

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

June 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 6/30/2014

(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	96,980	0	0	0	96,980	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	1,073,173	0	282,004	46,249	1,401,426	0	0
Investments Capital Reserves	0	256,464	0	0	256,464	0	0
Accounts Receivable	746	0	0	0	746	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	60,456	0	2,759	0	63,215	0	0
Amount Available in Debt Service	0	0	0	0	0	0	280,373
Amount To Be Provided Debt Service	0	0	0	0	0	0	4,099,627
Fixed Assets	0	0	0	0	0	12,916,562	0
Total Assets	1,235,444	256,464	284,763	46,249	1,822,920	12,916,562	4,380,000
Liabilities							
Accounts Payable	34,431	0	0	0	34,431	0	0
Accrued Expenses Payable	511	0	0	0	511	0	0
Other Current Liabilities	185	0	0	0	185	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	2,759	56,067	4,389	0	63,215	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,380,000
Total Liabilities	37,886	56,067	4,389	0	98,342	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	(1,407)	164,102	(6,283)	0	156,413	0	0
Total Fund Equity & Other Credits	1,197,558	200,397	280,373	46,249	1,724,578	12,916,562	0
Total Liabilities & Fund Equity	1,235,444	256,464	284,763	46,249	1,822,920	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 6/30/2014

(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	2,735	2,735	0.00%
Special Assessments					
Tax Roll	683,589	683,589	691,765	8,176	(1.19)%
Off Roll	281,806	281,806	281,803	(3)	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	1,892	1,892	0.00%
Clubhouse Rentals	5,625	4,219	7,128	2,909	(26.71)%
Key/Access Revenue	960	720	901	181	6.10%
Lease Revenue	4,200	3,150	3,150	0	25.00%
Community Activity Revenues	2,555	1,916	4,943	3,027	(93.47)%
Total Revenues	<u>978,735</u>	<u>975,400</u>	<u>994,317</u>	<u>18,917</u>	<u>(1.59)%</u>
Expenditures					
Legislative					
Supervisor Fees	4,000	3,000	3,600	(600)	10.00%
Financial & Administrative					
Administrative Services	6,750	5,063	5,063	0	25.00%
District Management	27,500	20,625	20,625	0	25.00%
District Engineer	20,000	15,000	19,060	(4,060)	4.69%
Disclosure Report	5,000	3,750	5,100	(1,350)	(2.00)%
Trustees Fees	4,000	4,000	3,965	35	0.87%
Financial Consulting Services	7,000	6,500	6,500	0	7.14%
Accounting Services	15,000	11,250	11,250	0	25.00%
Auditing Services	3,200	2,400	3,200	(800)	0.00%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Public Officials Liability Insurance	6,900	6,900	6,078	822	11.91%
Legal Advertising	3,000	2,250	1,296	954	56.78%
Bank Fees	950	713	1,054	(341)	(10.90)%
Dues, Licenses & Fees	1,550	1,206	524	682	66.19%
Property Taxes	965	965	940	25	2.58%
Legal Counsel					
District Counsel	15,000	11,250	34,245	(22,995)	(128.30)%
Electric Utility Services					
Utility Services	6,000	4,500	3,330	1,170	44.50%
Utility - Recreation Facilities	38,000	28,500	28,936	(436)	23.85%
Street Lights	40,000	30,000	22,620	7,380	43.45%
