

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

October 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 10/31/2014

(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	240,591	0	0	0	240,591	0	0
Cash On Hand	80	0	0	0	80	0	0
Investments	5,251	0	284,763	46,249	336,263	0	0
Investments Capital Reserves	0	83	0	0	83	0	0
Accounts Receivable	1,014,992	0	324,849	0	1,339,841	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	2,172	182,223	0	0	184,395	0	0
Amount Available in Debt Service	0	0	0	0	0	0	607,439
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,772,561
Fixed Assets	0	0	0	0	0	12,916,562	0
Total Assets	<u>1,264,763</u>	<u>182,306</u>	<u>609,612</u>	<u>46,249</u>	<u>2,102,930</u>	<u>12,916,562</u>	<u>4,380,000</u>
Liabilities							
Accounts Payable	20,609	0	0	0	20,609	0	0
Accrued Expenses Payable	7,500	0	0	0	7,500	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	182,263	0	2,172	0	184,435	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,380,000
Total Liabilities	<u>211,372</u>	<u>0</u>	<u>2,172</u>	<u>0</u>	<u>213,544</u>	<u>0</u>	<u>4,380,000</u>
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	996,978	(691)	325,837	0	1,322,123	0	0
Total Fund Equity & Other Credits	<u>1,053,391</u>	<u>182,306</u>	<u>607,439</u>	<u>46,249</u>	<u>1,889,386</u>	<u>12,916,562</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>1,264,763</u>	<u>182,306</u>	<u>609,612</u>	<u>46,249</u>	<u>2,102,930</u>	<u>12,916,562</u>	<u>4,380,000</u>

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(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	16	16	0.00%
Special Assessments					
Tax Roll	917,935	917,935	920,723	2,788	(0.30)%
Off Roll	192,628	192,628	192,628	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	141	141	0.00%
Clubhouse Rentals	6,220	518	1,124	606	81.92%
Key/Access Revenue	960	80	113	33	88.26%
Lease Revenue	4,200	350	350	0	91.66%
Community Activity Revenues	5,500	458	951	493	82.70%
Total Revenues	<u>1,127,443</u>	<u>1,111,970</u>	<u>1,116,047</u>	<u>4,077</u>	<u>1.01%</u>
Expenditures					
Legislative					
Supervisor Fees	7,200	600	400	200	94.44%
Financial & Administrative					
Administrative Services	6,953	579	579	0	91.66%
District Management	28,325	2,360	2,360	0	91.66%
District Engineer	20,000	1,667	2,790	(1,123)	86.05%
Disclosure Report	5,000	417	0	417	100.00%
Trustees Fees	2,500	2,313	2,313	(0)	7.47%
Financial Consulting Services	7,210	5,184	18,184	(13,000)	(152.20)%
Accounting Services	15,450	1,288	1,288	0	91.66%
Auditing Services	3,200	267	0	267	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Travel	400	33	0	33	100.00%
Public Officials Liability Insurance	6,900	6,900	6,078	822	11.91%
Legal Advertising	3,000	250	389	(139)	87.03%
Bank Fees	1,250	104	141	(37)	88.71%
Dues, Licenses & Fees	1,550	175	175	0	88.70%
Property Taxes	965	965	1,248	(283)	(29.34)%
Website Fees & Maintenance	555	46	0	46	100.00%
Legal Counsel					
District Counsel	25,000	2,083	1,829	254	92.68%
Electric Utility Services					
Utility Services	6,000	500	341	159	94.31%
Utility - Recreation Facilities	38,000	3,167	2,539	628	93.31%
Street Lights	40,000	3,333	2,546	788	93.63%
Water-Sewer Combination Services					
Utility Services	37,500	3,125	4,861	(1,736)	87.03%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	625	0	625	100.00%
Mitigation Area Monitoring & Maintenance	21,510	1,793	0	1,793	100.00%
Aquatic Maintenance	38,000	3,167	2,977	190	92.16%
Aquatic Plant Replacement	500	42	0	42	100.00%
Stormwater System Maintenance	3,000	250	0	250	100.00%
Other Physical Environment					

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Property/GL Insurance	16,000	16,000	15,067	933	5.83%
Entry & Walls Maintenance	3,000	250	0	250	100.00%
Landscape Maintenance	278,000	23,167	29,963	(6,796)	89.22%
Irrigation Repairs	15,000	1,250	2,330	(1,080)	84.46%
Landscape - Mulch	42,200	3,517	0	3,517	100.00%
Annual Flower Program	30,675	2,556	0	2,556	100.00%
Maintenance/Handyman Services	5,000	417	0	417	100.00%
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	675	1,408	97.30%
Holiday Decorations	8,000	1,575	1,575	0	80.31%
Road & Street Facilities					
Street Light Decorative Light Maintenance	25,000	2,083	303	1,780	98.78%
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	63,931	5,328	4,903	424	92.33%
Staff-P/R Taxes	6,439	537	373	163	94.20%
Staff-Workers' Comp	3,600	300	163	137	95.48%
Staff-Health Insurance	5,820	485	479	6	91.76%
Payroll Processing/Reimbursement	1,114	93	46	47	95.87%
Program Activities Payroll	7,670	639	835	(196)	89.11%
Pool Maintenance & Repairs	20,600	1,717	1,468	249	92.87%
Facility A/C & Heating Maintenance & Repair	1,700	142	0	142	100.00%
Telephone, Fax Internet	3,800	317	305	12	91.97%
Clubhouse Facility Janitorial Services	9,000	750	970	(220)	89.21%
Office Supplies	1,575	131	12	119	99.21%
Exterior Clubhouse Maintenance & Repair	15,000	1,250	385	865	97.43%
Security & Fire System Monitoring & Maintenance	3,000	250	25	225	99.16%
Management Contract	22,800	1,900	0	1,900	100.00%
Operating & Community Programming	39,035	3,253	3,303	(50)	91.53%
Pool/Patio Furniture	5,000	417	0	417	100.00%
Pest Control	1,000	83	50	33	95.00%
Interior Clubhouse Maintenance & Repairs	6,800	567	0	567	100.00%
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	3,000	250	0	250	100.00%
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 10/1/2014 Through 10/31/2014

