



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

December 31, 2017

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet

As of 12/31/2017

(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	901,879	0	0	901,879	0	0
Cash On Hand	100	0	0	100	0	0
Investments	228,293	0	235,565	463,858	0	0
Investments--Capital Reserves	0	292,715	0	292,715	0	0
Accounts Receivable	65,317	0	12,893	78,209	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	0	43,347	54,811	0	0
Due From Others	75	0	0	75	0	0
Amount Available in Debt Service	0	0	0	0	0	291,045
Amount To Be Provided Debt Service	0	0	0	0	0	3,943,955
Fixed Assets	0	0	0	0	13,017,950	0
Total Assets	1,208,805	292,715	291,804	1,793,324	13,017,950	4,235,000
Liabilities						
Accounts Payable	72,147	0	0	72,147	0	0
Accrued Expenses Payable	4,500	0	0	4,500	0	0
Other Current Liabilities	115	0	0	115	0	0
Due To Other Funds	43,347	10,706	759	54,811	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	4,235,000
Total Liabilities	120,108	10,706	759	131,573	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	958,407	80,324	254,104	1,292,835	0	0
Total Fund Equity & Other Credits	1,088,697	282,009	291,045	1,661,751	13,017,950	0
Total Liabilities & Fund Equity	1,208,805	292,715	291,804	1,793,324	13,017,950	4,235,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
36100	Interest Earnings				
0001	Interest Earnings	0	0	48	48
36310	Special Assessments				
1001	Tax Roll	1,333,346	1,333,346	1,337,856	4,510
36900	Other Miscellaneous Revenues				
0003	Miscellaneous Revenues	4,500	1,125	701	(424)
0025	Clubhouse Rentals	4,000	1,000	544	(456)
0028	Key/Access Revenue	282	71	23	(47)
0029	Lease Revenue	1,176	294	1,344	1,050
0033	Community Activity Revenues	7,000	1,750	4,462	2,712
	Total Revenues	<u>1,350,304</u>	<u>1,337,585</u>	<u>1,344,979</u>	<u>7,393</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	12,000	3,000	1,844	1,156
51300	Financial & Administrative				
3100	Administrative Services	5,000	1,250	1,250	0
3101	District Management	29,200	7,300	7,300	0
3103	District Engineer	20,000	5,000	8,775	(3,775)
3104	Disclosure Report	1,000	250	0	250
3105	Trustees Fees	3,965	3,965	2,313	1,652
3106	Assessment Roll	5,250	5,250	5,250	0
3111	Financial & Revenue Collections	5,250	1,313	1,313	0
3201	Accounting Services	18,000	4,500	4,500	0
3202	Auditing Services	3,015	0	0	0
3203	Arbitrage Rebate Calculation	500	125	0	125
4501	Public Officials Liability Insurance	2,700	2,700	2,500	200
4801	Legal Advertising	3,000	750	0	750
4902	Dues, Licenses & Fees	1,630	407	175	232
4905	Property Taxes	1,300	1,300	2,455	(1,155)
4907	Website Hosting, Maintenance, Backup	2,880	720	525	195
51400	Legal Counsel				
3107	District Counsel	30,000	7,500	20,260	(12,760)
53100	Electric Utility Services				
4301	Utility Services	2,000	500	420	80
4304	Utility - Recreation Facilities	38,000	9,500	7,639	1,861
4307	Street Lights	30,000	7,500	9,013	(1,513)
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	12,500	11,648	852
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	2,500	2,214	286
4606	Mitigation Area Monitoring & Maintenance	60,000	15,000	7,420	7,580
4628	Aquatic Maintenance	42,480	10,620	10,620	0
4802	Aquatic Plant Replacement	500	125	0	125
4803	Stormwater System Maintenance	2,000	500	0	500
4804	Midge Fly Treatment	30,000	7,500	4,428	3,072
53900	Other Physical Environment				
4505	Property/GL Insurance	18,000	18,000	14,656	3,344