Water-Sewer Combination Services					
Utility Services	35,000	26,250	26,214	36	25.10%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	5,625	2,186	3,439	70.85%
Mitigation Area Monitoring & Maintenance	12,500	9,375	10,540	(1,165)	15.68%
Aquatic Maintenance	30,348	22,761	22,460	301	25.99%
Aquatic Plant Replacement	500	375	0	375	100.00%
Stormwater System Maintenance	3,000	2,250	0	2,250	100.00%
Other Physical Environment					
Property/GL Insurance	15,000	15,000	13,932	1,068	7.11%
Entry & Walls Maintenance	3,000	2,250	1,864	386	37.87%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 6/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Landscape Maintenance	265,000	198,750	199,639	(889)	24.66%
Irrigation Repairs	15,000	11,250	11,210	40	25.26%
Landscape - Mulch	42,200	31,650	39,260	(7,610)	6.96%
Annual Flower Program	30,675	23,006	23,006	0	25.00%
Maintenance/Handyman Services	5,000	3,750	493	3,257	90.13%
Tree Trimming Services	5,000	3,750	650	3,100	87.00%
Well Maintenance	2,500	1,875	456	1,419	81.75%
Fire Ant Treatment	4,500	3,375	4,395	(1,020)	2.33%
Landscape Replacement Plants, Shrubs, Trees	25,000	18,750	8,643	10,107	65.42%
Holiday Decorations	7,500	7,500	7,810	(310)	(4.13)%
Road & Street Facilities					
Street Light Decorative Light Maintenance	15,000	11,250	22,452	(11,202)	(49.67)%
Sidewalk Repair & Maintenance	1,000	750	0	750	100.00%
Parking Lot Repair & Maintenance	4,500	3,375	0	3,375	100.00%
Parks & Recreation					
Staff-Salaries	65,038	48,778	46,859	1,919	27.95%
Staff-P/R Taxes	6,439	4,829	4,261	568	33.82%
Staff-Workers' Comp	3,600	2,700	1,999	701	44.47%
Staff-Health Insurance	5,100	3,825	3,834	(9)	24.81%
Payroll Processing/Reimbursement	1,114	835	500	335	55.10%
Program Activities Payroll	7,200	5,400	7,625	(2,225)	(5.90)%
Pool Maintenance & Repairs	20,600	15,450	19,311	(3,861)	6.25%
Facility A/C & Heating Maintenance & Repair	1,661	1,246	1,096	149	33.99%
Telephone, Fax Internet	3,800	2,850	3,095	(245)	18.55%
Clubhouse Facility Janitorial Services	8,530	6,397	7,196	(798)	15.64%
Office Supplies	750	563	583	(20)	22.28%
Exterior Clubhouse Maintenance & Repair	15,000	11,250	10,037	1,213	33.08%
Security & Fire System Monitoring & Maintenance	2,000	1,500	4,006	(2,506)	(100.28)%
Management Contract	22,800	17,100	17,100	0	25.00%
Operating & Community Programming	43,345	32,509	28,132	4,377	35.09%
Pool/Patio Furniture	5,000	3,750	2,380	1,370	52.40%
Pest Control	1,000	750	508	242	49.20%
Interior Clubhouse Maintenance & Repairs	5,000	3,750	12,082	(8,332)	(141.64)%
Furniture Repair/Replacement	1,200	900	445	455	62.91%
Access Control Maintenance & Repair	1,500	1,125	0	1,125	100.00%
Athletic Field Maintenance & Repairs	1,250	938	5,266	(4,328)	(321.26)%
Fitness Equipment Maintenance & Repairs	3,720	2,790	13,083	(10,293)	(251.68)%
Playground Equipment and Maintenance	1,200	900	150	750	87.50%
Tennis Court Maintenance & Supplies	1,200	900	0	900	100.00%
Trail/Bike Path Maintenance	20,000	15,000	0	15,000	100.00%

