

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

March 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 3/31/2015

(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
Assets							
Cash In Bank	89,764	0	0	0	89,764	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	487,534	0	485,572	47,630	1,020,736	0	0
Investments Capital Reserves	0	238,090	0	0	238,090	0	0
Accounts Receivable	80,527	0	11,185	0	91,712	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	28,413	0	0	0	28,413	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	688,014	238,091	496,757	47,630	1,470,493	12,916,562	4,375,000
Liabilities							
Accounts Payable	79,747	0	0	0	79,747	0	0
Accrued Expenses Payable	4,040	0	0	0	4,040	0	0
Other Current Liabilities	69	2,839	0	0	2,909	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	0	27,055	1,358	0	28,413	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,375,000
Total Liabilities	83,856	29,895	1,358	0	115,109	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	547,745	25,199	213,797	1,381	788,122	0	0
Total Fund Equity & Other Credits	604,158	208,196	495,400	47,630	1,355,384	12,916,562	0
Total Liabilities & Fund Equity	688,014	238,091	496,757	47,630	1,470,493	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 3/31/2015

(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	179	179
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	3,110	2,423	(687)
0028	960	480	563	83
0029	4,200	2,100	2,100	0
0033	5,500	2,750	3,600	850
Total Revenues	<u>1,127,443</u>	<u>1,119,003</u>	<u>1,126,693</u>	<u>7,690</u>
Expenditures				
51100				
Legislative				
1101	7,200	3,600	2,400	1,200
51300				
Financial & Administrative				
3100	6,953	3,477	3,476	0
3101	28,325	14,163	14,162	0
3103	20,000	10,000	8,967	1,034
3104	5,000	2,500	5,000	(2,500)
3105	2,500	2,313	2,313	(0)
3111	7,210	6,105	19,105	(13,000)
3201	15,450	7,725	7,725	0
3202	3,200	1,600	0	1,600
3203	650	325	0	325
4001	400	200	0	200
4501	6,900	6,900	6,078	822
4801	3,000	1,500	1,155	345
4901	1,250	625	309	316
4902	1,550	800	175	625
4905	965	965	1,248	(283)
4907	555	278	0	278
51400				
Legal Counsel				
3107	25,000	12,500	10,442	2,058
53100				
Electric Utility Services				
4301	6,000	3,000	1,990	1,010
4304	38,000	19,000	17,378	1,622
4307	40,000	20,000	16,152	3,848
53600				
Water-Sewer Combination Services				
4301	37,500	18,750	24,559	(5,809)
53800				
Stormwater Control				
4602	7,500	3,750	0	3,750
4606	21,510	10,755	5,270	5,485
4628	38,000	19,000	17,862	1,138
4802	500	250	0	250
4803	3,000	1,500	0	1,500
53900				
Other Physical Environment				
4505	16,000	16,000	15,067	933

