

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

October 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet
As of 10/31/2013
(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	202,480	0	0	0	202,480	0	0
Cash On Hand	2	0	0	0	2	0	0
Investments	1,040,080	0	293,124	46,249	1,379,453	0	0
Investments Capital Reserves	0	36,296	0	0	36,296	0	0
Accounts Receivable	683,987	0	325,500	0	1,009,487	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	6,468	0	0	0	6,468	0	0
Amount Available in Debt Service	0	0	0	0	0	0	612,156
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,872,844
Fixed Assets	0	0	0	0	0	12,916,562	0
Total Assets	<u>1,934,693</u>	<u>36,296</u>	<u>618,624</u>	<u>46,249</u>	<u>2,635,862</u>	<u>12,916,562</u>	<u>4,485,000</u>
Liabilities							
Accounts Payable	35,466	0	0	0	35,466	0	0
Accrued Expenses Payable	300	0	0	0	300	0	0
Other Current Liabilities	149	0	0	0	149	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	0	0	6,468	0	6,468	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,485,000
Total Liabilities	<u>35,915</u>	<u>0</u>	<u>6,468</u>	<u>0</u>	<u>42,382</u>	<u>0</u>	<u>4,485,000</u>
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	699,813	1	325,500	0	1,025,314	0	0
Total Fund Equity & Other Credits	<u>1,898,778</u>	<u>36,296</u>	<u>612,156</u>	<u>46,249</u>	<u>2,593,479</u>	<u>12,916,562</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>1,934,693</u>	<u>36,296</u>	<u>618,624</u>	<u>46,249</u>	<u>2,635,862</u>	<u>12,916,562</u>	<u>4,485,000</u>

