

Harrison Ranch  
Community Development District

Financial Statements  
(Unaudited)

September 30, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harrison Ranch Community Development District**

Balance Sheet

As of 9/30/2014

(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	312,858	0	0	0	312,858	0	0
Cash On Hand	92	0	0	0	92	0	0
Investments	633,971	0	284,763	46,249	964,983	0	0
Investments Capital Reserves	0	256,691	0	0	256,691	0	0
Accounts Receivable	9,249	0	0	0	9,249	0	0
Prepaid Expenses	23,458	0	0	0	23,458	0	0
Deposits	1,676	0	0	0	1,676	0	0
Due From Other Funds	76,853	0	0	0	76,853	0	0
Amount Available in Debt Service	0	0	0	0	0	0	281,603
Amount To Be Provided Debt Service	0	0	0	0	0	0	4,098,397
Fixed Assets	0	0	0	0	0	12,916,562	0
<b>Total Assets</b>	<b>1,058,159</b>	<b>256,691</b>	<b>284,763</b>	<b>46,249</b>	<b>1,645,861</b>	<b>12,916,562</b>	<b>4,380,000</b>
<b>Liabilities</b>							
Accounts Payable	82,172	0	0	0	82,172	0	0
Accrued Expenses Payable	917,458	0	0	0	917,458	0	0
Other Current Liabilities	115	0	0	0	115	0	0
Deferred Revenue	2,000	0	0	0	2,000	0	0
Due To Other Funds	0	73,694	3,160	0	76,853	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,380,000
<b>Total Liabilities</b>	<b>1,001,745</b>	<b>73,694</b>	<b>3,160</b>	<b>0</b>	<b>1,078,598</b>	<b>0</b>	<b>4,380,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	1,198,965	36,295	286,656	46,249	1,568,165	12,916,562	0
Net Change in Fund Balance	(1,142,551)	146,702	(5,053)	0	(1,000,903)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>56,414</b>	<b>182,997</b>	<b>281,603</b>	<b>46,249</b>	<b>567,262</b>	<b>12,916,562</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,058,159</b>	<b>256,691</b>	<b>284,763</b>	<b>46,249</b>	<b>1,645,861</b>	<b>12,916,562</b>	<b>4,380,000</b>

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

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

(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	3,534	3,534	0.00%
Special Assessments					
Tax Roll	683,589	683,589	690,536	6,947	(1.01)%
Off Roll	281,806	281,806	281,803	(3)	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,122	2,122	0.00%
Clubhouse Rentals	5,625	5,625	8,912	3,287	(58.43)%
Key/Access Revenue	960	960	1,578	618	(64.32)%
Lease Revenue	4,200	4,200	4,200	0	0.00%
Community Activity Revenues	2,555	2,555	6,943	4,388	(171.74)%
<b>Total Revenues</b>	<u>978,735</u>	<u>978,735</u>	<u>999,627</u>	<u>20,892</u>	<u>(2.13)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	4,000	4,800	(800)	(20.00)%
Financial & Administrative					
Administrative Services	6,750	6,750	6,750	0	0.00%
District Management	27,500	27,500	27,500	0	0.00%
District Engineer	20,000	20,000	30,022	(10,022)	(50.11)%
Disclosure Report	5,000	5,000	5,200	(200)	(4.00)%
Trustees Fees	4,000	4,000	3,965	35	0.87%
Financial Consulting Services	7,000	7,000	7,000	0	0.00%
Accounting Services	15,000	15,000	15,000	0	0.00%
Auditing Services	3,200	3,200	3,200	0	0.00%
Arbitrage Rebate Calculation	650	650	650	0	0.00%
Public Officials Liability Insurance	6,900	6,900	6,078	822	11.91%
Legal Advertising	3,000	3,000	3,456	(456)	(15.19)%
Bank Fees	950	950	1,386	(436)	(45.92)%
Dues, Licenses & Fees	1,550	1,550	524	1,026	66.19%
Property Taxes	965	965	940	25	2.58%
Legal Counsel					
District Counsel	15,000	15,000	55,605	(40,605)	(270.69)%
Electric Utility Services					
Utility Services	6,000	6,000	4,405	1,595	26.58%
Utility - Recreation Facilities	38,000	38,000	38,843	(843)	(2.21)%
Street Lights	40,000	40,000	29,888	10,112	25.27%
Water-Sewer Combination Services					
Utility Services	35,000	35,000	35,634	(634)	(1.81)%
Stormwater Control					
Lake/Pond Bank Maintenance	7,500	7,500	3,761	3,739	49.85%
Mitigation Area Monitoring & Maintenance	12,500	12,500	21,510	(9,010)	(72.08)%
Aquatic Maintenance	30,348	30,348	31,039	(691)	(2.27)%
Aquatic Plant Replacement	500	500	0	500	100.00%
Stormwater System Maintenance	3,000	3,000	0	3,000	100.00%
Other Physical Environment					
Property/GL Insurance	15,000	15,000	13,932	1,068	7.11%
Entry & Walls Maintenance	3,000	3,000	3,673	(673)	(22.42)%