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	4,000	1,000	0	1,000
4604	Landscape Maintenance	355,000	88,750	101,691	(12,941)
4609	Irrigation Repairs	30,000	7,500	5,484	2,016
4618	Landscape - Mulch	42,200	10,550	38,150	(27,600)
4619	Annual Flower Program	36,000	9,000	0	9,000
4640	Maintenance/Handyman Services	7,500	1,875	1,100	775
4641	Tree Trimming Services	10,000	2,500	0	2,500
4642	Well Maintenance	2,500	625	4,058	(3,433)
4643	Fire Ant Treatment	4,500	1,125	0	1,125
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	8,750	14,878	(6,127)
4680	Holiday Decorations	5,000	5,000	3,500	1,500
4681	Ornamental Lighting & Maintenance	10,000	2,500	0	2,500
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	60,000	15,000	15,837	(837)
4621	Sidewalk Repair & Maintenance	1,000	250	0	250
4622	Parking Lot Repair & Maintenance	1,000	250	0	250
4635	Street Sign Repair & Replacement	1,000	250	0	250
57200	Parks & Recreation				
3301	Staff-Salaries	96,010	24,002	22,045	1,958
3302	Staff-P/R Taxes	10,699	2,675	1,259	1,415
3303	Staff-Workers' Comp	4,800	1,200	0	1,200
3304	Staff-Health Insurance	9,240	2,310	1,283	1,027
3305	Payroll Processing/Reimbursement	800	200	200	0
4600	Pool Repairs	10,000	2,500	1,401	1,099
4615	Wildlife Management Services	10,000	2,500	245	2,255
4617	Pool Service Contract	14,700	3,675	4,200	(525)
4632	Facility A/C & Heating Maintenance & Repair	1,500	375	0	375
4702	Telephone, Fax, Internet	3,800	950	1,760	(810)
4704	Clubhouse - Facility Janitorial Service	10,800	2,700	3,200	(500)
4705	Office Supplies	4,400	1,100	1,075	25
4706	Clubhouse - Facility Janitorial Supplies	200	50	222	(172)
4711	Exterior Clubhouse Maintenance & Repair	15,000	3,750	4,689	(939)
4712	Security & Fire System Monitoring & Maintenance	9,000	2,250	2,891	(641)
4713	Management Contract	22,800	5,700	5,700	0
4714	Operating & Community Programming	35,000	8,750	10,064	(1,314)
4715	Pool/Patio Furniture	1,500	375	0	375
4719	Pest Control	760	190	236	(46)
4723	Interior Clubhouse Maintenance & Repairs	5,000	1,250	861	389
4727	Furniture Repair/Replacement	1,200	300	11	289
4745	Access Control Maintenance & Repair	5,000	1,250	0	1,250

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 12/31/2017

(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	313	0	313
4757	Computer Support, Maintenance & Repair	500	125	0	125
4758	Fitness Equipment Maintenance & Repairs	3,500	875	1,663	(788)
4759	Playground Equipment and Maintenance	1,200	300	0	300
4760	Tennis Court Maintenance & Supplies	1,200	300	12,200	(11,900)
4761	Trail/Bike Path Maintenance	15,000	3,750	0	3,750
4762	Clubhouse Miscellaneous Expense	1,075	269	152	117
57900	Contingency				
4638	Miscellaneous Contingency	2,000	500	0	500
6401	Capital Outlay	<u>20,000</u>	<u>5,000</u>	<u>0</u>	<u>5,000</u>
	Total Expenditures	<u>1,350,304</u>	<u>363,984</u>	<u>386,572</u>	<u>(22,588)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>973,602</u>	<u>958,407</u>	<u>(15,195)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>973,602</u>	<u>958,407</u>	<u>(15,195)</u>
	Fund Balance, Beginning of Period	0	0	130,290	130,290
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>973,602</u></u>	<u><u>1,088,697</u></u>	<u><u>115,095</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	339	339	0.00%
Special Assessments				
Tax Roll	90,691	90,691	0	0.00%
Total Revenues	<u>90,691</u>	<u>91,030</u>	<u>339</u>	<u>0.37%</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	0	80,324	80,324	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	80,324	80,324	0.00%
Fund Balance, Beginning of Period	0	201,685	201,685	0.00%
Fund Balance, End of Period	<u>0</u>	<u>282,009</u>	<u>282,009</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	43	43	0.00%
Special Assessments				
Tax Roll	283,744	284,647	903	0.31%
Total Revenues	<u>283,744</u>	<u>284,690</u>	<u>946</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	254,104	254,104	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	254,104	254,104	0.00%
Fund Balance, Beginning of Period	0	36,941	36,941	0.00%
Fund Balance, End of Period	<u>0</u>	<u>291,045</u>	<u>291,045</u>	<u>0.00%</u>

