

Harrison Ranch  
Community Development District

Financial Statements  
(Unaudited)

May 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harrison Ranch Community Development District**

Balance Sheet

As of 5/31/2015

(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	89,370	0	0	0	89,370	0	0
Cash On Hand	66	0	0	0	66	0	0
Investments	387,671	0	278,321	47,630	713,622	0	0
Investments Capital Reserves	0	210,794	0	0	210,794	0	0
Accounts Receivable	7,434	0	2,499	0	9,934	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	29,050	0	0	0	29,050	0	0
Amount Available in Debt Service	0	0	0	0	0	0	279,462
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,995,538
Fixed Assets	0	0	0	0	0	12,916,562	0
<b>Total Assets</b>	<b>517,581</b>	<b>210,794</b>	<b>280,820</b>	<b>47,630</b>	<b>1,056,824</b>	<b>12,916,562</b>	<b>4,275,000</b>
<b>Liabilities</b>							
Accounts Payable	58,537	0	0	0	58,537	0	0
Accrued Expenses Payable	11,427	0	0	0	11,427	0	0
Other Current Liabilities	181	0	0	0	181	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	0	27,692	1,358	0	29,050	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,275,000
<b>Total Liabilities</b>	<b>70,144</b>	<b>27,692</b>	<b>1,358</b>	<b>0</b>	<b>99,195</b>	<b>0</b>	<b>4,275,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	43,414	182,997	281,603	46,249	554,262	12,916,562	0
Net Change in Fund Balance	404,023	104	(2,141)	1,381	403,367	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>447,436</b>	<b>183,101</b>	<b>279,462</b>	<b>47,630</b>	<b>957,630</b>	<b>12,916,562</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>517,581</b>	<b>210,794</b>	<b>280,820</b>	<b>47,630</b>	<b>1,056,824</b>	<b>12,916,562</b>	<b>4,275,000</b>

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
36100	Interest Earnings				
0001	Interest Earnings	0	0	317	317
36310	Special Assessments				
1001	Tax Roll	917,935	917,935	923,025	5,090
1009	Off Roll	192,628	192,628	192,628	0
36900	Other Miscellaneous Revenues				
0003	Miscellaneous	0	0	2,457	2,457
0025	Clubhouse Rentals	6,220	4,147	4,104	(43)
0028	Key/Access Revenue	960	640	1,239	599
0029	Lease Revenue	4,200	2,800	2,800	0
0033	Community Activity Revenues	5,500	3,667	4,409	743
	Total Revenues	<u>1,127,443</u>	<u>1,121,816</u>	<u>1,130,979</u>	<u>9,163</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	4,800	3,600	1,200
51300	Financial & Administrative				
3100	Administrative Services	6,953	4,635	4,635	0
3101	District Management	28,325	18,883	18,883	0
3103	District Engineer	20,000	13,333	11,209	2,124
3104	Disclosure Report	5,000	3,333	5,100	(1,767)
3105	Trustees Fees	2,500	2,500	3,965	(1,465)
3111	Financial Consulting Services	7,210	6,473	6,473	0
3201	Accounting Services	15,450	10,300	10,300	0
3202	Auditing Services	3,200	2,133	0	2,133
3203	Arbitrage Rebate Calculation	650	433	0	433
4001	Travel	400	267	0	267
4501	Public Officials Liability Insurance	6,900	6,900	6,078	822
4801	Legal Advertising	3,000	2,000	1,418	582
4901	Bank Fees	1,250	833	309	525
4902	Dues, Licenses & Fees	1,550	1,050	425	625
4905	Property Taxes	965	965	1,248	(283)
4907	Website Fees & Maintenance	555	370	0	370
51400	Legal Counsel				
3107	District Counsel	25,000	16,667	15,527	1,140
53100	Electric Utility Services				
4301	Utility Services	6,000	4,000	2,472	1,528
4304	Utility - Recreation Facilities	38,000	25,333	21,689	3,644
4307	Street Lights	40,000	26,667	21,326	5,340
53600	Water-Sewer Combination Services				
4301	Utility Services	37,500	25,000	30,982	(5,982)
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	7,500	5,000	3,300	1,700
4606	Mitigation Area Monitoring & Maintenance	21,510	14,340	5,270	9,070
4628	Aquatic Maintenance	38,000	25,333	23,816	1,517
4802	Aquatic Plant Replacement	500	333	0	333
4803	Stormwater System Maintenance	3,000	2,000	0	2,000
53900	Other Physical Environment				
4505	Property/GL Insurance	16,000	16,000	15,222	778

