



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

November 30, 2017

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet

As of 11/30/2017

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	68,391	0	0	68,391	0	0
Cash On Hand	100	0	0	100	0	0
Investments	18,964	0	7,153	26,117	0	0
Investments--Capital Reserves	0	101,904	0	101,904	0	0
Accounts Receivable	1,275,141	90,691	272,082	1,637,914	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	1,676	0	0	1,676	0	0
Due From Other Funds	11,465	100,000	12,565	124,029	0	0
Due From Others	75	0	0	75	0	0
Amount Available in Debt Service	0	0	0	0	0	291,041
Amount To Be Provided Debt Service	0	0	0	0	0	3,943,959
Fixed Assets	0	0	0	0	13,017,950	0
Total Assets	1,375,811	292,595	291,800	1,960,207	13,017,950	4,235,000
Liabilities						
Accounts Payable	27,571	0	0	27,571	0	0
Accrued Expenses Payable	8,647	0	0	8,647	0	0
Other Current Liabilities	224	0	0	224	0	0
Due To Other Funds	112,565	10,706	759	124,029	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	4,235,000
Total Liabilities	149,006	10,706	759	160,471	0	4,235,000
Fund Equity & Other Credits						
Beginning Fund Balance	130,290	201,685	36,941	368,916	13,017,950	0
Net Change in Fund Balance	1,096,515	80,205	254,100	1,430,820	0	0
Total Fund Equity & Other Credits	1,226,805	281,890	291,041	1,799,736	13,017,950	0
Total Liabilities & Fund Equity	1,375,811	292,595	291,800	1,960,207	13,017,950	4,235,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
001 - General Fund
From 10/1/2017 Through 11/30/2017
(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	27	27
36310				
Special Assessments				
1001	1,333,346	1,333,346	1,337,856	4,510
36900				
Other Miscellaneous Revenues				
0003	4,500	750	701	(49)
0025	4,000	667	131	(536)
0028	282	47	23	(24)
0029	1,176	196	896	700
0033	7,000	1,167	3,684	2,518
Total Revenues	<u>1,350,304</u>	<u>1,336,172</u>	<u>1,343,319</u>	<u>7,146</u>
Expenditures				
51100				
Legislative				
1101	12,000	2,000	1,444	556
51300				
Financial & Administrative				
3100	5,000	833	833	0
3101	29,200	4,867	4,867	0
3103	20,000	3,333	4,111	(778)
3104	1,000	167	0	167
3105	3,965	3,965	2,313	1,652
3106	5,250	5,250	5,250	0
3111	5,250	875	875	0
3201	18,000	3,000	3,000	0
3202	3,015	0	0	0
3203	500	83	0	83
4501	2,700	2,700	2,500	200
4801	3,000	500	0	500
4902	1,630	272	175	97
4905	1,300	1,300	2,455	(1,155)
4907	2,880	480	350	130
51400				
Legal Counsel				
3107	30,000	5,000	8,422	(3,422)
53100				
Electric Utility Services				
4301	2,000	333	283	51
4304	38,000	6,333	4,760	1,573
4307	30,000	5,000	5,913	(913)
53600				
Water-Sewer Combination Services				
4301	50,000	8,333	8,108	225
53800				
Stormwater Control				
4602	10,000	1,667	2,214	(547)
4606	60,000	10,000	7,420	2,580
4628	42,480	7,080	7,080	0
4802	500	83	0	83
4803	2,000	333	0	333
4804	30,000	5,000	2,214	2,786
53900				
Other Physical Environment				
4505	18,000	18,000	14,656	3,344

