

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

September 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Harrison Ranch Community Development District

Balance Sheet

As of 9/30/2015

(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	129,044	0	0	0	129,044	0	0
Cash On Hand	100	0	0	0	100	0	0
Investments	55,963	0	291,952	47,630	395,545	0	0
Investments Capital Reserves	0	142,794	0	0	142,794	0	0
Accounts Receivable	378	0	0	0	378	0	0
Prepaid Expenses	21,080	0	0	0	21,080	0	0
Deposits	8,175	0	0	0	8,175	0	0
Due From Other Funds	4,133	0	0	0	4,133	0	0
Amount Available in Debt Service	0	0	0	0	0	0	291,952
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,983,048
Fixed Assets	0	0	0	0	0	13,017,950	0
Total Assets	218,872	142,794	291,952	47,630	701,249	13,017,950	4,275,000
Liabilities							
Accounts Payable	67,776	0	0	0	67,776	0	0
Accrued Expenses Payable	14,741	0	0	0	14,741	0	0
Other Current Liabilities	83	0	0	0	83	0	0
Deferred Revenue	2,750	0	0	0	2,750	0	0
Due To Other Funds	0	4,133	0	0	4,133	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,275,000
Total Liabilities	85,350	4,133	0	0	89,483	0	4,275,000
Fund Equity & Other Credits							
Beginning Fund Balance	43,414	182,997	281,603	46,249	554,262	13,017,950	0
Net Change in Fund Balance	90,108	(44,336)	10,349	1,381	57,503	0	0
Total Fund Equity & Other Credits	133,522	138,662	291,952	47,630	611,766	13,017,950	0
Total Liabilities & Fund Equity	218,872	142,794	291,952	47,630	701,249	13,017,950	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 9/30/2015

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
36100	Interest Earnings				
0001	Interest Earnings	0	0	490	490
36310	Special Assessments				
1001	Tax Roll	917,935	917,935	926,942	9,007
1009	Off Roll	192,628	192,628	192,628	0
36900	Other Miscellaneous Revenues				
0003	Miscellaneous Revenues	0	0	2,608	2,608
0025	Clubhouse Rentals	6,220	6,220	6,170	(50)
0028	Key/Access Revenue	960	960	1,653	693
0029	Lease Revenue	4,200	4,200	4,200	0
0033	Community Activity Revenues	5,500	5,500	5,724	224
	Total Revenues	<u>1,127,443</u>	<u>1,127,443</u>	<u>1,140,414</u>	<u>12,971</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	7,200	7,200	6,000	1,200
51300	Financial & Administrative				
3100	Administrative Services	6,953	6,953	6,953	0
3101	District Management	28,325	28,325	28,325	0
3103	District Engineer	20,000	20,000	16,564	3,437
3104	Disclosure Report	5,000	5,000	5,200	(200)
3105	Trustees Fees	2,500	2,500	3,965	(1,465)
3111	Financial Consulting Services	7,210	7,210	7,210	0
3201	Accounting Services	15,450	15,450	15,450	0
3202	Auditing Services	3,200	3,200	3,300	(100)
3203	Arbitrage Rebate Calculation	650	650	650	0
4001	Travel	400	400	0	400
4501	Public Officials Liability Insurance	6,900	6,900	6,078	822
4801	Legal Advertising	3,000	3,000	3,584	(584)
4901	Bank Fees	1,250	1,250	309	941
4902	Dues, Licenses & Fees	1,550	1,550	425	1,125
4905	Property Taxes	965	965	1,248	(283)
4907	Website Fees & Maintenance	555	555	1,250	(695)
51400	Legal Counsel				
3107	District Counsel	25,000	25,000	27,027	(2,027)
53100	Electric Utility Services				
4301	Utility Services	6,000	6,000	3,274	2,726
4304	Utility - Recreation Facilities	38,000	38,000	32,888	5,112
4307	Street Lights	40,000	40,000	31,189	8,811
53600	Water-Sewer Combination Services				
4301	Utility Services	37,500	37,500	41,178	(3,678)
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	7,500	7,500	4,950	2,550
4606	Mitigation Area Monitoring & Maintenance	21,510	21,510	21,510	0
4628	Aquatic Maintenance	38,000	38,000	35,724	2,276
4802	Aquatic Plant Replacement	500	500	0	500
4803	Stormwater System Maintenance	3,000	3,000	0	3,000
53900	Other Physical Environment				
4505	Property/GL Insurance	16,000	16,000	15,222	778

