



Rizzetta & Company

# Harrison Ranch Community Development District

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**Financial Statements  
(Unaudited)**

**January 31, 2018**

Prepared by: Rizzetta & Company, Inc.

[harrisonranchcdd.org](http://harrisonranchcdd.org)  
[rizzetta.com](http://rizzetta.com)

**Harrison Ranch Community Development District**

Balance Sheet  
As of 1/31/2018  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	356,694	0	0	356,694	0	0
Cash On Hand	100	0	0	100	0	0
Investments	628,543	0	283,441	911,985	0	0
Investments--Capital Reserves	0	292,914	0	292,914	0	0
Accounts Receivable	43,381	0	8,447	51,829	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	0	11,465	0	0
Due From Others	75	0	0	75	0	0
Amount Available in Debt Service	0	0	0	0	0	291,130
Amount To Be Provided Debt Service	0	0	0	0	0	3,943,870
Fixed Assets	0	0	0	0	13,017,950	0
<b>Total Assets</b>	<b>1,041,934</b>	<b>292,914</b>	<b>291,889</b>	<b>1,626,736</b>	<b>13,017,950</b>	<b>4,235,000</b>
<b>Liabilities</b>						
Accounts Payable	72,795	0	0	72,795	0	0
Accrued Expenses Payable	11,045	0	0	11,045	0	0
Other Current Liabilities	46	0	0	46	0	0
Due To Other Funds	0	10,706	759	11,465	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	4,235,000
<b>Total Liabilities</b>	<b>83,887</b>	<b>10,706</b>	<b>759</b>	<b>95,351</b>	<b>0</b>	<b>4,235,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	122,726	201,685	36,941	361,352	13,017,950	0
Net Change in Fund Balance	835,322	80,523	254,189	1,170,033	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>958,047</b>	<b>282,208</b>	<b>291,130</b>	<b>1,531,385</b>	<b>13,017,950</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,041,934</b>	<b>292,914</b>	<b>291,889</b>	<b>1,626,736</b>	<b>13,017,950</b>	<b>4,235,000</b>

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>					
36100	Interest Earnings				
0001	Interest Earnings	0	0	298	298
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	1,500	701	(799)
0025	Clubhouse Rentals	4,000	1,333	544	(789)
0028	Key/Access Revenue	282	94	137	43
0029	Lease Revenue	1,176	392	1,792	1,400
0033	Community Activity Revenues	7,000	2,333	4,557	2,223
	<b>Total Revenues</b>	<u>1,350,304</u>	<u>1,338,999</u>	<u>1,345,884</u>	<u>6,886</u>
<b>Expenditures</b>					
51100	Legislative				
1101	Supervisor Fees	12,000	4,000	3,644	356
51300	Financial & Administrative				
3100	Administrative Services	5,000	1,667	1,667	0
3101	District Management	29,200	9,733	9,733	0
3103	District Engineer	20,000	6,667	7,810	(1,144)
3104	Disclosure Report	1,000	333	0	333
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	1,750	1,750	0
3201	Accounting Services	18,000	6,000	6,000	0
3202	Auditing Services	3,015	0	0	0
3203	Arbitrage Rebate Calculation	500	167	0	167
4501	Public Officials Liability Insurance	2,700	2,700	2,500	200
4801	Legal Advertising	3,000	1,000	267	733
4902	Dues, Licenses & Fees	1,630	543	175	368
4905	Property Taxes	1,300	1,300	2,455	(1,155)
4907	Website Hosting, Maintenance, Backup	2,880	960	700	260
51400	Legal Counsel				
3107	District Counsel	30,000	10,000	25,913	(15,913)
53100	Electric Utility Services				
4301	Utility Services	2,000	667	579	87
4304	Utility - Recreation Facilities	38,000	12,667	11,140	1,526
4307	Street Lights	30,000	10,000	12,283	(2,283)
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	16,667	13,861	2,805
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	3,333	2,214	1,119
4606	Mitigation Area Monitoring & Maintenance	60,000	20,000	7,420	12,580
4628	Aquatic Maintenance	42,480	14,160	14,160	0
4802	Aquatic Plant Replacement	500	167	0	167
4803	Stormwater System Maintenance	2,000	667	0	667
4804	Midge Fly Treatment	30,000	10,000	6,642	3,358
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 1/31/2018