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	3,000	2,000	3,622	(1,622)
4604	Landscape Maintenance	278,000	185,333	197,486	(12,153)
4609	Irrigation Repairs	15,000	10,000	10,920	(920)
4618	Landscape - Mulch	42,200	28,133	38,150	(10,017)
4619	Annual Flower Program	30,675	20,450	17,306	3,144
4640	Maintenance/Handyman Services	5,000	3,333	1,580	1,754
4641	Tree Trimming Services	5,000	3,333	0	3,333
4642	Well Maintenance	2,500	1,667	1,129	538
4643	Fire Ant Treatment	4,500	3,000	4,395	(1,395)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	16,667	17,516	(849)
4680	Holiday Decorations	8,000	8,000	4,955	3,045
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	25,000	16,667	9,199	7,468
4621	Sidewalk Repair & Maintenance	1,000	667	0	667
4622	Parking Lot Repair & Maintenance	4,500	3,000	0	3,000
57200	Parks & Recreation				
3301	Staff-Salaries	63,931	42,621	42,676	(55)
3302	Staff-P/R Taxes	6,439	4,293	3,724	569
3303	Staff-Workers' Comp	3,600	2,400	499	1,901
3304	Staff-Health Insurance	5,820	3,880	4,074	(194)
3305	Payroll Processing/Reimbursement	1,114	743	403	339
3308	Program Activities Payroll	7,670	5,113	5,329	(215)
4600	Pool Maintenance & Repairs	20,600	13,733	10,572	3,162
4632	Facility A/C & Heating Maintenance & Repair	1,700	1,133	647	487
4702	Telephone, Fax Internet	3,800	2,533	2,534	(1)
4704	Clubhouse Facility Janitorial Services	9,000	6,000	5,230	770
4705	Office Supplies	1,575	1,050	1,482	(432)
4711	Exterior Clubhouse Maintenance & Repair	15,000	10,000	5,484	4,516
4712	Security & Fire System Monitoring & Maintenance	3,000	2,000	1,233	767
4713	Management Contract	22,800	15,200	13,300	1,900
4714	Operating & Community Programming	39,035	26,023	17,937	8,086
4715	Pool/Patio Furniture	5,000	3,333	0	3,333
4719	Pest Control	1,000	667	508	159
4723	Interior Clubhouse Maintenance & Repairs	6,800	4,533	396	4,138
4727	Furniture Repair/Replacement	1,200	800	2,620	(1,820)
4745	Access Control Maintenance & Repair	1,500	1,000	0	1,000
4755	Athletic Field Maintenance & Repairs	1,250	833	271	562
4758	Fitness Equipment Maintenance & Repairs	3,000	2,000	371	1,629
4759	Playground Equipment and Maintenance	1,200	800	533	267

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 5/31/2015

(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	800	350	450
4761	Trail/Bike Path Maintenance	20,000	13,333	660	12,673
4762	Clubhouse Miscellaneous Expense (Recycling)	500	333	270	64
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,333</u>	<u>9,801</u>	<u>(8,468)</u>
	Total Expenditures	<u>1,043,227</u>	<u>708,623</u>	<u>650,409</u>	<u>58,214</u>
	Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>413,193</u>	<u>480,570</u>	<u>67,377</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>328,977</u>	<u>404,023</u>	<u>75,046</u>
	Fund Balance, Beginning of Period	0	0	43,414	43,414
	Fund Balance, End of Period	<u>0</u>	<u>328,977</u>	<u>447,436</u>	<u>118,459</u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 5/31/2015

(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	209	209	0.00%
Total Revenues	<u>0</u>	<u>209</u>	<u>209</u>	<u>0.00%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	84,216	84,321	(105)	(0.12)%
Total Expenditures	<u>84,216</u>	<u>84,321</u>	<u>(105)</u>	<u>(0.12)%</u>
Excess of Revenue Over (Under) Expenditures	<u>(84,216)</u>	<u>(84,112)</u>	<u>104</u>	<u>(0.12)%</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>104</u>	<u>104</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>183,101</u></u>	<u><u>183,101</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 5/31/2015