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	3,000	3,000	3,622	(622)
4604	Landscape Maintenance	278,000	278,000	279,352	(1,352)
4609	Irrigation Repairs	15,000	15,000	19,166	(4,166)
4618	Landscape - Mulch	42,200	42,200	38,150	4,050
4619	Annual Flower Program	30,675	30,675	34,612	(3,937)
4640	Maintenance/Handyman Services	5,000	5,000	6,296	(1,296)
4641	Tree Trimming Services	5,000	5,000	0	5,000
4642	Well Maintenance	2,500	2,500	1,505	995
4643	Fire Ant Treatment	4,500	4,500	4,395	105
4650	Landscape Replacement Plants, Shrubs, Trees	25,000	25,000	25,974	(974)
4680	Holiday Decorations	8,000	8,000	4,955	3,045
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	25,000	25,000	13,191	11,809
4621	Sidewalk Repair & Maintenance	1,000	1,000	0	1,000
4622	Parking Lot Repair & Maintenance	4,500	4,500	0	4,500
57200	Parks & Recreation				
3301	Staff-Salaries	63,931	63,931	63,710	221
3302	Staff-P/R Taxes	6,439	6,439	5,393	1,046
3303	Staff-Workers' Comp	3,600	3,600	499	3,101
3304	Staff-Health Insurance	5,820	5,820	6,041	(221)
3305	Payroll Processing/Reimbursement	1,114	1,114	587	527
3308	Program Activities Payroll	7,670	7,670	8,034	(364)
4600	Pool Maintenance & Repairs	20,600	20,600	23,734	(3,134)
4632	Facility A/C & Heating Maintenance & Repair	1,700	1,700	5,998	(4,298)
4702	Telephone, Fax, Internet	3,800	3,800	3,822	(22)
4704	Clubhouse Facility Janitorial Services	9,000	9,000	7,862	1,138
4705	Office Supplies	1,575	1,575	3,056	(1,481)
4711	Exterior Clubhouse Maintenance & Repair	15,000	15,000	18,340	(3,340)
4712	Security & Fire System Monitoring & Maintenance	3,000	3,000	1,298	1,702
4713	Management Contract	22,800	22,800	20,900	1,900
4714	Operating & Community Programming	39,035	39,035	27,819	11,216
4715	Pool/Patio Furniture	5,000	5,000	0	5,000
4719	Pest Control	1,000	1,000	744	256
4723	Interior Clubhouse Maintenance & Repairs	6,800	6,800	2,017	4,783
4727	Furniture Repair/Replacement	1,200	1,200	2,620	(1,420)
4745	Access Control Maintenance & Repair	1,500	1,500	617	883
4755	Athletic Field Maintenance & Repairs	1,250	1,250	271	979
4758	Fitness Equipment Maintenance & Repairs	3,000	3,000	699	2,301
4759	Playground Equipment and Maintenance	1,200	1,200	967	233

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 9/30/2015

(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	1,200	455	745
4761	Trail/Bike Path Maintenance	20,000	20,000	660	19,340
4762	Clubhouse Miscellaneous Expense (Recycling)	500	500	459	41
57900	Contingency				
4638	Miscellaneous Contingency	<u>2,000</u>	<u>2,000</u>	<u>16,467</u>	<u>(14,467)</u>
	Total Expenditures	<u>1,043,227</u>	<u>1,043,227</u>	<u>973,758</u>	<u>69,469</u>
	Excess of Revenue Over (Under) Expenditures	<u>84,216</u>	<u>84,216</u>	<u>166,656</u>	<u>82,440</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>0</u>	<u>90,108</u>	<u>90,108</u>
	Fund Balance, Beginning of Period	0	0	43,414	43,414
	Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>133,522</u>	<u>133,522</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 9/30/2015

(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>328</u>	<u>328</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>328</u>	<u>328</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	<u>84,216</u>	<u>128,880</u>	<u>(44,664)</u>	<u>(53.03)%</u>
Total Expenditures	<u>84,216</u>	<u>128,880</u>	<u>(44,664)</u>	<u>(53.04)%</u>
Excess of Revenue Over (Under) Expenditures	<u>(84,216)</u>	<u>(128,552)</u>	<u>(44,336)</u>	<u>52.64%</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>(44,336)</u>	<u>(44,336)</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>138,662</u></u>	<u><u>138,662</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 9/30/2015

(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	328,049	3,200	0.98%
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>348,738</u>	<u>23,889</u>	<u>7.35%</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>11,730</u>	<u>11,730</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>10,349</u>	<u>10,349</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>291,952</u></u>	<u><u>291,952</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 9/30/2015

(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
September 30, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2015</u>
The Bank of Tampa	Money Market	\$ 54,613
The Bank of Tampa ICS: Bank of China, New York, NY	Money Market	1,350
	Total General Fund Investments	\$ 55,963
The Bank of Tampa ICS Capital Reserve: Bank of China, New York, NY	Money Market	\$ 142,794
	Total Reserve Fund Investments	\$ 142,794
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 9/1/2015 Through 9/30/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/30/2015	Access Residential Management	OMR0915-1	5.49
9/30/2015	Pulte Home Corporation	RI0915-1	<u>372.75</u>
Report Balance			<u><u>378.24</u></u>

