

Harrison Ranch  
Community Development District

Financial Statements  
(Unaudited)

November 30, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harrison Ranch Community Development District**

Balance Sheet

As of 11/30/2014

(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
<b>Assets</b>							
Cash In Bank	173,342	0	0	0	173,342	0	0
Cash On Hand	80	0	0	0	80	0	0
Investments	5,252	0	162,311	47,630	215,193	0	0
Investments Capital Reserves	0	83	0	0	83	0	0
Accounts Receivable	1,012,907	0	323,979	0	1,336,886	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	182,223	870	0	184,451	0	0
Amount Available in Debt Service	0	0	0	0	0	0	485,803
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,889,197
Fixed Assets	0	0	0	0	0	12,916,562	0
<b>Total Assets</b>	<b>1,194,614</b>	<b>182,306</b>	<b>487,160</b>	<b>47,630</b>	<b>1,911,711</b>	<b>12,916,562</b>	<b>4,375,000</b>
<b>Liabilities</b>							
Accounts Payable	43,587	0	0	0	43,587	0	0
Accrued Expenses Payable	5,779	0	0	0	5,779	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Deferred Revenue	1,000	0	0	0	1,000	0	0
Due To Other Funds	183,103	0	1,358	0	184,461	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,375,000
<b>Total Liabilities</b>	<b>233,469</b>	<b>0</b>	<b>1,358</b>	<b>0</b>	<b>234,826</b>	<b>0</b>	<b>4,375,000</b>
<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	904,732	(691)	204,200	1,381	1,109,622	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>961,145</b>	<b>182,306</b>	<b>485,803</b>	<b>47,630</b>	<b>1,676,884</b>	<b>12,916,562</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,194,614</b>	<b>182,306</b>	<b>487,160</b>	<b>47,630</b>	<b>1,911,711</b>	<b>12,916,562</b>	<b>4,375,000</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 11/30/2014

(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>
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	16	16	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	2,066	2,066	0.00%
Clubhouse Rentals	6,220	1,037	1,195	158	80.79%
Key/Access Revenue	960	160	150	(10)	84.35%
Lease Revenue	4,200	700	700	0	83.33%
Community Activity Revenues	5,500	917	1,284	368	76.64%
<b>Total Revenues</b>	<u>1,127,443</u>	<u>1,113,376</u>	<u>1,121,065</u>	<u>7,689</u>	<u>0.57%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	7,200	1,200	800	400	88.88%
Financial & Administrative					
Administrative Services	6,953	1,159	1,159	0	83.33%
District Management	28,325	4,721	4,721	0	83.33%
District Engineer	20,000	3,333	3,602	(268)	81.99%
Disclosure Report	5,000	833	0	833	100.00%
Trustees Fees	2,500	2,313	2,313	(0)	7.47%
Financial Consulting Services	7,210	5,368	18,368	(13,000)	(154.76)%
Accounting Services	15,450	2,575	2,575	0	83.33%
Auditing Services	3,200	533	0	533	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Travel	400	67	0	67	100.00%
Public Officials Liability Insurance	6,900	6,900	6,078	822	11.91%
Legal Advertising	3,000	500	893	(393)	70.22%
Bank Fees	1,250	208	219	(11)	82.46%
Dues, Licenses & Fees	1,550	300	175	125	88.70%
Property Taxes	965	965	1,248	(283)	(29.34)%
Website Fees & Maintenance	555	93	0	93	100.00%
Legal Counsel					
District Counsel	25,000	4,167	4,049	118	83.80%
Electric Utility Services					
Utility Services	6,000	1,000	697	303	88.38%
Utility - Recreation Facilities	38,000	6,333	5,290	1,044	86.08%
Street Lights	40,000	6,667	5,181	1,486	87.04%
Water-Sewer Combination Services					
Utility Services	37,500	6,250	8,562	(2,312)	77.16%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	1,250	0	1,250	100.00%
Mitigation Area Monitoring & Maintenance	21,510	3,585	0	3,585	100.00%
Aquatic Maintenance	38,000	6,333	5,954	379	84.33%
Aquatic Plant Replacement	500	83	0	83	100.00%
Stormwater System Maintenance	3,000	500	0	500	100.00%
Other Physical Environment					