Harrison Ranch Community Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
001 - General Fund
From 10/1/2017 Through 11/30/2017
(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	4,000	667	0	667
4604	Landscape Maintenance	355,000	59,167	70,293	(11,126)
4609	Irrigation Repairs	30,000	5,000	2,184	2,816
4618	Landscape - Mulch	42,200	7,033	0	7,033
4619	Annual Flower Program	36,000	6,000	0	6,000
4640	Maintenance/Handyman Services	7,500	1,250	450	800
4641	Tree Trimming Services	10,000	1,667	0	1,667
4642	Well Maintenance	2,500	417	4,058	(3,642)
4643	Fire Ant Treatment	4,500	750	0	750
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	5,833	14,553	(8,719)
4680	Holiday Decorations	5,000	5,000	3,500	1,500
4681	Ornamental Lighting & Maintenance	10,000	1,667	0	1,667
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	60,000	10,000	10,531	(531)
4621	Sidewalk Repair & Maintenance	1,000	167	0	167
4622	Parking Lot Repair & Maintenance	1,000	167	0	167
4635	Street Sign Repair & Replacement	1,000	167	0	167
57200	Parks & Recreation				
3301	Staff-Salaries	96,010	16,002	13,559	2,443
3302	Staff-P/R Taxes	10,699	1,783	774	1,009
3303	Staff-Workers' Comp	4,800	800	0	800
3304	Staff-Health Insurance	9,240	1,540	855	685
3305	Payroll Processing/Reimbursement	800	133	132	1
4600	Pool Repairs	10,000	1,667	1,401	266
4615	Wildlife Management Services	10,000	1,667	245	1,422
4617	Pool Service Contract	14,700	2,450	2,800	(350)
4632	Facility A/C & Heating Maintenance & Repair	1,500	250	0	250
4702	Telephone, Fax, Internet	3,800	633	1,073	(439)
4704	Clubhouse - Facility Janitorial Service	10,800	1,800	2,300	(500)
4705	Office Supplies	4,400	733	722	11
4706	Clubhouse - Facility Janitorial Supplies	200	33	222	(189)
4711	Exterior Clubhouse Maintenance & Repair	15,000	2,500	3,313	(813)
4712	Security & Fire System Monitoring & Maintenance	9,000	1,500	2,214	(714)
4713	Management Contract	22,800	3,800	3,800	0
4714	Operating & Community Programming	35,000	5,833	4,713	1,120
4715	Pool/Patio Furniture	1,500	250	0	250
4719	Pest Control	760	127	186	(59)
4723	Interior Clubhouse Maintenance & Repairs	5,000	833	261	572
4727	Furniture Repair/Replacement	1,200	200	11	189
4745	Access Control Maintenance & Repair	5,000	833	0	833

Harrison Ranch Community Development District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
001 - General Fund
From 10/1/2017 Through 11/30/2017
(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
4755 Athletic Field Maintenance & Repairs	1,250	208	0	208
4757 Computer Support, Maintenance & Repair	500	83	0	83
4758 Fitness Equipment Maintenance & Repairs	3,500	583	1,095	(512)
4759 Playground Equipment and Maintenance	1,200	200	0	200
4760 Tennis Court Maintenance & Supplies	1,200	200	12,200	(12,000)
4761 Trail/Bike Path Maintenance	15,000	2,500	0	2,500
4762 Clubhouse Miscellaneous Expense	1,075	179	114	65
57900 Contingency				
4638 Miscellaneous Contingency	2,000	333	0	333
6401 Capital Outlay	<u>20,000</u>	<u>3,333</u>	<u>0</u>	<u>3,333</u>
Total Expenditures	<u>1,350,304</u>	<u>254,727</u>	<u>246,804</u>	<u>7,924</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>1,081,445</u>	<u>1,096,515</u>	<u>15,070</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,081,445</u>	<u>1,096,515</u>	<u>15,070</u>
Fund Balance, Beginning of Period	0	0	130,290	130,290
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,081,445</u></u>	<u><u>1,226,805</u></u>	<u><u>145,360</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 11/30/2017

(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	0	219	219	0.00%
Special Assessments				
Tax Roll	90,691	90,691	0	0.00%
Total Revenues	<u>90,691</u>	<u>90,910</u>	<u>219</u>	<u>0.24%</u>
Expenditures				
Contingency				
Capital Reserve	90,691	10,706	79,986	88.19%
Total Expenditures	<u>90,691</u>	<u>10,706</u>	<u>79,986</u>	<u>88.20%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>80,205</u>	<u>80,205</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>80,205</u>	<u>80,205</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	201,685	201,685	0.00%
Fund Balance, End of Period	<u>0</u>	<u>281,890</u>	<u>281,890</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 11/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	39	39	0.00%
Special Assessments				
Tax Roll	283,744	284,647	903	0.31%
Total Revenues	<u>283,744</u>	<u>284,686</u>	<u>942</u>	<u>0.33%</u>
Expenditures				
Debt Service				
Interest	178,744	30,586	148,158	82.88%
Principal	105,000	0	105,000	100.00%
Total Expenditures	<u>283,744</u>	<u>30,586</u>	<u>253,158</u>	<u>89.22%</u>
Excess of Revenue Over (Under) Expenditures	0	254,100	254,100	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	254,100	254,100	0.00%
Fund Balance, Beginning of Period	0	36,941	36,941	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>291,041</u></u>	<u><u>291,041</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
November 30, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2017</u>
The Bank of Tampa	Money Market	\$ 10,327
The Bank of Tampa ICS: Western Alliance Bank	Money Market	8,637
	Total General Fund Investments	<u>\$ 18,964</u>
The Bank of Tampa ICS Capital Reserve: Western Alliance Bank	Money Market	\$ 101,904
	Total Reserve Fund Investments	<u>\$ 101,904</u>
US Bank Series 2017 Interest	First American Treasury Obligation Fund Class Z	\$ 42
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Z	3,574
US Bank Series 2017 Cost of Issuance	First American Treasury Obligation Fund Class Z	3,537
	Total Debt Service Fund Investments	<u>\$ 7,153</u>