## Harrison Ranch Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Landscape Maintenance	265,000	265,000	266,667	(1,667)	(0.62)%
Irrigation Repairs	15,000	15,000	17,426	(2,426)	(16.17)%
Landscape - Mulch	42,200	42,200	39,260	2,940	6.96%
Annual Flower Program	30,675	30,675	39,328	(8,653)	(28.20)%
Maintenance/Handyman Services	5,000	5,000	493	4,507	90.13%
Tree Trimming Services	5,000	5,000	650	4,350	87.00%
Well Maintenance	2,500	2,500	833	1,668	66.70%
Fire Ant Treatment	4,500	4,500	4,395	105	2.33%
Landscape Replacement Plants, Shrubs, Trees	25,000	25,000	10,347	14,654	58.61%
Holiday Decorations	7,500	7,500	7,810	(310)	(4.13)%
Road & Street Facilities					
Street Light Decorative Light Maintenance	15,000	15,000	29,071	(14,071)	(93.80)%
Sidewalk Repair & Maintenance	1,000	1,000	0	1,000	100.00%
Parking Lot Repair & Maintenance	4,500	4,500	0	4,500	100.00%
Parks & Recreation					
Staff-Salaries	65,038	65,038	63,831	1,207	1.85%
Staff-P/R Taxes	6,439	6,439	5,708	731	11.35%
Staff-Workers' Comp	3,600	3,600	2,339	1,261	35.02%
Staff-Health Insurance	5,100	5,100	5,272	(172)	(3.36)%
Payroll Processing/Reimbursement	1,114	1,114	705	409	36.69%
Program Activities Payroll	7,200	7,200	9,445	(2,245)	(31.18)%
Pool Maintenance & Repairs	20,600	20,600	27,607	(7,007)	(34.01)%
Facility A/C & Heating Maintenance & Repair	1,661	1,661	1,265	396	23.82%
Telephone, Fax Internet	3,800	3,800	4,009	(209)	(5.50)%
Clubhouse Facility Janitorial Services	8,530	8,530	9,270	(740)	(8.67)%
Office Supplies	750	750	899	(149)	(19.83)%
Exterior Clubhouse Maintenance & Repair	15,000	15,000	13,602	1,398	9.32%
Security & Fire System Monitoring & Maintenance	2,000	2,000	7,325	(5,325)	(266.24)%
Management Contract	22,800	22,800	22,800	0	0.00%
Operating & Community Programming	43,345	43,345	35,603	7,742	17.86%
Pool/Patio Furniture	5,000	5,000	2,992	2,008	40.16%
Pest Control	1,000	1,000	744	256	25.60%
Interior Clubhouse Maintenance & Repairs	5,000	5,000	11,121	(6,121)	(122.42)%
Furniture Repair/Replacement	1,200	1,200	530	670	55.82%
Access Control Maintenance & Repair	1,500	1,500	0	1,500	100.00%
Athletic Field Maintenance & Repairs	1,250	1,250	5,266	(4,016)	(321.26)%
Fitness Equipment Maintenance & Repairs	3,720	3,720	275	3,445	92.60%
Playground Equipment and Maintenance	1,200	1,200	150	1,050	87.50%
Tennis Court Maintenance & Supplies	1,200	1,200	0	1,200	100.00%
Trail/Bike Path Maintenance	20,000	20,000	0	20,000	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 9/30/2014