Harrison Ranch CDD
Investment Summary
December 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2017</u>
The Bank of Tampa	Money Market	\$ 219,651
The Bank of Tampa ICS: Western Alliance Bank	Money Market	8,642
	Total General Fund Investments	\$ 228,293
The Bank of Tampa ICS Capital Reserve: Western Alliance Bank	Money Market	\$ 292,715
	Total Reserve Fund Investments	\$ 292,715
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	231,984
US Bank Series 2017 Cost of Issuance	First American Treasury Obligation Fund Class Z	3,539
	Total Debt Service Fund Investments	\$ 235,565

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2017 Through 12/31/2017

<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	64,704.87
12/6/2017	Pulte Home Corporation	RI1217-2	<u>374.50</u>
		Total 001 - General Fund	65,316.61

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2017 Through 12/31/2017

<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>12,892.85</u>
		Total 200 - Debt Service Fund	<u>12,892.85</u>
Report Balance			<u><u>78,209.46</u></u>

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2017

001 - General Fund

From 12/1/2017 Through 12/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hydro Harvest LLC	9/15/2017	91517	Pumpkins, Hay Bales & Corn Stalks	1,252.00
Childlike Productions	10/25/2017	7944	Professional Balloon Twisting 12/16/17	550.00
Gulf Business Systems	10/30/2017	212045	Monthly Billing Copy Machine 10/29/17 - 11/28/17	47.66
Gulf Business Systems	11/28/2017	213654	Monthly Billing Copy Machine 11/29/17 - 12/28/17	155.90
BrightView Landscape Services, Inc.	12/14/2017	5548675	Irrigation Repairs	3,300.00
RB Owens Electric Inc	12/15/2017	108757	Service Call - Street Lights	577.00
RB Owens Electric Inc	12/15/2017	108760	Service Call - Tennis Court Lights	395.00
Siesta Trolley, Inc.	12/15/2017	11217	Clubhouse Activities	375.00
Steven Hicks	12/16/2017	121617	Catering	713.15
Steven Organek	12/20/2017	122017	Organek Music Service	300.00
Waste Pro of Florida Inc	12/20/2017	0000206788	Commercial Recycling 01/18	38.06
Interline Brands Inc	12/20/2017	423315159	Clubhouse Supplies	108.94
BrightView Landscape Services, Inc.	12/20/2017	5554720	Furnish & Install Pine Bark Nuggets	38,150.00
BrightView Landscape Services, Inc.	12/20/2017	5554735	Cut Down Trees	325.00
Southwest Maintenance Services, Inc.	12/22/2017	1298	Exterior Maintenance	350.00
Frontier Florida LLC dba Frontier Communications of Florida	12/25/2017	941-776-9949-011007... 12/17	Clubhouse/Office Telephone 12/17	266.29
MCUD	12/27/2017	Water Summary Bill 12/17	MCUD Water Summary 12/17	3,540.32
ZNS Engineering, L.C.	12/27/2017	130381	Engineering Services 10/17 and 11/17	3,584.00
ZNS Engineering, L.C.	12/27/2017	130382	Engineering Services 10/17 and 11/17 - WUP	580.00
Gulf Business Systems	12/27/2017	215313	Supplies - Toner	8.00
Commercial Fitness Products, Inc	12/28/2017	C712193	Preventative Maintenance 12/17	105.00
Commercial Fitness Products, Inc	12/28/2017	C712194	Service Charge - Cables for Inflight	462.50
RB Owens Electric Inc	12/28/2017	108839	Service Call - Street Lights	3,944.00

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2017

001 - General Fund

From 12/1/2017 Through 12/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
RB Owens Electric Inc	12/28/2017	108840	Service Call - Street Lights	390.00
Interline Brands Inc	12/29/2017	424000784	Clubhouse Supplies	73.04
Manatee County Sheriff Department	12/29/2017	319411	False Alarm 12/17	200.00
Piper Fire Protection, Inc.	12/29/2017	13804	Annual Fire Alarm Monitoring 01/18	232.00
Premier Plumbers Inc.	12/29/2017	11902	Service Call - Water Cooler	785.97
Hopping Green & Sams	12/31/2017	97932	General/Monthly Legal Services 11/17	2,606.67
Hopping Green & Sams	12/31/2017	97933	Monthly Legal Services - Willow Bend 11/17	8,731.58
			Total 001 - General Fund	72,147.08
Report Total				72,147.08

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
December 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 12/31/17.
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 \$22,310.03 was received in January 2018.
6. Debt Service Fund 200 – Payment for Invoice FY17-18 in the amount of \$4,445.41 was received in January 2018.