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 3/31/2015

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	3,000	1,500	610	890
4604	Landscape Maintenance	278,000	139,000	144,882	(5,882)
4609	Irrigation Repairs	15,000	7,500	5,863	1,637
4618	Landscape - Mulch	42,200	21,100	38,150	(17,050)
4619	Annual Flower Program	30,675	15,338	8,653	6,685
4640	Maintenance/Handyman Services	5,000	2,500	1,580	920
4641	Tree Trimming Services	5,000	2,500	0	2,500
4642	Well Maintenance	2,500	1,250	753	497
4643	Fire Ant Treatment	4,500	2,250	4,395	(2,145)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	12,500	4,035	8,465
4680	Holiday Decorations	8,000	8,000	4,955	3,045
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	25,000	12,500	6,389	6,111
4621	Sidewalk Repair & Maintenance	1,000	500	0	500
4622	Parking Lot Repair & Maintenance	4,500	2,250	0	2,250
57200	Parks & Recreation				
3301	Staff-Salaries	63,931	31,965	31,053	912
3302	Staff-P/R Taxes	6,439	3,219	2,812	408
3303	Staff-Workers' Comp	3,600	1,800	499	1,301
3304	Staff-Health Insurance	5,820	2,910	3,056	(146)
3305	Payroll Processing/Reimbursement	1,114	557	289	268
3308	Program Activities Payroll	7,670	3,835	4,579	(744)
4600	Pool Maintenance & Repairs	20,600	10,300	7,448	2,852
4632	Facility A/C & Heating Maintenance & Repair	1,700	850	294	556
4702	Telephone, Fax Internet	3,800	1,900	1,901	(1)
4704	Clubhouse Facility Janitorial Services	9,000	4,500	4,114	386
4705	Office Supplies	1,575	788	1,164	(376)
4711	Exterior Clubhouse Maintenance & Repair	15,000	7,500	3,601	3,899
4712	Security & Fire System Monitoring & Maintenance	3,000	1,500	1,107	393
4713	Management Contract	22,800	11,400	9,500	1,900
4714	Operating & Community Programming	39,035	19,518	15,570	3,948
4715	Pool/Patio Furniture	5,000	2,500	0	2,500
4719	Pest Control	1,000	500	372	128
4723	Interior Clubhouse Maintenance & Repairs	6,800	3,400	324	3,076
4727	Furniture Repair/Replacement	1,200	600	2,620	(2,020)
4745	Access Control Maintenance & Repair	1,500	750	0	750
4755	Athletic Field Maintenance & Repairs	1,250	625	271	354
4758	Fitness Equipment Maintenance & Repairs	3,000	1,500	371	1,129
4759	Playground Equipment and Maintenance	1,200	600	533	67

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 3/31/2015

(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	600	350	250
4761	Trail/Bike Path Maintenance	20,000	10,000	660	9,340
4762	Clubhouse Miscellaneous Expense (Recycling)	500	250	193	57
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,000</u>	<u>8,625</u>	<u>(7,625)</u>
	Total Expenditures	<u>1,043,227</u>	<u>541,134</u>	<u>502,401</u>	<u>38,733</u>
	Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>577,869</u>	<u>624,292</u>	<u>46,423</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>493,653</u>	<u>547,745</u>	<u>54,092</u>
	Fund Balance, Beginning of Period	0	0	56,414	56,414
	Fund Balance, End of Period	<u>0</u>	<u>493,653</u>	<u>604,158</u>	<u>110,505</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 3/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	136	136	0.00%
Total Revenues	<u>0</u>	<u>136</u>	<u>136</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	84,216	59,153	25,063	29.76%
Total Expenditures	<u>84,216</u>	<u>59,153</u>	<u>25,063</u>	<u>29.76%</u>
Excess of Revenue Over (Under) Expenditures	<u>(84,216)</u>	<u>(59,017)</u>	<u>25,199</u>	<u>(29.92)%</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>25,199</u>	<u>25,199</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>208,196</u></u>	<u><u>208,196</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 3/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
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 3/31/2015

(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
March 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2015</u>
The Bank of Tampa	Money Market	\$ 242,281
The Bank of Tampa ICS:		
EagleBank	Money Market	238,270
Mutual of Omaha Bank	Money Market	6,960
Southwest Bank	Money Market	23
	Total General Fund Investments	<u>\$ 487,534</u>
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 2
Mutual of Omaha Bank	Money Market	238,088
	Total Reserve Fund Investments	<u>\$ 238,090</u>
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	313,664
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	9,597
	Total Debt Service Fund Investments	<u>\$ 485,572</u>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 47,630
	Total Capital Project Fund Investments	<u>\$ 47,630</u>

Harrison Ranch Community Development District

Summary A/R Ledger

From 3/1/2015 Through 3/31/2015

<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	42,789.85
10/17/2014	Pulte Home Corporation	362-15-01	48,157.07
3/31/2015	Access Residential Management	OMR0315-1	68.19
3/31/2015	Pulte Home Corporation	OMR0315-2	323.75
3/31/2015	Pulte Home Corporation	RI0315-1	372.75
Report Balance			91,711.61