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2017 Through 11/30/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
6/28/2016	Access Residential Management	OMR0616-1	28.50
2/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI0217-1	104.37
4/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI0417-1	104.37
10/1/2017	Manatee County Tax Collector	FY17-18	1,274,798.66
11/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI1117-1	104.86
			<hr/>
		Total 001 - General Fund	1,275,140.76

Harrison Ranch Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 11/1/2017 Through 11/30/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	FY17-18	<u>90,691.00</u>
		Total 005 - Reserve Fund	90,691.00

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2017 Through 11/30/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	FY17-18	<u>272,082.46</u>
		Total 200 - Debt Service Fund	<u>272,082.46</u>
Report Balance			<u><u>1,637,914.22</u></u>

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2017

001 - General Fund

From 11/1/2017 Through 11/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Waste Pro of Florida Inc	9/20/2017	0000193232	Commercial Recycling 10/17	38.06
Waste Pro of Florida Inc	10/20/2017	0000196950	Commercial Recycling 11/17	37.94
Marlin Business Bank	11/9/2017	15455677	Copystar Copier - Account # 1613410 11/17	434.21
John Moneyheffer Jr	11/13/2017	JM111317	Board of Supervisors Meeting 11/13/17	200.00
Judith M. Lammers	11/13/2017	JL111317	Board of Supervisors Meeting 11/13/17	200.00
Charles L. Parker	11/13/2017	CP111317	Board of Supervisors Meeting 11/13/17	200.00
Richard Paul Green	11/13/2017	RG111317	Board of Supervisors Meeting 11/13/17	200.00
Stewart Tennis Courts & Fencing, Inc	11/13/2017	6794	Cleaning & Repairs on Tennis Court	12,200.00
Waste Pro of Florida Inc	11/20/2017	0000199250	Commercial Recycling 12/17	38.09
Southwest Maintenance Services, Inc.	11/23/2017	1184	Cleaning Service for Amenities 12/17	500.00
Frontier Florida LLC dba Frontier Communications of Florida	11/25/2017	941-776-9949-011007... 11/17	Clubhouse/Office Telephone 11/17	266.29
MCUD	11/28/2017	Water Summary Bill 11/17	MCUD Water Summary 11/17	3,900.37
RB Owens Electric Inc	11/28/2017	108616	Service Call - Street Lights	2,187.40
Ken Burton, Jr. Tax Collector	11/30/2017	726413909 17/18	Non Ad Valorem Assessments - Fire Rescue	2,455.05
Commercial Fitness Products, Inc	11/30/2017	C711270	Preventative Maintenance 11/17	105.00
BrightView Landscape Services, Inc.	11/30/2017	5523311	Remove Damaged Turf Caused by Hogs	1,194.00
BrightView Landscape Services, Inc.	11/30/2017	5523314	Add Sod to the Tree Rings	3,125.00
ZNS Engineering, L.C.	12/4/2017	130166	Engineering Services 09/17 - WUP	290.00
			Total 001 - General Fund	27,571.41
Report Total				27,571.41

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
November 30, 2017

Balance Sheet

1. Trust statement activity has been recorded through 11/30/17.
2. See EMMA (Electronic Municipal Market Access) at <http://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payment for Invoice FY17-18 in the amount of \$992,551.70 was received in December 2017.
6. Reserve Fund – Payment for Invoice FY17-18 in the amount of \$90,691.00 was received in December 2017.
7. Debt Service Fund 200 – Payment for Invoice FY17-18 in the amount of \$215,842.97 was received in December 2017.