

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

July 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 7/31/2015

(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	78,782	0	0	0	78,782	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	243,769	0	280,860	47,630	572,259	0	0
Investments Capital Reserves	0	154,874	0	0	154,874	0	0
Accounts Receivable	373	0	0	0	373	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	9,872	0	0	0	9,872	0	0
Amount Available in Debt Service	0	0	0	0	0	0	280,689
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,994,311
Fixed Assets	0	0	0	0	0	13,005,045	0
Total Assets	337,177	154,874	280,860	47,630	820,542	13,005,045	4,275,000
Liabilities							
Accounts Payable	14,672	0	0	0	14,672	0	0
Accrued Expenses Payable	11,050	0	0	0	11,050	0	0
Other Current Liabilities	62	0	0	0	62	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	0	9,701	170	0	9,872	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,275,000
Total Liabilities	25,784	9,701	170	0	35,656	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	267,980	(37,824)	(913)	1,381	230,624	0	0
Total Fund Equity & Other Credits	311,394	145,173	280,689	47,630	784,886	13,005,045	0
Total Liabilities & Fund Equity	337,177	154,874	280,860	47,630	820,542	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 7/31/2015

(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	428	428
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	2,457	2,457
0025	6,220	5,183	5,465	282
0028	960	800	1,578	778
0029	4,200	3,500	3,500	0
0033	5,500	4,583	4,827	244
Total Revenues	<u>1,127,443</u>	<u>1,124,630</u>	<u>1,137,376</u>	<u>12,746</u>
Expenditures				
51100				
Legislative				
1101	7,200	6,000	4,800	1,200
51300				
Financial & Administrative				
3100	6,953	5,794	5,794	0
3101	28,325	23,604	23,604	0
3103	20,000	16,667	13,522	3,145
3104	5,000	4,167	5,100	(933)
3105	2,500	2,500	3,965	(1,465)
3111	7,210	6,842	6,842	0
3201	15,450	12,875	12,875	0
3202	3,200	2,667	3,300	(633)
3203	650	542	650	(108)
4001	400	333	0	333
4501	6,900	6,900	6,078	822
4801	3,000	2,500	1,418	1,082
4901	1,250	1,042	309	733
4902	1,550	1,300	425	875
4905	965	965	1,248	(283)
4907	555	463	0	463
51400				
Legal Counsel				
3107	25,000	20,833	20,631	202
53100				
Electric Utility Services				
4301	6,000	5,000	2,894	2,106
4304	38,000	31,667	27,085	4,581
4307	40,000	33,333	26,198	7,136
53600				
Water-Sewer Combination Services				
4301	37,500	31,250	36,523	(5,273)
53800				
Stormwater Control				
4602	7,500	6,250	3,800	2,450
4606	21,510	17,925	10,540	7,385
4628	38,000	31,667	29,770	1,897
4802	500	417	0	417
4803	3,000	2,500	0	2,500
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 7/31/2015

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	3,000	2,500	3,622	(1,122)
4604	Landscape Maintenance	278,000	231,667	237,199	(5,532)
4609	Irrigation Repairs	15,000	12,500	10,920	1,580
4618	Landscape - Mulch	42,200	35,167	38,150	(2,983)
4619	Annual Flower Program	30,675	25,563	25,959	(396)
4640	Maintenance/Handyman Services	5,000	4,167	1,580	2,587
4641	Tree Trimming Services	5,000	4,167	0	4,167
4642	Well Maintenance	2,500	2,083	1,129	955
4643	Fire Ant Treatment	4,500	3,750	4,395	(645)
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	20,833	21,784	(951)
4680	Holiday Decorations	8,000	8,000	4,955	3,045
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	25,000	20,833	10,723	10,110
4621	Sidewalk Repair & Maintenance	1,000	833	0	833
4622	Parking Lot Repair & Maintenance	4,500	3,750	0	3,750
57200	Parks & Recreation				
3301	Staff-Salaries	63,931	53,276	52,105	1,171
3302	Staff-P/R Taxes	6,439	5,366	4,466	900
3303	Staff-Workers' Comp	3,600	3,000	499	2,501
3304	Staff-Health Insurance	5,820	4,850	5,057	(207)
3305	Payroll Processing/Reimbursement	1,114	928	493	436
3308	Program Activities Payroll	7,670	6,392	6,649	(257)
4600	Pool Maintenance & Repairs	20,600	17,167	13,464	3,703
4632	Facility A/C & Heating Maintenance & Repair	1,700	1,417	2,697	(1,280)
4702	Telephone, Fax Internet	3,800	3,167	3,161	5
4704	Clubhouse Facility Janitorial Services	9,000	7,500	6,446	1,054
4705	Office Supplies	1,575	1,313	1,954	(641)
4711	Exterior Clubhouse Maintenance & Repair	15,000	12,500	8,812	3,688
4712	Security & Fire System Monitoring & Maintenance	3,000	2,500	1,298	1,202
4713	Management Contract	22,800	19,000	17,100	1,900
4714	Operating & Community Programming	39,035	32,529	23,870	8,659
4715	Pool/Patio Furniture	5,000	4,167	0	4,167
4719	Pest Control	1,000	833	608	225
4723	Interior Clubhouse Maintenance & Repairs	6,800	5,667	1,558	4,109
4727	Furniture Repair/Replacement	1,200	1,000	2,620	(1,620)
4745	Access Control Maintenance & Repair	1,500	1,250	0	1,250
4755	Athletic Field Maintenance & Repairs	1,250	1,042	271	770
4758	Fitness Equipment Maintenance & Repairs	3,000	2,500	371	2,129
4759	Playground Equipment and Maintenance	1,200	1,000	967	33

