

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

August 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 8/31/2015

(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
Assets							
Cash In Bank	95,938	0	0	0	95,938	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	143,807	0	291,952	47,630	483,389	0	0
Investments Capital Reserves	0	154,901	0	0	154,901	0	0
Accounts Receivable	936	0	0	0	936	0	0
Prepaid Expenses	2,606	0	0	0	2,606	0	0
Deposits	1,676	0	0	0	1,676	0	0
Due From Other Funds	12,302	0	0	0	12,302	0	0
Amount Available in Debt Service	0	0	0	0	0	0	291,781
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,983,219
Fixed Assets	0	0	0	0	0	13,005,045	0
Total Assets	257,365	154,901	291,952	47,630	751,848	13,005,045	4,275,000
Liabilities							
Accounts Payable	16,454	0	0	0	16,454	0	0
Accrued Expenses Payable	4,680	0	0	0	4,680	0	0
Other Current Liabilities	108	0	0	0	108	0	0
Deferred Revenue	1,750	0	0	0	1,750	0	0
Due To Other Funds	0	12,131	170	0	12,302	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,275,000
Total Liabilities	22,992	12,131	170	0	35,294	0	4,275,000
Fund Equity & Other Credits							
Beginning Fund Balance	43,414	182,997	281,603	46,249	554,262	13,005,045	0
Net Change in Fund Balance	190,960	(40,228)	10,179	1,381	162,292	0	0
Total Fund Equity & Other Credits	234,373	142,769	291,781	47,630	716,554	13,005,045	0
Total Liabilities & Fund Equity	257,365	154,901	291,952	47,630	751,848	13,005,045	4,275,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 8/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
36100				
Interest Earnings				
0001	0	0	466	466
36310				
Special Assessments				
1001	917,935	917,935	926,492	8,557
1009	192,628	192,628	192,628	0
36900				
Other Miscellaneous Revenues				
0003	0	0	2,598	2,598
0025	6,220	5,702	5,912	210
0028	960	880	1,653	773
0029	4,200	3,850	3,850	0
0033	5,500	5,042	5,484	443
Total Revenues	<u>1,127,443</u>	<u>1,126,036</u>	<u>1,139,083</u>	<u>13,047</u>
Expenditures				
51100				
Legislative				
1101	7,200	6,600	5,400	1,200
51300				
Financial & Administrative				
3100	6,953	6,374	6,374	0
3101	28,325	25,965	25,965	0
3103	20,000	18,333	14,637	3,697
3104	5,000	4,583	5,100	(517)
3105	2,500	2,500	3,965	(1,465)
3111	7,210	7,026	7,026	0
3201	15,450	14,163	14,163	0
3202	3,200	2,933	3,300	(367)
3203	650	596	650	(54)
4001	400	367	0	367
4501	6,900	6,900	6,078	822
4801	3,000	2,750	3,497	(747)
4901	1,250	1,146	309	837
4902	1,550	1,425	425	1,000
4905	965	965	1,248	(283)
4907	555	509	0	509
51400				
Legal Counsel				
3107	25,000	22,917	24,292	(1,375)
53100				
Electric Utility Services				
4301	6,000	5,500	3,090	2,410
4304	38,000	34,833	29,871	4,963
4307	40,000	36,667	28,706	7,961
53600				
Water-Sewer Combination Services				
4301	37,500	34,375	37,977	(3,602)
53800				
Stormwater Control				
4602	7,500	6,875	4,950	1,925
4606	21,510	19,718	10,540	9,178
4628	38,000	34,833	32,747	2,086
4802	500	458	0	458
4803	3,000	2,750	0	2,750
53900				
Other Physical Environment				
4505	16,000	16,000	15,222	778