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	4,000	1,333	0	1,333
4604	Landscape Maintenance	355,000	118,333	137,335	(19,001)
4609	Irrigation Repairs	30,000	10,000	8,502	1,498
4618	Landscape - Mulch	42,200	14,067	38,150	(24,083)
4619	Annual Flower Program	36,000	12,000	0	12,000
4640	Maintenance/Handyman Services	7,500	2,500	1,250	1,250
4641	Tree Trimming Services	10,000	3,333	0	3,333
4642	Well Maintenance	2,500	833	4,058	(3,225)
4643	Fire Ant Treatment	4,500	1,500	0	1,500
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	11,667	46,871	(35,204)
4680	Holiday Decorations	5,000	5,000	7,000	(2,000)
4681	Ornamental Lighting & Maintenance	10,000	3,333	0	3,333
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	60,000	20,000	19,700	300
4621	Sidewalk Repair & Maintenance	1,000	333	0	333
4622	Parking Lot Repair & Maintenance	1,000	333	0	333
4635	Street Sign Repair & Replacement	1,000	333	0	333
57200	Parks & Recreation				
3301	Staff-Salaries	96,010	32,003	26,948	5,056
3302	Staff-P/R Taxes	10,699	3,566	1,766	1,800
3303	Staff-Workers' Comp	4,800	1,600	0	1,600
3304	Staff-Health Insurance	9,240	3,080	1,927	1,153
3305	Payroll Processing/Reimbursement	800	267	279	(12)
4600	Pool Repairs	10,000	3,333	3,017	317
4615	Wildlife Management Services	10,000	3,333	4,700	(1,367)
4617	Pool Service Contract	14,700	4,900	5,300	(400)
4632	Facility A/C & Heating Maintenance & Repair	1,500	500	0	500
4702	Telephone, Fax, Internet	3,800	1,267	2,281	(1,014)
4704	Clubhouse - Facility Janitorial Service	10,800	3,600	4,180	(580)
4705	Office Supplies	4,400	1,467	1,375	92
4706	Clubhouse - Facility Janitorial Supplies	200	67	222	(156)
4711	Exterior Clubhouse Maintenance & Repair	15,000	5,000	4,689	311
4712	Security & Fire System Monitoring & Maintenance	9,000	3,000	4,301	(1,301)
4713	Management Contract	22,800	7,600	7,600	0
4714	Operating & Community Programming	35,000	11,667	10,768	898
4715	Pool/Patio Furniture	1,500	500	0	500
4719	Pest Control	760	253	286	(33)
4723	Interior Clubhouse Maintenance & Repairs	5,000	1,667	861	806
4727	Furniture Repair/Replacement	1,200	400	11	389
4745	Access Control Maintenance & Repair	5,000	1,667	0	1,667

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(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	417	0	417
4757	Computer Support, Maintenance & Repair	500	167	0	167
4758	Fitness Equipment Maintenance & Repairs	3,500	1,167	1,663	(496)
4759	Playground Equipment and Maintenance	1,200	400	0	400
4760	Tennis Court Maintenance & Supplies	1,200	400	12,200	(11,800)
4761	Trail/Bike Path Maintenance	15,000	5,000	0	5,000
4762	Clubhouse Miscellaneous Expense	1,075	358	190	168
57900	Contingency				
4638	Miscellaneous Contingency	2,000	667	0	667
6401	Capital Outlay	<u>20,000</u>	<u>6,667</u>	<u>0</u>	<u>6,667</u>
	Total Expenditures	<u>1,350,304</u>	<u>473,240</u>	<u>510,563</u>	<u>(37,323)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>865,759</u>	<u>835,322</u>	<u>(30,437)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>865,759</u>	<u>835,322</u>	<u>(30,437)</u>
	Fund Balance, Beginning of Period	0	0	122,726	122,726
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>865,759</u></u>	<u><u>958,047</u></u>	<u><u>92,288</u></u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	538	538	0.00%
Special Assessments				
Tax Roll	90,691	90,691	0	0.00%
<b>Total Revenues</b>	<u>90,691</u>	<u>91,229</u>	<u>538</u>	<u>0.59%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	90,691	10,706	79,986	88.19%
<b>Total Expenditures</b>	<u>90,691</u>	<u>10,706</u>	<u>79,986</u>	<u>88.20%</u>
Excess of Revenue Over (Under) Expenditures	0	80,523	80,523	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	80,523	80,523	0.00%
Fund Balance, Beginning of Period	0	201,685	201,685	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>282,208</u>	<u>282,208</u>	<u>0.00%</u>

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	128	128	0.00%
Special Assessments				
Tax Roll	283,744	284,647	903	0.31%
<b>Total Revenues</b>	<u>283,744</u>	<u>284,775</u>	<u>1,031</u>	<u>0.36%</u>
<b>Expenditures</b>				
Debt Service				
Interest	178,744	30,586	148,158	82.88%
Principal	105,000	0	105,000	100.00%
<b>Total Expenditures</b>	<u>283,744</u>	<u>30,586</u>	<u>253,158</u>	<u>89.22%</u>
Excess of Revenue Over (Under) Expenditures	0	254,189	254,189	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	254,189	254,189	0.00%
Fund Balance, Beginning of Period	0	36,941	36,941	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>291,130</u></u>	<u><u>291,130</u></u>	<u><u>0.00%</u></u>

**Harrison Ranch CDD**  
**Investment Summary**  
**January 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2018</u>
The Bank of Tampa	Money Market	\$ 219,680
The Bank of Tampa ICS:		
Bank of China, New York, NY	Money Market	163,733
United Bank	Money Market	245,130
	<b>Total General Fund Investments</b>	<b>\$ 628,543</b>
The Bank of Tampa ICS Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 47,739
Capital Bank	Money Market	1
United Bank	Money Market	13
Western Alliance Bank	Money Market	245,161
	<b>Total Reserve Fund Investments</b>	<b>\$ 292,914</b>
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	279,858
US Bank Series 2017 Cost of Issuance	First American Treasury Obligation Fund Class Z	3,541
	<b>Total Debt Service Fund Investments</b>	<b>\$ 283,441</b>