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(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>
Property/GL Insurance	16,000	16,000	15,067	933	5.83%
Entry & Walls Maintenance	3,000	500	0	500	100.00%
Landscape Maintenance	278,000	46,333	51,601	(5,267)	81.43%
Irrigation Repairs	15,000	2,500	2,330	170	84.46%
Landscape - Mulch	42,200	7,033	38,150	(31,117)	9.59%
Annual Flower Program	30,675	5,113	0	5,113	100.00%
Maintenance/Handyman Services	5,000	833	1,580	(747)	68.40%
Tree Trimming Services	5,000	833	0	833	100.00%
Well Maintenance	2,500	417	376	40	84.95%
Fire Ant Treatment	4,500	750	0	750	100.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	4,167	675	3,492	97.30%
Holiday Decorations	8,000	4,788	1,824	2,964	77.20%
Road & Street Facilities					
Street Light Decorative Light Maintenance	25,000	4,167	1,214	2,953	95.14%
Sidewalk Repair & Maintenance	1,000	167	0	167	100.00%
Parking Lot Repair & Maintenance	4,500	750	0	750	100.00%
Parks & Recreation					
Staff-Salaries	63,931	10,655	9,581	1,074	85.01%
Staff-P/R Taxes	6,439	1,073	717	356	88.85%
Staff-Workers' Comp	3,600	600	293	307	91.86%
Staff-Health Insurance	5,820	970	958	12	83.53%
Payroll Processing/Reimbursement	1,114	186	89	97	92.03%
Program Activities Payroll	7,670	1,278	1,277	1	83.35%
Pool Maintenance & Repairs	20,600	3,433	2,393	1,040	88.38%
Facility A/C & Heating Maintenance & Repair	1,700	283	0	283	100.00%
Telephone, Fax Internet	3,800	633	621	12	83.65%
Clubhouse Facility Janitorial Services	9,000	1,500	1,632	(132)	81.86%
Office Supplies	1,575	263	270	(8)	82.84%
Exterior Clubhouse Maintenance & Repair	15,000	2,500	1,403	1,097	90.64%
Security & Fire System Monitoring & Maintenance	3,000	500	50	450	98.33%
Management Contract	22,800	3,800	1,900	1,900	91.66%
Operating & Community Programming	39,035	6,506	5,475	1,031	85.97%
Pool/Patio Furniture	5,000	833	0	833	100.00%
Pest Control	1,000	167	136	31	86.40%
Interior Clubhouse Maintenance & Repairs	6,800	1,133	0	1,133	100.00%
Furniture Repair/Replacement	1,200	200	0	200	100.00%
Access Control Maintenance & Repair	1,500	250	0	250	100.00%
Athletic Field Maintenance & Repairs	1,250	208	0	208	100.00%
Fitness Equipment Maintenance & Repairs	3,000	500	0	500	100.00%
Playground Equipment and Maintenance	1,200	200	0	200	100.00%

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(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>
Tennis Court Maintenance & Supplies	1,200	200	350	(150)	70.83%
Trail/Bike Path Maintenance	20,000	3,333	0	3,333	100.00%
Clubhouse Miscellaneous Expense (Recycling)	500	83	39	45	92.23%
Contingency					
Miscellaneous Contingency	<u>2,000</u>	<u>333</u>	<u>4,450</u>	<u>(4,117)</u>	<u>(122.49)%</u>
Total Expenditures	<u>1,043,227</u>	<u>203,318</u>	<u>216,333</u>	<u>(13,015)</u>	<u>79.26%</u>
Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>910,059</u>	<u>904,732</u>	<u>(5,327)</u>	<u>(974.29)%</u>
Other Financing Sources (Uses)					
Transfer of Reserves	(84,216)	0	0	0	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>910,059</u>	<u>904,732</u>	<u>(5,327)</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>910,059</u>	<u>961,145</u>	<u>51,087</u>	<u>0.00%</u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
<b>Expenditures</b>				
Parks & Recreation				
Capital Reserve	0	700	(700)	0.00%
Contingency				
Capital Reserve	<u>84,216</u>	<u>0</u>	<u>84,216</u>	<u>100.00%</u>
Total Expenditures	<u>84,216</u>	<u>700</u>	<u>83,516</u>	<u>99.17%</u>
Excess of Revenue Over (Under) Expenditures	<u>(84,216)</u>	<u>(691)</u>	<u>83,525</u>	<u>(99.17)%</u>
<b>Other Financing Sources (Uses)</b>				
Transfer of Reserves	84,216	0	(84,216)	(100.00)%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(691)</u>	<u>(691)</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>182,306</u></u>	<u><u>182,306</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 11/30/2014