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2015 Through 9/30/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
A Bales Security Agency, Inc.	9/22/2015	30592	On Site Security 09/13/15	35.63
Access Residential Management LLC	10/7/2015	HRCDDP2015-9	Payroll Fees 09/15	8,023.39
Air Comfort Services, LLC	8/27/2015	57810	A/C Services	569.57
Air Comfort Services, LLC	9/28/2015	66067	Service Labor	125.07
Aquatic Systems, Inc	9/1/2015	0000316412	Monthly Lake and Wetland Svc 09/15	2,977.00
Bradenton Herald	9/30/2015	T102220382	Acct #000523600 Legal Advertising 09/15	86.58
Commercial Fitness Products, Inc	7/31/2015	C507170	Preventative Maintenance 07/15	105.00
Commercial Fitness Products, Inc	8/19/2015	C508069	Preventative Maintenance 08/15	105.00
Commercial Fitness Products, Inc	8/20/2015	C508085	Fitness Equipment Repair	109.78
Conway & Sons Construction LLC	9/14/2015	1299	Maintenance Work	4,716.49
Courtney Lynch	9/30/2015	100215 Lynch	Reimbursement For District Expense	45.81
Decor & Designs	9/30/2015	151993 Final	Solar Screens - Final Payment	930.00
Gonzalo Hernandez, Jr.	9/22/2015	092215 Hernandez	Aqua Zumba 09/12/15, 09/19/15	85.00
Goodson Electric Contractors, LLC	9/16/2015	990499	Lighting Repairs	739.00
Goodson Electric Contractors, LLC	9/22/2015	990544	Service Call - Tennis Court Lights	80.00
Harrison Ranch Homeowners Association, Inc.	10/15/2015	101515 HOA	Access Card Mailing Reimbursement	617.26
Hopping Green & Sams	9/28/2015	84183	General/Monthly Legal Services 08/15	3,235.27
Jan-Pro of Manasota	9/1/2015	39732	Janitorial Services 09/15	658.00
Jan-Pro of Manasota	9/10/2015	39840	Additional Cleaning 07/15/15	50.66
LaPensee Plumbing, Inc.	9/4/2015	268612	Pool Service 09/15	1,200.00
LaPensee Plumbing, Inc.	9/4/2015	268615	Additional Service 06/15 - 09/15	1,000.00
MCUD	9/28/2015	Water Summary Bill 09/15	MCUD Water Summary 09/15	3,201.31
Miller Recreation Equipment & Design, Inc.	2/11/2015	93140399	Black Standard Grills	1,705.00
Prager & Co., LLC	9/23/2015	5635	Amortization Schedule S2007	100.00
Ruska Mihaylova	9/22/2015	092215 Mihaylova	Fitness Classes 09/09/15, 09/14/15, 09/16/15	120.00
Ruska Mihaylova	10/3/2015	100315 Mihaylova	Fitness Classes 09/21/15, 09/23/15, 9/28/15, 9/30/15	160.00
Sally A. Hackle	9/22/2015	092215 Hackle	Zumba Classes 09/10/15, 09/17/15	40.00
Sign A Rama	9/17/2015	14174	Window Lettering	50.00
Valley Crest Landscape Maintenance	9/10/2015	4861111	Landscape Maintenance 09/15	21,076.20
Valley Crest Landscape Maintenance	9/17/2015	4865238	Install Bahia Sod	3,870.00
Valley Crest Landscape Maintenance	9/23/2015	4867941	Irrigation Repairs	506.00
Valley Crest Landscape Maintenance	9/23/2015	4867942	Irrigation Repairs	480.00
Valley Crest Landscape Maintenance	9/30/2015	4872517	Annual Color Rotation	1,325.00
Valley Crest Landscape Maintenance	9/30/2015	4872518	Annual Color Rotation	5,218.75
Valley Crest Landscape Maintenance	9/30/2015	4872519	Annual Color Rotation	984.15

Harrison Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2015 Through 9/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Valley Crest Landscape Maintenance	9/30/2015	4872520	Annual Color Rotation	1,125.00
Verizon Florida LLC	9/25/2015	941-776-9949 150339 09/15	Clubhouse/Office Telephone 09/15	355.85
Waste Pro of Florida Inc	9/20/2015	0000099698	Commercial Recycling 10/15	37.57
ZNS Engineering, L.C.	9/29/2015	124222	Engineering Services 08/15	1,637.00
ZNS Engineering, L.C.	9/29/2015	124223	Engineering Services 08/15 - WUP	290.00
			Total 001 - General Fund	67,776.34
Report Balance				67,776.34

**Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
September 30, 2015**

Balance Sheet

1. Trust statement activity has been recorded through 09/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$138,662 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.