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 8/31/2015

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	3,000	2,750	3,622	(872)
4604	Landscape Maintenance	278,000	254,833	258,275	(3,442)
4609	Irrigation Repairs	15,000	13,750	16,530	(2,780)
4618	Landscape - Mulch	42,200	38,683	38,150	533
4619	Annual Flower Program	30,675	28,119	25,959	2,160
4640	Maintenance/Handyman Services	5,000	4,583	1,580	3,004
4641	Tree Trimming Services	5,000	4,583	0	4,583
4642	Well Maintenance	2,500	2,292	1,505	787
4643	Fire Ant Treatment	4,500	4,125	4,395	(270)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	22,917	22,104	813
4680	Holiday Decorations	8,000	8,000	4,955	3,045
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	25,000	22,917	12,452	10,464
4621	Sidewalk Repair & Maintenance	1,000	917	0	917
4622	Parking Lot Repair & Maintenance	4,500	4,125	0	4,125
57200	Parks & Recreation				
3301	Staff-Salaries	63,931	58,603	56,786	1,818
3302	Staff-P/R Taxes	6,439	5,902	4,834	1,068
3303	Staff-Workers' Comp	3,600	3,300	499	2,801
3304	Staff-Health Insurance	5,820	5,335	5,549	(214)
3305	Payroll Processing/Reimbursement	1,114	1,021	538	483
3308	Program Activities Payroll	7,670	7,031	7,294	(263)
4600	Pool Maintenance & Repairs	20,600	18,883	21,534	(2,650)
4632	Facility A/C & Heating Maintenance & Repair	1,700	1,558	2,907	(1,349)
4702	Telephone, Fax, Internet	3,800	3,483	3,407	76
4704	Clubhouse Facility Janitorial Services	9,000	8,250	7,204	1,046
4705	Office Supplies	1,575	1,444	2,580	(1,136)
4711	Exterior Clubhouse Maintenance & Repair	15,000	13,750	12,069	1,681
4712	Security & Fire System Monitoring & Maintenance	3,000	2,750	1,298	1,452
4713	Management Contract	22,800	20,900	19,000	1,900
4714	Operating & Community Programming	39,035	35,782	26,825	8,957
4715	Pool/Patio Furniture	5,000	4,583	0	4,583
4719	Pest Control	1,000	917	658	259
4723	Interior Clubhouse Maintenance & Repairs	6,800	6,233	1,745	4,488
4727	Furniture Repair/Replacement	1,200	1,100	2,620	(1,520)
4745	Access Control Maintenance & Repair	1,500	1,375	0	1,375
4755	Athletic Field Maintenance & Repairs	1,250	1,146	271	875
4758	Fitness Equipment Maintenance & Repairs	3,000	2,750	371	2,379
4759	Playground Equipment and Maintenance	1,200	1,100	967	133

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 8/31/2015

(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	1,100	350	750
4761	Trail/Bike Path Maintenance	20,000	18,333	660	17,673
4762	Clubhouse Miscellaneous Expense (Recycling)	500	458	422	37
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,833</u>	<u>16,132</u>	<u>(14,299)</u>
	Total Expenditures	<u>1,043,227</u>	<u>959,576</u>	<u>871,576</u>	<u>88,000</u>
	Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>166,460</u>	<u>267,507</u>	<u>101,047</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>82,244</u>	<u>190,960</u>	<u>108,716</u>
	Fund Balance, Beginning of Period	0	0	43,414	43,414
	Fund Balance, End of Period	<u>0</u>	<u>82,244</u>	<u>234,373</u>	<u>152,130</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 8/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>303</u>	<u>303</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>303</u>	<u>303</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	<u>84,216</u>	<u>124,747</u>	<u>(40,531)</u>	<u>(48.12)%</u>
Total Expenditures	<u>84,216</u>	<u>124,747</u>	<u>(40,531)</u>	<u>(48.13)%</u>
Excess of Revenue Over (Under) Expenditures	<u>(84,216)</u>	<u>(124,444)</u>	<u>(40,228)</u>	<u>47.76%</u>
Other Financing Sources (Uses)				
Transfer of Reserves	<u>84,216</u>	<u>84,216</u>	<u>0</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(40,228)</u>	<u>(40,228)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>182,997</u>	<u>182,997</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>142,769</u></u>	<u><u>142,769</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 8/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	324,849	327,878	3,029	0.93%
Debt Service Prepayments	<u>0</u>	<u>20,689</u>	<u>20,689</u>	<u>0.00%</u>
Total Revenues	<u>324,849</u>	<u>348,567</u>	<u>23,718</u>	<u>7.30%</u>
Expenditures				
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>
Total Expenditures	<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>11,560</u>	<u>11,560</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>10,179</u>	<u>10,179</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>291,781</u></u>	<u><u>291,781</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 8/31/2015