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 3/1/2015 Through 3/31/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	3/31/2015	HRCDDP2015-3	Payroll Fees 03/15	6,434.41
Aquatic Systems, Inc	3/1/2015	0000300324	Monthly Lake and Wetland Svc 03/15	2,977.00
Bradenton Herald	3/31/2015	T102202353	Acct #000523600 Legal Advertising 03/15	87.75
Commercial Fitness Products, Inc	2/13/2015	C502104	Move Fitness Equipment to Storage	1,500.00
Dynamark Systems Inc	3/6/2015	0117072	Monitor Electronic Security System 03/15	24.95
Dynamark Systems Inc	3/20/2015	247561	Service Call	82.54
Gonzalo Hernandez, Jr.	3/23/2015	032315 Hernandez	Aqua Zumba	45.00
Gonzalo Hernandez, Jr.	4/7/2015	040715 Hernandez	Aqua Zumba 03/28/15, 04/04/15	125.00
Goodson Electric Contractors, LLC	4/2/2015	989364	Lighting Repairs 03/15	955.08
Holmes Construction Co. Inc.	4/2/2015	PA-01	Harrison Ranch Amenity Center Expansion - Pay App 01	25,555.32
Hopping Green & Sams	3/19/2015	81067	General/Monthly Legal Services 02/15	2,568.38
Isaac Kofi Donkor	4/2/2015	040215 Donkor	Tennis Lessons 03/15	710.00
Jan-Pro of Manasota	3/1/2015	37673	Janitorial Services 03/15	558.00
Kristin Inderwiesen Greene	3/24/2015	032415 Greene	Singing Garden	60.00
LaPensee Plumbing, Inc.	3/10/2015	259031	Pool Service 03/15	1,200.00
Massey Services, Inc.	1/5/2015	21038628	Pest Prevention 01/15	50.00
MCUD	3/27/2015	Water Summary Bill 03/15	MCUD Water Summary 03/15	5,479.18
Michelle Moss/Petty Cash	3/27/2015	032715 Petty Cash	Replenish Petty Cash	53.00
Obies Party Rentals LLC	3/6/2015	030615 Obies	Movie Package on 03/06/15	200.00
Ruska Mihaylova	3/23/2015	032315 Mihaylova	Fitness Classes	160.00
Ruska Mihaylova	4/7/2015	040715 Mihaylova	Fitness Classes 03/23/15-04/01/15	160.00
Sally A. Hackle	3/23/2015	032315 Hackle	Zumba Classes	130.00
Sally A. Hackle	4/7/2015	040715 Hackle	Zumba Classes 03/26/15, 04/02/15	90.00
Schwans Home Service	3/20/2015	0320 Schwans	Ice Cream for Easter Event	314.48
Symbiont Service Corp	3/24/2015	0609045811	Water Leak/Set Temperature	95.00
Valley Crest Landscape Maintenance	3/9/2015	4728977	Cut Back Dead Wood	245.00
Valley Crest Landscape Maintenance	3/9/2015	4728978	Cut Back Woodline	840.00
Valley Crest Landscape Maintenance	3/10/2015	4728959	Landscape Maintenance 03/15	26,806.14
Valley Crest Landscape Maintenance	3/27/2015	4740679	Cut Dead Branches of Oak Tree	620.00
Verizon Florida LLC	3/25/2015	941-776-9949 150339 03/15	Clubhouse/Office Telephone 03/15	257.83
ZNS Engineering, L.C.	3/30/2015	122949	Engineering Services 02/15	1,072.50
ZNS Engineering, L.C.	3/30/2015	122950	Engineering Services 02/15 - WUP	290.00
			Total 001 - General Fund	79,746.56
Report Balance				79,746.56

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

Balance Sheet

1. Trust statement activity has been recorded through 03/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$208,196 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 \$18,782.27 was received in April 2015.
6. Payment for Invoice #OMR0315-1 for \$68.19 was received in April 2015.