(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	232,008	(2,159)	(0.93)%
Principal	<u>95,000</u>	<u>105,000</u>	<u>(10,000)</u>	<u>(10.52)%</u>
<b>Total Expenditures</b>	<u>324,849</u>	<u>337,008</u>	<u>(12,159)</u>	<u>(3.74)%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(759)</u>	<u>(759)</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>(2,141)</u>	<u>(2,141)</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>279,462</u></u>	<u><u>279,462</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 5/31/2015

(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**  
**May 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2015</u>
The Bank of Tampa	Money Market	\$ 242,339
The Bank of Tampa ICS:		
Bank of China, New York, NY	Money Market	34,247
Western Alliance Bank	Money Market	111,085
	<b>Total General Fund Investments</b>	<b>\$ 387,671</b>
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 210,794
	<b>Total Reserve Fund Investments</b>	<b>\$ 210,794</b>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,179
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	111,412
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	4,730
	<b>Total Debt Service Fund Investments</b>	<b>\$ 278,321</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 5/1/2015 Through 5/31/2015

<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	9,560.81
5/31/2015	Pulte Home Corporation	ARB186	<u>372.75</u>
Report Balance			<u><u>9,933.56</u></u>

**Harrison Ranch Community Development District**

Summary A/P Ledger

001 - General Fund

From 5/1/2015 Through 5/31/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
A Bales Security Agency, Inc.	5/21/2015	29970	On Site Security 5/17/15-5/30/15	456.00
Bradenton Herald	5/31/2015	T122208868 & T042211553	Acct #000523600 Legal Advertising 05/15	263.25
FL Dept of Health in Manatee County	5/20/2015	41-BID-2773549 15/16	41-BID-2773549 Pool Permit 15/16	250.00
Goodson Electric Contractors, LLC	5/15/2015	989579	Service Call- Lighting Repairs	141.84
Goodson Electric Contractors, LLC	5/26/2015	989774	Service Call- Lighting Repairs	623.26
Hilary Ann Koppenhaver	5/5/2015	050515 Koppenhaver	Swim Lessons 05/05/15	1,390.00
Holmes Construction Co. Inc.	5/27/2015	052715 Holmes	Harrison Ranch Amenity Center Expansion - Pay App 02	27,354.48
Hopping Green & Sams	5/29/2015	82217	General/Monthly Legal Services 04/15	3,811.74
Isaac Kofi Donkor	5/28/2015	052815 Donkor	Tennis Lessons 05/15	450.00
Kristin Inderwiesen Greene	5/5/2015	050515 Greene	Singing Garden 05/05/15	46.00
MCUD	5/27/2015	Water Summary Bill 05/15	MCUD Water Summary 05/15	2,949.75
Piper Fire Protection, Inc.	5/18/2015	179031	Annual Fire Extinguisher Inspection	75.50
Sally A. Hackle	6/1/2015	060115 Hackle	Zumba Classes 05/28/15	35.00
Symbiont Service Corp	5/27/2015	0609047724	Service Call/Set Temperature	137.90
US Bank Corporate Trust Services	5/22/2015	3982827	Trustee Fees Series 2007 05/01/15-04/30/16	3,965.20
Valley Crest Landscape Maintenance	5/22/2015	4781569	Irrigation Repairs	1,106.00
Valley Crest Landscape Maintenance	5/29/2015	4785825	Plant Install	7,850.00
Valley Crest Landscape Maintenance	5/29/2015	4785826	Plant Install	4,560.00
Valley Crest Landscape Maintenance	5/29/2015	4786178	Irrigation Repairs	1,120.00
Verizon Florida LLC	5/25/2015	941-776-9949 150339 05/15	Clubhouse/Office Telephone 05/15	258.57
ZNS Engineering, L.C.	5/19/2015	123340	Engineering Services 04/15	1,402.50
ZNS Engineering, L.C.	5/19/2015	123341	Engineering Services 04/15 - WUP	290.00
			Total 001 - General Fund	58,536.99
Report Balance				58,536.99

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

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$183,101 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.