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 6/30/2014

(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	375	377	(2)	24.52%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>3,750</u>	<u>13,204</u>	<u>(9,454)</u>	<u>(164.07)%</u>
Total Expenditures	<u>988,735</u>	<u>751,599</u>	<u>775,724</u>	<u>(24,125)</u>	<u>21.54%</u>
Excess of Revenues Over (Under) Expenditures	<u>(10,000)</u>	<u>223,801</u>	<u>218,593</u>	<u>(5,208)</u>	<u>2,285.93%</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) Exp/Other Uses	<u>0</u>	<u>223,801</u>	<u>(1,407)</u>	<u>(225,208)</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>223,801</u></u>	<u><u>1,197,558</u></u>	<u><u>973,757</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 6/30/2014

(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>169</u>	<u>169</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>169</u>	<u>169</u>	<u>0.00%</u>
Expenditures				
Parks & Recreation				
Capital Reserve	<u>0</u>	<u>56,067</u>	<u>(56,067)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>56,067</u>	<u>(56,067)</u>	<u>0.00%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>(55,898)</u>	<u>(55,898)</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 Expend./Other Uses	<u>0</u>	<u>164,102</u>	<u>164,102</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>200,397</u></u>	<u><u>200,397</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 6/30/2014

(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	327,578	683	0.20%
Debt Service Prepayments	0	8,579	8,579	0.00%
Total Revenues	<u>326,895</u>	<u>336,157</u>	<u>9,262</u>	<u>2.83%</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 Revenues Over/(Under) Expenditures	<u>0</u>	<u>(6,283)</u>	<u>(6,283)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(6,283)</u>	<u>(6,283)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	286,656	286,656	0.00%
Fund Balance, End of Period	<u>0</u>	<u>280,373</u>	<u>280,373</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 6/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
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
June 30, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2014</u>
The Bank of Tampa	Money Market	\$ 245,036
The Bank of Tampa ICS:		
Bank of China	Money Market	245,071
Great Southern Bank	Money Market	245,068
Western Alliance Bank	Money Market	233,655
Morton Community Bank	Money Market	104,309
East West Bank	Money Market	30
Mutal of Omaha Bank	Money Market	2
EagleBank	Money Market	2
	Total General Fund Investments	\$ 1,073,173
		<hr/> <hr/>
The Bank of Tampa ICS Capital Reserve:		
Northern Bank & Trust Company	Money Market	\$ 245,020
Western Alliance Bank	Money Market	11,416
Southwest Bank	Money Market	25
East West Bank	Money Market	3
	Total Reserve Fund Investments	\$ 256,464
		<hr/> <hr/>
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	115,440
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	4,120
	Total Debt Service Fund Investments	\$ 282,004
		<hr/> <hr/>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 46,249
	Total Capital Project Fund Investments	\$ 46,249
		<hr/> <hr/>

Harrison Ranch Community Development District

Summary A/R Ledger

From 6/1/2014 Through 6/30/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
5/31/2014	Pulte Home Corporation	RI0514-1	372.75
6/30/2014	Pulte Home Corporation	RI0614-1	<u>372.75</u>
Report Balance			<u><u>745.50</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 6/1/2014 Through 6/30/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	6/30/2014	HRCDD063014	Management Fee and Payroll 06/14	8,560.64
Bradenton Herald	6/30/2014	T042178083	Acct #000523600 Legal Advertising 06/14	334.62
Cardno ENTRIX, Inc	6/23/2014	101969	Wetland Buffer Maintenance Services 05/14	5,270.00
Cesar Ramos	6/30/2014	063014 Ramos	Summer Splash Event	747.00
Decor & Designs	6/10/2014	15775 - DEP	Shades - Deposit	1,350.00
Decor & Designs	6/27/2014	15775-Bal	Shades - Remaining Balance	1,350.00
Elizabeth Ausborn	6/30/2014	063014 Aqua Zumba	Aqua Zumba	110.00
Hawkins Service Company	5/28/2014	164883	Pool Maintenance 05/14	1,300.00
Hawkins Service Company	6/28/2014	165541	Pool Maintenance 06/14	1,700.00
Hopping Green & Sams	6/23/2014	76643	General/Monthly Legal Services 05/14	7,767.96
Isaac Donkor	6/30/2014	063014	Tennis Lessons	60.00
MCUD	6/26/2014	Water Summary Bill 06/14	MCUD Water Summary 06/14	2,161.66
MCUD	6/30/2014	183054-131498 06/14	Fire Hydrant 5755 Harrison Ranch Blvd	24.30
Nicole Carter	6/17/2014	061714 Refund	Refund for June Swim Lessons	33.34
Obies Party Rentals LLC	6/29/2014	062914 Obie	Summer Splash	900.00
Parrish Plumbing, LLC	6/9/2014	6718	Plumbing Maintenance	120.00
Pyramid II Inc.	6/20/2014	313562423	Towels, Kitchen Utensils	190.08
Ruska Mihaylova	6/30/2014	063014 Yoga Classes	Yoga Classes	160.00
Sally A. Hackle	6/30/2014	063014 Zumba	Zumba Classes	130.00
Steven Hicks	6/19/2014	061914	Taco Night	325.30
Valley Crest Landscape Maintenance	6/25/2014	4535741	Irrigation Repairs	168.00
Verizon Florida LLC	6/25/2014	941-776-9949 150339 06/14	Clubhouse/Office Telephone 06/14	245.77
Waste Pro of Florida Inc	6/20/2014	0000072453	Commercial Recycling 07/14	39.19
ZNS Engineering, L.C.	6/25/2014	120978	Engineering Services - 05/14	1,085.00
ZNS Engineering, L.C.	6/25/2014	120979	Engineering Services- 06/14 WUP	298.00
			Total 001 - General Fund	34,430.86
Report Balance				34,430.86

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
June 30, 2014

Balance Sheet

1. Trust statement activity has been recorded through 06/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$200,397 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.