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 10/31/2013

(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	239	239	0.00%
Special Assessments					
Tax Roll	683,589	683,589	683,589	0	0.00%
Off Roll	281,806	281,806	140,901	(140,905)	50.00%
Other Miscellaneous Revenues					
Clubhouse Rentals	5,625	469	657	189	88.31%
Key/Access Revenue	960	80	38	(42)	96.08%
Lease Revenue	4,200	350	350	0	91.66%
Community Activity Revenues	2,555	213	1,243	1,030	51.36%
Carry Forward Fund Balance					
Prior Year	<u>10,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100.00%</u>
Total Revenues	<u>988,735</u>	<u>966,507</u>	<u>827,017</u>	<u>(139,490)</u>	<u>16.36%</u>
Expenditures					
Legislative					
Supervisor Fees	4,000	333	400	(67)	90.00%
Financial & Administrative					
Administrative Services	6,750	563	563	0	91.66%
District Management	27,500	2,292	2,292	0	91.66%
District Engineer	20,000	1,667	1,093	574	94.53%
Disclosure Report	5,000	417	0	417	100.00%
Trustees Fees	4,000	2,333	2,313	20	42.17%
Financial Consulting Services	7,000	5,167	5,167	0	26.19%
Accounting Services	15,000	1,250	1,250	0	91.66%
Auditing Services	3,200	267	0	267	100.00%
Arbitrage Rebate Calculation	650	0	0	0	100.00%
Public Officials Liability Insurance	6,900	6,900	6,078	822	11.91%
Legal Advertising	3,000	250	0	250	100.00%
Bank Fees	950	79	85	(6)	91.00%
Dues, Licenses & Fees	1,550	290	175	115	88.70%
Property Taxes	965	965	940	25	2.58%
Legal Counsel					
District Counsel	15,000	1,250	300	950	98.00%
Electric Utility Services					
Utility Services	6,000	500	321	179	94.64%
Utility - Recreation Facilities	38,000	3,167	2,671	496	92.97%
Street Lights	40,000	3,333	2,356	978	94.11%
Water-Sewer Combination Services					
Utility Services	35,000	2,917	2,974	(58)	91.50%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	625	2,186	(1,561)	70.85%
Mitigation Area Monitoring & Maintenance	12,500	1,042	0	1,042	100.00%
Aquatic Maintenance	30,348	2,529	2,529	0	91.66%
Aquatic Plant Replacement	500	42	0	42	100.00%
Stormwater System Maintenance	3,000	250	0	250	100.00%
Other Physical Environment					
Property/GL Insurance	15,000	15,000	13,932	1,068	7.11%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 10/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Entry & Walls Maintenance	3,000	250	0	250	100.00%
Landscape Maintenance	265,000	22,083	21,073	1,010	92.04%
Irrigation Repairs	15,000	1,250	1,050	200	93.00%
Landscape - Mulch	42,200	3,517	0	3,517	100.00%
Annual Flower Program	30,675	2,556	7,669	(5,113)	75.00%
Maintenance/Handyman Services	5,000	417	493	(77)	90.13%
Tree Trimming Services	5,000	417	0	417	100.00%
Well Maintenance	2,500	208	0	208	100.00%
Fire Ant Treatment	4,500	375	0	375	100.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	2,083	1,035	1,048	95.86%
Holiday Decorations	7,500	3,750	3,755	(5)	49.93%
Road & Street Facilities					
Street Light Decorative Light Maintenance	15,000	1,250	3,257	(2,007)	78.28%
Sidewalk Repair & Maintenance	1,000	83	0	83	100.00%
Parking Lot Repair & Maintenance	4,500	375	0	375	100.00%
Parks & Recreation					
Staff-Salaries	65,038	5,420	6,836	(1,416)	89.48%
Staff-P/R Taxes	6,439	537	450	87	93.01%
Staff-Workers' Comp	3,600	300	387	(87)	89.25%
Staff-Health Insurance	5,100	425	467	(42)	90.83%
Payroll Processing/Reimbursement	1,114	93	57	36	94.85%
Program Activities Payroll	7,200	600	550	50	92.36%
Pool Maintenance & Repairs	20,600	1,717	6,425	(4,708)	68.81%
Facility A/C & Heating Maintenance & Repair	1,661	138	170	(31)	89.79%
Telephone, Fax Internet	3,800	317	561	(245)	85.23%
Clubhouse Facility Janitorial Services	8,530	711	906	(195)	89.38%
Office Supplies	750	63	65	(2)	91.39%
Exterior Clubhouse Maintenance & Repair	15,000	1,250	1,229	21	91.80%
Security & Fire System Monitoring & Maintenance	2,000	167	351	(185)	82.43%
Management Contract	22,800	1,900	1,900	0	91.66%
Operating & Community Programming	43,345	3,612	7,315	(3,702)	83.12%
Pool/Patio Furniture	5,000	417	330	87	93.40%
Pest Control	1,000	83	50	33	95.00%
Interior Clubhouse Maintenance & Repairs	5,000	417	165	252	96.70%
Furniture Repair/Replacement	1,200	100	0	100	100.00%
Access Control Maintenance & Repair	1,500	125	0	125	100.00%
Athletic Field Maintenance & Repairs	1,250	104	0	104	100.00%
Fitness Equipment Maintenance & Repairs	3,720	310	12,998	(12,688)	(249.39)%
Playground Equipment and Maintenance	1,200	100	0	100	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 10/31/2013

(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	100	0	100	100.00%
Trail/Bike Path Maintenance	20,000	1,667	0	1,667	100.00%
Clubhouse Miscellaneous Expenses (Recycling)	500	42	37	5	92.64%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>417</u>	<u>0</u>	<u>417</u>	<u>100.00%</u>
Total Expenditures	<u>988,735</u>	<u>113,169</u>	<u>127,204</u>	<u>(14,035)</u>	<u>87.13%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>853,338</u>	<u>699,813</u>	<u>(153,525)</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>853,338</u></u>	<u><u>1,898,778</u></u>	<u><u>1,045,440</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 9/30/2014

(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>1</u>	<u>(1)</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>1</u>	<u>(1)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>1</u>	<u>(1)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	36,295	36,295	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>36,296</u></u>	<u><u>36,296</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 9/30/2014

(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	325,500	1,395	0.42%
Total Revenues	<u>326,895</u>	<u>325,500</u>	<u>(1,395)</u>	<u>(0.43)%</u>
Expenditures				
Debt Service				
Interest	236,895	0	(236,895)	(100.00)%
Principal	90,000	0	(90,000)	(100.00)%
Total Expenditures	<u>326,895</u>	<u>0</u>	<u>326,895</u>	<u>100.00%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>325,500</u>	<u>(325,500)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>325,500</u>	<u>(325,500)</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>612,156</u>	<u>612,156</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 9/30/2014