(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>
Clubhouse Miscellaneous Expenses (Recycling)	500	500	521	(21)	(4.10)%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>5,000</u>	<u>16,806</u>	<u>(11,806)</u>	<u>(236.11)%</u>
Total Expenditures	<u>988,735</u>	<u>988,735</u>	<u>1,019,122</u>	<u>(30,387)</u>	<u>(3.07)%</u>
Excess of Revenue Over (Under) Expenditures	<u>(10,000)</u>	<u>(10,000)</u>	<u>(19,495)</u>	<u>(9,495)</u>	<u>(94.94)%</u>
Other Financing Sources (Uses)					
Prior Year	10,000	10,000	0	(10,000)	100.00%
Assessment Refund	0	0	(903,056)	(903,056)	0.00%
Transfer of Reserves	<u>0</u>	<u>0</u>	<u>(220,000)</u>	<u>(220,000)</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>10,000</u>	<u>10,000</u>	<u>(1,123,056)</u>	<u>(1,133,056)</u>	<u>11,330.56%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>(1,142,551)</u>	<u>(1,142,551)</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>0</u></u>	<u><u>56,414</u></u>	<u><u>56,414</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>395</u>	<u>395</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>395</u>	<u>395</u>	<u>0.00%</u>
Expenditures				
Parks & Recreation				
Capital Reserve	<u>0</u>	<u>73,694</u>	<u>(73,694)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>73,694</u>	<u>(73,694)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(73,298)</u>	<u>(73,298)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Transfer of Reserves	0	220,000	220,000	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>146,702</u>	<u>146,702</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	36,295	36,295	0.00%
Fund Balance, End of Period	<u>0</u>	<u>182,997</u>	<u>182,997</u>	<u>0.00%</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	328,808	1,913	0.58%
Debt Service Prepayments	<u>0</u>	<u>8,579</u>	<u>8,579</u>	<u>0.00%</u>
Total Revenues	<u>326,895</u>	<u>337,387</u>	<u>10,492</u>	<u>3.21%</u>
Expenditures				
Debt Service				
Interest	236,895	237,440	(545)	(0.23)%
Principal	<u>90,000</u>	<u>105,000</u>	<u>(15,000)</u>	<u>(16.66)%</u>
Total Expenditures	<u>326,895</u>	<u>342,440</u>	<u>(15,545)</u>	<u>(4.76)%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(5,053)</u>	<u>(5,053)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(5,053)</u>	<u>(5,053)</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>281,603</u>	<u>281,603</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 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**  
**September 30, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2014</u>
The Bank of Tampa	Money Market	\$ 5,209
The Bank of Tampa ICS:		
Bank of China, New York, NY	Money Market	245,071
Mutual of Omaha Bank	Money Market	245,071
Western Alliance Bank	Money Market	138,620
	<b>Total General Fund Investments</b>	<b>\$ 633,971</b>
The Bank of Tampa ICS Capital Reserve:		
Apple Bank for Savings	Money Market	\$ 1
Morton Community Bank	Money Market	150,253
Western Alliance Bank	Money Market	106,437
	<b>Total Reserve Fund Investments</b>	<b>\$ 256,691</b>
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
	<b>Total Debt Service Fund Investments</b>	<b>\$ 284,763</b>
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 46,249
	<b>Total Capital Project Fund Investments</b>	<b>\$ 46,249</b>

**Harrison Ranch Community Development District**

Summary A/R Ledger

From 9/1/2014 Through 9/30/2014

<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
9/30/2014	Stahl Ross & Associates	607 BR EQC9398 H	<u>8,875.89</u>
Report Balance			<u><u>9,248.64</u></u>