(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	324,849	326,651	1,802	0.55%
Total Revenues	<u>324,849</u>	<u>326,651</u>	<u>1,802</u>	<u>0.55%</u>
Expenditures				
Debt Service				
Interest	229,849	116,070	113,779	49.50%
Principal	95,000	5,000	90,000	94.73%
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>205,581</u>	<u>205,581</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>204,200</u>	<u>204,200</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>485,803</u></u>	<u><u>485,803</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 11/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess 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>0</u>	<u>47,630</u>	<u>47,630</u>	<u>0.00%</u>



**Harrison Ranch CDD**  
**Investment Summary**  
**November 30, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2014</u>
The Bank of Tampa	Money Market	\$ 5,064
The Bank of Tampa ICS: Bank of China, New York, NY	Money Market	188
	<b>Total General Fund Investments</b>	<b><u>\$ 5,252</u></b>
The Bank of Tampa ICS Capital Reserve: Bank of China, New York, NY	Money Market	\$ 83
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 83</u></b>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,311
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 162,311</u></b>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 47,630
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 47,630</u></b>

**Harrison Ranch Community Development District**

Summary A/R Ledger

From 11/1/2014 Through 11/30/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/30/2014	Pulte Home Corporation	RI0914-1	372.75
10/1/2014	Manatee County Tax Collector	FY14-15	1,239,453.24
10/17/2014	Pulte Home Corporation	362-15-01	96,314.14
10/31/2014	Pulte Home Corporation	RI1014-1	372.75
11/30/2014	Pulte Home Corporation	RI1114-1	372.75
Report Balance			1,336,885.63

**Harrison Ranch Community Development District**

Summary A/P Ledger

001 - General Fund

From 11/1/2014 Through 11/30/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	11/30/2014	HRCDD11014	Payroll Fees 11/14	5,673.87
Aquatic Systems, Inc	11/1/2014	0000290095	Monthly Lake and Wetland Svc 11/14	2,977.00
Bradenton Herald	11/30/2014	T102189720	Acct #000523600 Legal Advertising 11/14	504.27
Childlike Productions	8/18/2014	5263	Santa 12/06/14	250.00
Childlike Productions	10/6/2014	5297	Glitter Tattoo Artist 12/06/14	150.00
Childlike Productions	10/6/2014	5298	Balloon Twisting 12/13/14	150.00
Clayton Kendall	11/26/2014	SO282835	Name Tags	42.00
Dynamark Systems Inc	11/7/2014	0112598	Monitor Electronic Security System 11/14	24.95
Elizabeth Ausborn	11/17/2014	111714 Ausborn	Aqua Zumba 11/08/14 - 11/15/14	75.00
Florida Department of Revenue	11/30/2014	Sales Tax 11/14	51-8015668220-6 Sales Tax 11/14	51.44
Goodson Electric Inc	11/18/2014	988392	Repairs	910.77
Hopping Green & Sams	11/19/2014	79088	General/Monthly Legal Services 10/14	3,719.54
Isaac Donkor	11/20/2014	112014 Donkor	Tennis Lessons 11/14	170.00
Jan-Pro of Manasota	11/1/2014	36391	Janitorial Services 11/14	613.00
Jan-Pro of Manasota	11/17/2014	36553	Additional Work	22.50
Jan-Pro of Manasota	11/30/2014	36839	Pressure Washing	965.00
Massey Services, Inc.	11/13/2014	20554149	Pest Prevention 11/14	36.00
Massey Services, Inc.	11/14/2014	20497546	Pest Prevention 11/14 - Spiders	50.00
MCUD	11/24/2014	Water Summary Bill 11/14	MCUD Water Summary 11/14	3,701.69
Obies Party Rentals LLC	11/21/2014	112114 Obies	Movie Package Rental 11/21/14	300.00
Ruska Mihaylova	11/17/2014	111714 Mihaylova	Fitness Classes 11/03/14 - 11/11/14	160.00
Sally A. Hackle	11/17/2014	111714 Hackle	Zumba Classes 11/06/14 - 11/13/14	110.00
Valley Crest Landscape Maintenance	11/10/2014	4636554	Landscape Maintenance 11/14	21,637.64
Verizon Florida LLC	11/25/2014	941-776-9949 150339 11/14	Clubhouse/Office Telephone 11/14	259.44
ZNS Engineering, L.C.	12/5/2014	122188	Engineering Services - 10/14	742.50
ZNS Engineering, L.C.	12/5/2014	122189	Engineering Services - 10/14	290.00
			Total 001 - General Fund	43,586.61
Report Balance				43,586.61

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

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$182,306 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 \$0.

**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. Payments for Invoice #FY14-15 totaling \$892,828.70 were received in December 2014.
6. Payment for Invoice #RI1014-1 for \$372.75 was received in December 2014.