(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 Rev./Other Sources Over 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
October 31, 2013

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2013</u>
SunTrust	Money Market	\$ 63,632
Regions	Money Market	246,769
The Bank of Tampa	Money Market	248,316
The Bank of Tampa ICS:		
Southwest Bank	Money Market	245,073
Mutal Bank of Omaha	Money Market	236,290
	Total General Fund Investments	<u>\$ 1,040,080</u>
SunTrust Capital Reserve	Money Market	\$ 36,296
	Total Reserve Fund Investments	<u>\$ 36,296</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 162,709
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	120,139
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	10,276
	Total Debt Service Fund Investments	<u>\$ 293,124</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 10/1/2013 Through 10/31/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2013	Manatee County Tax Collector	FY13-14	1,009,089.04
10/1/2013	Pulte Home Corporation	RI1013-1	372.75
10/25/2013	Pulte Home Corporation	OM1013-1	<u>25.00</u>
Report Balance			<u><u>1,009,486.79</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2013 Through 10/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	11/1/2013	HRCDD110113	Management Fee and Payroll 10/13	10,097.45
Barbara A Rabineau	9/18/2013	HR11113	System Generated Check/Voucher	(175.00)
Conway & Sons Construction LLC	10/22/2013	1167	Dumpster Gate Repairs	879.00
Department of Economic Opportunity	10/1/2013	29560	Special District Fee FY 2013/2014	175.00
Dynamark Systems Inc	10/23/2013	232013	Camera Repairs	130.00
Dynamark Systems Inc	10/24/2013	232109	Camera Repairs	121.50
Fitrev, Inc	10/22/2013	8022	Preventative Maintenance 10/13	85.00
Goodson Electric Inc	10/25/2013	986515	Service Call- Street Lights	512.00
Goodson Electric Inc	10/25/2013	986516	Service Call- Street Lights	493.13
Goodson Electric Inc	10/31/2013	986533	Service Call- Street Lights	692.31
Hawkins Service Company	10/25/2013	160984	Service Call- Furnished & Installed Lights	5,125.00
Hawkins Service Company	10/28/2013	160868	Pool Maintenance 10/13	1,300.00
Hopping Green & Sams	10/28/2013	73062	General/Monthly Legal Services 09/13	325.84
Ken Burton, Jr. Tax Collector	10/16/2013	726413909	Non Ad Valorem Fire Rescue Assessments Tax Year 2013	940.04
Manatee County Sheriff Department	10/22/2013	171272	False Alarm	50.00
Massey Services, Inc.	10/23/2013	17776446	Pest Prevention 10/13	50.00
MCUD	10/29/2013	Water Summary Bill 10/13	MCUD Water Summary 10/13	2,949.96
MCUD	10/31/2013	183054-131498 10/13	Fire Hydrant 5755 Harrison Ranch Blvd 10/13	24.30
Pyramid II Inc.	10/25/2013	744342	Gym Wipes, Towels, Trash Liner, Toilet Tissue	362.63
Valley Crest Landscape Maintenance	10/25/2013	4359010	Annual Color Rotation	7,668.75
Valley Crest Landscape Maintenance	10/29/2013	4360830	Landscape Enhancement 10/13	1,035.00
Verizon Florida LLC	10/25/2013	941-776-9949 150339 11/13	Clubhouse/Office Telephone 11/13	241.69
ZNS Engineering, L.C.	10/24/2013	119510	Engineering Services- 09/13	1,395.00
ZNS Engineering, L.C.	10/24/2013	119511	Engineering Services- 10/13 WUP	290.00
ZNS Engineering, L.C.	11/18/2013	119659	Engineering Services- 10/13	697.50
			Total 001 - General Fund	35,466.10
Report Balance				35,466.10

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
October 31, 2013

Balance Sheet

1. Trust statement activity has been recorded through 10/31/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$36,296 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 FY13-14 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.