**Harrison Ranch Community Development District**

Summary A/P Ledger

001 - General Fund

From 9/1/2014 Through 9/30/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
American Access Controls, Inc	7/22/2014	25804	Kant Slant Repairs	122.90
Aquatic Systems, Inc	9/1/2014	0000284457	Monthly Lake and Wetland Svc 09/14	2,801.00
Aquatic Systems, Inc	9/3/2014	0000286331	Monthly Lake and Wetland Svc 09/14 - Add On	176.00
Cardno ENTRIX, Inc	9/22/2014	104948	Wetland Buffer Maintenance Services 08/14	10,970.00
Clik-Me-Quik	9/18/2014	121314	Photobooth for Holiday Party 12/13/14	450.00
		Clik-me-Quik		
Creative Sign Designs	9/8/2014	14013186	Entry Wall Letter Replacement	1,212.00
Dynamark Systems Inc	9/17/2014	241934	Service Call 09/14	104.27
Elizabeth Ausborn	9/8/2014	090814 Aqua Zumba	Aqua Zumba	70.00
Goodson Electric Inc	9/23/2014	988116	Service Call- Street Lights	571.69
Goodson Electric Inc	9/29/2014	988138	Service Call- Clubhouse Fixture	120.31
Guy Bergeron	9/12/2014	091214 Swim Lessons	Swim Lessons	650.00
Hopping Green & Sams	9/16/2014	77991	General/Monthly Legal Services 08/14	5,248.84
Isaac Donkor	9/8/2014	090814	Tennis Lessons	90.00
Isaac Donkor	9/26/2014	092614	Tennis Lessons	280.00
Jan-Pro of Manasota	9/1/2014	35758	Janitorial Services 09/14	613.00
Jan-Pro of Manasota	9/24/2014	35911	Preassure Washing Clubhouse	620.00
Jan-Pro of Manasota	9/29/2014	36197	Carpet Extraction	155.00
Jan-Pro of Manasota	9/29/2014	36198	Extra Clean 1.5 hours	47.19
Jim Casey Entertainment	9/19/2014	2201	Game Show Trivolution 09/19/14	229.00
LaPensee Plumbing & Pools	9/5/2014	248197	Pool Service 09/14	1,200.00
Massey Services, Inc.	9/11/2014	20042062	Pest Prevention 09/14	50.00
MCUD	9/30/2014	Water Summary Bill 09/14	MCUD Water Summary 09/14	2,758.92
Michelle Moss	9/27/2014	092714 Reimb	Reimburse Programming	61.01
Ornamental Design Ironworks, Inc.	9/29/2014	4634	Kant Slam	205.00
Parrish Plumbing, LLC	9/23/2014	7141	Backflow Test	50.00
Ruska Mihaylova	9/8/2014	090814 Yoga Classes	Yoga Classes	160.00
Sally A. Hackle	9/8/2014	090814 Zumba	Zumba Classes	65.00
Steven Hicks	9/19/2014	091914	Taco Night	425.50
Symbiont Service Corp	9/23/2014	0609040389	Heater Repair	196.40
Valley Crest Landscape Maintenance	7/31/2014	4562371	Palm Removals and Ligustrum Installation	390.00
Valley Crest Landscape Maintenance	9/5/2014	4592008	removal of damaged turf in front of sign	550.00
Valley Crest Landscape Maintenance	9/9/2014	4593783	Annual Color Rotation	7,668.75
Valley Crest Landscape Maintenance	9/10/2014	4588424	Landscape Maintenance 09/14	22,159.25
Valley Crest Landscape Maintenance	9/11/2014	4595902	Annual Color Rotation	7,668.75
Valley Crest Landscape Maintenance	9/24/2014	4600558	Irrigation Repairs	936.00

**Harrison Ranch Community Development District**

Summary A/P Ledger

001 - General Fund

From 9/1/2014 Through 9/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Valley Crest Landscape Maintenance	9/30/2014	4603936	Irrigation Repairs	9,875.89
Verizon Florida LLC	9/25/2014	941-776-9949 150339 09/14	Clubhouse/Office Telephone 09/14	252.23
Waste Pro of Florida Inc	9/20/2014	0000077324	Commercial Recycling 10/14	39.00
ZNS Engineering, L.C.	9/30/2014	121726	Engineering Services - 08/14	1,074.70
ZNS Engineering, L.C.	9/30/2014	121727	Engineering Services- 09/14 WUP	290.00
ZNS Engineering, L.C.	10/17/2014	121886	Engineering Services - 09/14	1,564.10
			Total 001 - General Fund	82,171.70
Report Balance				82,171.70

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

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$182,997 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 \$220,000.

**Summary A/R Ledger**

4. Payment for invoice 607 BR EQC9398 H for \$8,875.89 was received in October 2014.