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 7/31/2015

(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	1,000	350	650
4761	Trail/Bike Path Maintenance	20,000	16,667	660	16,007
4762	Clubhouse Miscellaneous Expense (Recycling)	500	417	384	33
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>1,667</u>	<u>13,981</u>	<u>(12,314)</u>
	Total Expenditures	<u>1,043,227</u>	<u>875,925</u>	<u>792,848</u>	<u>83,077</u>
	Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>248,704</u>	<u>344,527</u>	<u>95,823</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>164,488</u>	<u>267,980</u>	<u>103,492</u>
	Fund Balance, Beginning of Period	0	0	43,414	43,414
	Fund Balance, End of Period	<u>0</u>	<u>164,488</u>	<u>311,394</u>	<u>146,905</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 7/31/2015

(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>277</u>	<u>277</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>277</u>	<u>277</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	<u>84,216</u>	<u>122,317</u>	<u>(38,101)</u>	<u>(45.24)%</u>
Total Expenditures	<u>84,216</u>	<u>122,317</u>	<u>(38,101)</u>	<u>(45.24)%</u>
Excess of Revenue Over (Under) Expenditures	<u>(84,216)</u>	<u>(122,040)</u>	<u>(37,824)</u>	<u>44.91%</u>
Other Financing Sources (Uses)				
Transfer of Reserves	84,216	84,216	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(37,824)</u>	<u>(37,824)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	182,997	182,997	0.00%
Fund Balance, End of Period	<u>0</u>	<u>145,173</u>	<u>145,173</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 7/31/2015

(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>9,597</u>	<u>9,597</u>	<u>0.00%</u>
Total Revenues	<u>324,849</u>	<u>337,475</u>	<u>12,626</u>	<u>3.89%</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>468</u>	<u>468</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>(913)</u>	<u>(913)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	281,603	281,603	0.00%
Fund Balance, End of Period	<u>0</u>	<u>280,689</u>	<u>280,689</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 7/31/2015

(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
July 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2015</u>
The Bank of Tampa	Money Market	\$ 242,420
The Bank of Tampa ICS:		
Legacy Texas Bank	Money Market	1,340
Western Alliance Bank	Money Market	9
	Total General Fund Investments	\$ 243,769
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 2
Legacy Texas Bank	Money Market	154,843
Western Alliance Bank	Money Market	29
	Total Reserve Fund Investments	\$ 154,874
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	4,730
	Total Debt Service Fund Investments	\$ 280,860
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 7/1/2015 Through 7/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
7/31/2015	Pulte Home Corporation	RI0715-1	<u>372.75</u>
Report Balance			<u>372.75</u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2015 Through 7/31/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Access Residential Management LLC	7/31/2015	HRCDDP2015-7B	Payroll Fees 07/15	5,574.60
Air Comfort Services, LLC	7/11/2015	57538	Service Call	618.75
Gonzalo Hernandez, Jr.	7/27/2015	072715 Hernandez	Aqua Zumba 07/18/15 and 07/25/15	70.00
Goodson Electric Contractors, LLC	7/14/2015	990080	Service Call	975.66
Jan-Pro of Manasota	6/30/2015	39157	Special Services	650.00
Jan-Pro of Manasota	7/24/2015	39171	Special Services	155.00
LLS Tax Solutions, Inc.	7/23/2015	000750	Arbitrage Rebate Calculation Series 2007 PE 04/30/15	650.00
Miracle Recreation Equipment Co.	7/22/2015	765061	Playground Chains	419.00
Rizzetta & Company, Inc.	7/1/2015	1763	District Management Fees 07/15	4,411.48
Ruska Mihaylova	7/27/2015	072715 Mihaylova	Fitness Classes 7/15, 7/20, 7/22, 7/27/15	160.00
Sally A. Hackle	7/27/2015	072715 Hackle	Zumba Classes 07/23/15	35.00
Tampa Pc Web Design	7/27/2015	131782	Computer Consulting Services	127.50
ZNS Engineering, L.C.	7/23/2015	123799	Engineering Services 06/15	825.00
			Total 001 - General Fund	14,671.99
Report Balance				14,671.99

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$145,173 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.