	(16.66)%
Total Expenditures	<u>326,895</u>	<u>342,440</u>	<u>(15,545)</u>	<u>(4.76)%</u>
Excess of Revenue Over (Under) Expenditures	0	(5,053)	(5,053)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(5,053)	(5,053)	0.00%
Fund Balance, Beginning of Period	0	286,656	286,656	0.00%
Fund Balance, End of Period	<u>0</u>	<u>281,603</u>	<u>281,603</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 7/31/2014

(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	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) 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
July 31, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2014</u>
The Bank of Tampa	Money Market	\$ 245,098
The Bank of Tampa ICS:		
Mutual of Omaha Bank	Money Market	245,073
Bank of China	Money Market	245,073
Traditional Bank, Inc.	Money Market	216,992
Western Alliance Bank	Money Market	121,245
	Total General Fund Investments	<u>\$ 1,073,481</u>
The Bank of Tampa ICS Capital Reserve:		
Happy State Bank	Money Market	\$ 245,073
Traditional Bank, Inc.	Money Market	11,467
	Total Reserve Fund Investments	<u>\$ 256,540</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,444
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	118,199
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	4,120
	Total Debt Service Fund Investments	<u>\$ 284,763</u>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 46,249
	Total Capital Project Fund Investments	<u>\$ 46,249</u>

Harrison Ranch Community Development District

Summary A/R Ledger

From 7/1/2014 Through 7/31/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
7/31/2014	Access Residential Management	OMR0714-1	49.38
7/31/2014	Pulte Home Corporation	RI0714-1	<u>372.75</u>
Report Balance			<u><u>422.13</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2014 Through 7/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Access Residential Management LLC	7/31/2014	HRCDD073114	Management Fee and Payroll 07/14	8,696.85
Bradenton Herald	7/31/2014	T102180576	Acct #000523600 Legal Advertising 07/14	2,071.60
Hawkins Service Company	6/26/2014	165713	Furnish & Install Filter Grids	3,500.00
Hawkins Service Company	7/28/2014	166235	Pool Maintenance 07/14	1,300.00
Hopping Green & Sams	7/28/2014	77090	General/Monthly Legal Services 06/14	4,683.30
LLS Tax Solutions, Inc.	7/2/2014	000516	Arbitrage Rebate Calculation Series 2007 PE 04/30/14	650.00
MCUD	7/29/2014	Water Summary Bill 07/14	MCUD Water Summary 07/14	3,270.05
MCUD	7/31/2014	183054-131498 07/14	Fire Hydrant 5755 Harrison Ranch Blvd	24.30
Pyramid II Inc.	7/23/2014	315664581	Renown Liner	65.78
RIPA & Associates, LLC	7/22/2014	RA140713	Backfill Washout Repair	1,575.00
Tampa Pc Web Design	7/15/2014	130902	Virus Removal & Tech Support	204.00
Tampa Pc Web Design	7/21/2014	130929	Virus Removal	276.25
Valley Crest Landscape Maintenance	7/31/2014	4561697	Irrigation Repairs	300.00
Valley Crest Landscape Maintenance	7/31/2014	4561698	Irrigation Repairs	256.00
Verizon Florida LLC	7/25/2014	941-776-9949 150339 07/14	Clubhouse/Office Telephone 07/14	246.02
ZNS Engineering, L.C.	8/6/2014	121354	Engineering Services - 06/14	3,855.00
ZNS Engineering, L.C.	8/6/2014	121355	Engineering Services- 07/14 WUP	298.90
			Total 001 - General Fund	31,273.05
Report Balance				31,273.05

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$182,847 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 \$220,000.