**Harrison Ranch Community Development District**

Summary A/R Ledger

001 - General Fund

From 1/1/2018 Through 1/31/2018

<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	42,394.84
12/6/2017	Pulte Home Corporation	RI1217-2	374.50
1/8/2018	Pulte Home Corporation	RI0118-2	374.50
		Total 001 - General Fund	43,381.08

**Harrison Ranch Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2018 Through 1/31/2018

<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>8,447.44</u>
		Total 200 - Debt Service Fund	<u>8,447.44</u>
Report Balance			<u><u>51,828.52</u></u>

**Harrison Ranch Community Development District**

Aged Payables by Invoice Date

Aging Date - 10/1/2017

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
RB Owens Electric Inc	10/17/2017	108235	Service Call - Street Lights	196.50
RB Owens Electric Inc	11/28/2017	108618	Service Call - Street Lights	924.00
Sleuth Inc.	12/18/2017	234196	Repairs - Pool Leak	400.00
Sleuth Inc.	12/21/2017	149346	Repairs - Pool Leak	400.00
RB Owens Electric Inc	12/29/2017	108857	Service Call - Street Lights	221.58
Aquatic Systems, Inc	1/1/2018	0000395920	Monthly Lake and Wetland Svc 01/18	3,540.00
Aquatic Systems, Inc	1/1/2018	0000395921	Monthly Midge Fly Treatment 01/18	2,214.00
Euphoria Pools & Spas Inc.	1/1/2018	SCC-4977	Weekly Pool Service 01/18	1,100.00
Massey Services, Inc.	1/1/2018	15677688B	Pest Prevention 01/18	50.00
Southwest Maintenance Services, Inc.	1/3/2018	145	Cleaning Service for Amenities 01/18	980.00
Interline Brands Inc	1/10/2018	425067337	Clubhouse Supplies	142.26
Interline Brands Inc	1/10/2018	425067345	Clubhouse Supplies	34.20
BrightView Landscape Services, Inc.	1/10/2018	5577015	Landscape Maintenance 01/18	27,647.95
Access Group USA	1/11/2018	HRCDD011118	Repairs @ Clubhouse	150.00
Quickdraw Records	1/16/2018	8	GOE 2 GUYZ Band 01/21/18	450.00
BrightView Landscape Services, Inc.	1/19/2018	5591902	Removal of Existing Begonias	8,716.25
RB Owens Electric Inc	1/19/2018	20180107	Service Call - Street Lights	350.00
Waste Pro of Florida Inc	1/20/2018	0000210740	Commercial Recycling 02/18	38.26
Symbiont Service Corp	1/23/2018	0609077266	Service on Heaters/Coolers	175.82
BrightView Landscape Services, Inc.	1/23/2018	5595847	Remove Blue Hollies	3,988.00
BrightView Landscape Services, Inc.	1/23/2018	5595853	Irrigation Repairs	3,018.10
Frontier Florida LLC dba Frontier Communications of Florida	1/25/2018	941-776-9949-011007... 01/18	Clubhouse/Office Telephone 01/18	279.39
MCUD	1/29/2018	Water Summary Bill 01/18	MCUD Water Summary 01/18	2,212.90
Jay Morrison	1/29/2018	JM 012918	Board of Supervisors Meeting 01/29/18	200.00

**Harrison Ranch Community Development District**

Aged Payables by Invoice Date

Aging Date - 10/1/2017

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
John Moneyheffer Jr	1/29/2018	JM012918	Board of Supervisors Meeting 01/29/18	200.00
Judith M. Lammers	1/29/2018	JL012918	Board of Supervisors Meeting 01/29/18	200.00
Charles L. Parker	1/29/2018	CP012918	Board of Supervisors Meeting 01/29/18	200.00
Euphoria Pools & Spas Inc.	1/29/2018	SCC-5042	Pool Repairs - Install New PH Chemical Feeder Pump	640.00
Richard Paul Green	1/29/2018	RG012918	Board of Supervisors Meeting 01/29/18	200.00
ZNS Engineering, L.C.	1/31/2018	130682	Engineering Services 12/17	1,856.25
ZNS Engineering, L.C.	1/31/2018	130683	Engineering Services 12/17 - WUP	290.00
BrightView Landscape Services, Inc.	1/31/2018	5622012	Structure Prune Oaks	10,000.00
Securiteam	2/1/2018	10338	Quartely Remote Video Monitoring 08/17 - 11/17	1,780.00
			Total 001 - General Fund	72,795.46
Report Total				72,795.46

**Harrison Ranch Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2018**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/18.
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 \$16,114.33 was received in February 2018.
6. Debt Service Fund 200 – Payment for Invoice FY17-18 in the amount of \$3,210.88 was received in February 2018.