(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
August 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2015</u>
The Bank of Tampa	Money Market	\$ 142,458
The Bank of Tampa ICS: Western Alliance Bank	Money Market	1,349
	Total General Fund Investments	\$ 143,807
The Bank of Tampa ICS Capital Reserve:		
Legacy Texas Bank	Money Market	\$ 12
Western Alliance Bank	Money Market	154,889
	Total Reserve Fund Investments	\$ 154,901
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	113,951
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	15,822
	Total Debt Service Fund Investments	\$ 291,952
US Bank Series 2007 Deferred Cost	First American Treasury Obligation Fund Class Z	\$ 47,630
	Total Capital Project Fund Investments	\$ 47,630

Harrison Ranch Community Development District

Summary A/R Ledger

From 8/1/2015 Through 8/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
7/31/2015	Pulte Home Corporation	RI0715-1	372.75
8/25/2015	Access Residential Management	OMR0815-1	190.88
8/31/2015	Pulte Home Corporation	RI0815-1	<u>372.75</u>
Report Balance			<u><u>936.38</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 8/1/2015 Through 8/31/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
A Bales Security Agency, Inc.	8/25/2015	30441	On Site Security 08/16/15-08/22/15	256.50
A Bales Security Agency, Inc.	9/3/2015	30482	On Site Security 08/23/15-08/29/15	156.75
Access Residential Management LLC	8/31/2015	HRCDDP2015-8	Payroll Fees 08/15	5,585.97
Air Comfort Services, LLC	6/4/2015	57225	Service Call	210.20
Angel J. Alejandre	8/25/2015	082515 Alejandre	Sno-Cones for Event 8/22/15	85.00
Gonzalo Hernandez, Jr.	8/25/2015	082515 Hernandez	Aqua Zumba 8/15/15 and 8/22/15	95.00
Goodson Electric Contractors, LLC	8/25/2015	990359	Service Call	80.00
Harrison Ranch Homeowners Association, Inc.	8/21/2015	SOU073115	Mailing for New Security Card System	617.26
Hopping Green & Sams	8/27/2015	83700	General/Monthly Legal Services 07/15	2,632.96
Interline Brands Inc	8/14/2015	344644885	Clubhouse Supplies	160.90
James Parent	8/25/2015	082515 Parent	DJ for Back to School Dance	200.00
James Webb	8/28/2015	2264	Game Show Trivolution 8/28/15	249.00
Jan-Pro of Manasota	8/25/2015	39533	Special Services	500.00
Jan-Pro of Manasota	8/31/2015	39833	Pressure Washing - Monuments & Fence	1,295.00
MCUD	8/27/2015	Water Summary Bill 08/15	MCUD Water Summary 08/15	1,944.77
Obies Party Rentals LLC	8/13/2015	081315 Obies	Event Combo 08/11/15-08/13/15	400.00
Parrish Plumbing, LLC	8/19/2015	8844	Service Call	50.00
Ruska Mihaylova	8/25/2015	082515 Mihaylova	Fitness Classes 8/12/15, 8/17/15, 8/19/15, 8/24/15	160.00
Sally A. Hackle	8/25/2015	082515 Hackle	Zumba Classes 08/13/15 & 08/20/15	60.00
Steven Hicks	8/28/2015	082815 Catering	Catering	383.75
Verizon Florida LLC	8/25/2015	941-776-9949 150339 08/15	Clubhouse/Office Telephone 08/15	177.71
Waste Pro of Florida Inc	8/20/2015	0000095594	Commercial Recycling 09/15	37.74
ZNS Engineering, L.C.	9/2/2015	124082	Engineering Services 07/15	825.00
ZNS Engineering, L.C.	9/2/2015	124083	Engineering Services 06/15 - WUP	290.00
			Total 001 - General Fund	16,453.51
Report Balance				16,453.51

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$142,769 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 for Invoice #RI0715-1 for \$372.75 was received in September 2015.
5. Payment for Invoice #OMR0815-1 for \$190.88 was received in September 2015.