(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	100	350	(250)	70.83%
Trail/Bike Path Maintenance	20,000	1,667	0	1,667	100.00%
Clubhouse Miscellaneous Expense (Recycling)	500	42	0	42	100.00%
Contingency					
Miscellaneous Contingency	<u>2,000</u>	<u>167</u>	<u>4,450</u>	<u>(4,283)</u>	<u>(122.49)%</u>
Total Expenditures	<u>1,043,227</u>	<u>116,454</u>	<u>119,069</u>	<u>(2,615)</u>	<u>88.59%</u>
Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>995,516</u>	<u>996,978</u>	<u>1,462</u>	<u>(1,083.83)%</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>995,516</u>	<u>996,978</u>	<u>1,462</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	56,414	56,414	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>995,516</u></u>	<u><u>1,053,391</u></u>	<u><u>57,876</u></u>	<u><u>0.00%</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 10/31/2014

(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>9</u>	<u>9</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
Expenditures				
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>
Other Financing Sources (Uses)				
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 10/31/2014

(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	<u>324,849</u>	<u>325,837</u>	<u>988</u>	<u>0.30%</u>
Total Revenues	<u>324,849</u>	<u>325,837</u>	<u>988</u>	<u>0.30%</u>
Expenditures				
Debt Service				
Interest	<u>229,849</u>	<u>0</u>	<u>229,849</u>	<u>100.00%</u>
Principal	<u>95,000</u>	<u>0</u>	<u>95,000</u>	<u>100.00%</u>
Total Expenditures	<u>324,849</u>	<u>0</u>	<u>324,849</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>325,837</u>	<u>325,837</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>325,837</u>	<u>325,837</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>281,603</u>	<u>281,603</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>607,439</u></u>	<u><u>607,439</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 10/31/2014

(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>
Excess of Rev./Other Sources Over (Under) 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
October 31, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2014</u>
The Bank of Tampa	Money Market	\$ 5,064
The Bank of Tampa ICS:		
Bank of China, New York, NY	Money Market	183
Mutual of Omaha Bank	Money Market	2
Western Alliance Bank	Money Market	2
	Total General Fund Investments	<u>\$ 5,251</u>
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 81
East West Bank	Money Market	2
	Total Reserve Fund Investments	<u>\$ 83</u>
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	118,199
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	4,120
	Total Debt Service Fund Investments	<u>\$ 284,763</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 10/1/2014 Through 10/31/2014

<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	1,242,781.15
10/17/2014	Pulte Home Corporation	362-15-01	96,314.14
10/31/2014	Pulte Home Corporation	RI1014-1	<u>372.75</u>
Report Balance			<u><u>1,339,840.79</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2014 Through 10/31/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	10/31/2014	HRCDD103114	Payroll Fees 10/14	5,964.52
Bradenton Herald	10/31/2014	T102186903/T10...	Acct #000523600 Legal Advertising 10/14	388.87
Decorating Elves Inc	10/25/2014	4085	Christmas Lighting & Holiday Decor - Deposit	1,575.00
Department of Economic Opportunity	10/1/2014	31482	Special District Fee FY 14/15	175.00
Florida Department of Revenue	10/31/2014	103114 FDOR	51-8015668220-6 Sales Tax 10/14	175.38
Goodson Electric Inc	10/27/2014	988259	Service Call - Street Lights	302.87
Hopping Green & Sams	10/30/2014	78873	General/Monthly Legal Services 09/14	1,829.18
Isaac Donkor	10/30/2014	103014 Donker	Tennis Lessons 10/14	290.00
Jan-Pro of Manasota	10/24/2014	36225	Extra Janitorial Services	42.19
Jan-Pro of Manasota	10/31/2014	36524	Wash Gym Windows	40.00
Ken Burton, Jr. Tax Collector	10/16/2014	726413909 14/15	Non Ad Valorem Assessments - Fire Rescue	1,248.21
MCUD	10/29/2014	Water Summary Bill 10/14	MCUD Water Summary 10/14	4,860.59
Parrish Plumbing, LLC	10/27/2014	7286	Water Line Repair	152.00
Ruska Mihaylova	11/2/2014	110214 Fitness	Fitness Classes 10/20/14, 10/21/14, 10/27/14, 10/28/14	160.00
Sally A. Hackle	11/2/2014	110214 Zumba	Zumba Classes 10/23/14, 11/30/14	65.00
Sign A Rama	10/6/2014	13183	Fall Festival Signs	210.00
Steven Hicks	10/24/2014	102414 Catering	Oktoberfest	540.60
Valley Crest Landscape Maintenance	10/30/2014	4626482	Irrigation Repairs	1,991.00
Verizon Florida LLC	10/25/2014	941-776-9949 150339 10/14	Clubhouse/Office Telephone 10/14	248.18
Welch Tennis Courts, Inc	10/24/2014	061018	Tennis Court Maintenance	350.00
			Total 001 - General Fund	20,608.59
Report Balance				20,608.59

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
October 31, 2014

Balance Sheet

1. Trust statement activity has been recorded through 10/31/14.
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.