



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

April 30, 2018

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet

As of 4/30/2018

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	108,140	0	0	108,140	0	0
Cash On Hand	100	0	0	100	0	0
Investments	529,437	0	301,117	830,554	0	0
Investments--Capital Reserves	0	293,486	0	293,486	0	0
Accounts Receivable	237	0	0	237	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	300,358
Amount To Be Provided Debt Service	0	0	0	0	0	3,934,642
Fixed Assets	0	0	0	0	13,017,950	0
Total Assets	651,130	293,486	301,117	1,245,733	13,017,950	4,235,000
Liabilities						
Accounts Payable	4,703	0	0	4,703	0	0
Accrued Expenses Payable	10,196	0	0	10,196	0	0
Other Current Liabilities	62	0	0	62	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
Total Liabilities	14,961	10,706	759	26,426	0	4,235,000
Fund Equity & Other Credits						
Beginning Fund Balance	122,726	201,685	36,941	361,352	13,017,950	0
Net Change in Fund Balance	513,443	81,095	263,417	857,955	0	0
Total Fund Equity & Other Credits	636,169	282,780	300,358	1,219,307	13,017,950	0
Total Liabilities & Fund Equity	651,130	293,486	301,117	1,245,733	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 4/30/2018

(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	1,191	1,191
36310	Special Assessments				
1001	Tax Roll	1,333,346	1,333,346	1,339,797	6,451
36900	Other Miscellaneous Revenues				
0003	Miscellaneous Revenues	4,500	2,625	701	(1,924)
0025	Clubhouse Rentals	4,000	2,333	2,290	(43)
0028	Key/Access Revenue	282	165	160	(4)
0029	Lease Revenue	1,176	686	3,136	2,450
0033	Community Activity Revenues	7,000	4,083	5,431	1,347
	Total Revenues	<u>1,350,304</u>	<u>1,343,238</u>	<u>1,352,706</u>	<u>9,467</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	12,000	7,000	6,844	156
51300	Financial & Administrative				
3100	Administrative Services	5,000	2,917	2,917	0
3101	District Management	29,200	17,033	17,033	0
3103	District Engineer	20,000	11,667	10,980	687
3104	Disclosure Report	1,000	583	0	583
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	3,063	3,063	0
3201	Accounting Services	18,000	10,500	10,500	0
3202	Auditing Services	3,015	0	0	0
3203	Arbitrage Rebate Calculation	500	292	0	292
4501	Public Officials Liability Insurance	2,700	2,700	2,500	200
4801	Legal Advertising	3,000	1,750	527	1,224
4902	Dues, Licenses & Fees	1,630	951	1,400	(449)
4905	Property Taxes	1,300	1,300	2,455	(1,155)
4907	Website Hosting, Maintenance, Backup	2,880	1,680	1,225	455
51400	Legal Counsel				
3107	District Counsel	30,000	17,500	54,801	(37,301)
53100	Electric Utility Services				
4301	Utility Services	2,000	1,167	892	275
4304	Utility - Recreation Facilities	38,000	22,167	16,913	5,254
4307	Street Lights	30,000	17,500	20,284	(2,784)
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	29,167	20,934	8,233
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	5,833	9,768	(3,934)
4606	Mitigation Area Monitoring & Maintenance	60,000	35,000	14,840	20,160
4628	Aquatic Maintenance	42,480	24,780	24,780	0
4802	Aquatic Plant Replacement	500	292	0	292
4803	Stormwater System Maintenance	2,000	1,167	0	1,167
4804	Midge Fly Treatment	30,000	17,500	13,284	4,216
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 4/30/2018

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	4,000	2,333	0	2,333
4604	Landscape Maintenance	355,000	207,083	234,245	(27,162)
4609	Irrigation Repairs	30,000	17,500	15,363	2,138
4618	Landscape - Mulch	42,200	24,617	38,150	(13,533)
4619	Annual Flower Program	36,000	21,000	8,716	12,284
4640	Maintenance/Handyman Services	7,500	4,375	1,970	2,405
4641	Tree Trimming Services	10,000	5,833	0	5,833
4642	Well Maintenance	2,500	1,458	5,603	(4,145)
4643	Fire Ant Treatment	4,500	2,625	4,695	(2,070)
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	20,417	48,203	(27,787)
4680	Holiday Decorations	5,000	5,000	7,000	(2,000)
4681	Ornamental Lighting & Maintenance	10,000	5,833	0	5,833
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	60,000	35,000	44,196	(9,196)
4621	Sidewalk Repair & Maintenance	1,000	583	0	583
4622	Parking Lot Repair & Maintenance	1,000	583	0	583
4635	Street Sign Repair & Replacement	1,000	583	389	194
57200	Parks & Recreation				
3301	Staff-Salaries	96,010	56,006	50,487	5,518
3302	Staff-P/R Taxes	10,699	6,241	3,516	2,725
3303	Staff-Workers' Comp	4,800	2,800	0	2,800
3304	Staff-Health Insurance	9,240	5,390	3,495	1,895
3305	Payroll Processing/Reimbursement	800	467	571	(105)
4600	Pool Repairs	10,000	5,833	8,185	(2,352)
4615	Wildlife Management Services	10,000	5,833	4,850	983
4617	Pool Service Contract	14,700	8,575	8,900	(325)
4632	Facility A/C & Heating Maintenance & Repair	1,500	875	1,301	(426)
4702	Telephone, Fax, Internet	3,800	2,217	4,021	(1,804)
4704	Clubhouse - Facility Janitorial Service	10,800	6,300	9,060	(2,760)
4705	Office Supplies	4,400	2,567	2,651	(84)
4706	Clubhouse - Facility Janitorial Supplies	200	117	594	(477)
4711	Exterior Clubhouse Maintenance & Repair	15,000	8,750	8,453	297
4712	Security & Fire System Monitoring & Maintenance	9,000	5,250	13,148	(7,898)
4713	Management Contract	22,800	13,300	13,300	0
4714	Operating & Community Programming	35,000	20,417	17,127	3,290
4715	Pool/Patio Furniture	1,500	875	0	875
4719	Pest Control	760	443	422	21
4723	Interior Clubhouse Maintenance & Repairs	5,000	2,917	3,241	(324)
4727	Furniture Repair/Replacement	1,200	700	2,744	(2,044)
4745	Access Control Maintenance & Repair	5,000	2,917	960	1,957

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 4/30/2018

(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	729	0	729
4757	Computer Support, Maintenance & Repair	500	292	0	292
4758	Fitness Equipment Maintenance & Repairs	3,500	2,042	2,279	(237)
4759	Playground Equipment and Maintenance	1,200	700	295	405
4760	Tennis Court Maintenance & Supplies	1,200	700	12,200	(11,500)
4761	Trail/Bike Path Maintenance	15,000	8,750	0	8,750
4762	Clubhouse Miscellaneous Expense	1,075	627	275	352
57900	Contingency				
4638	Miscellaneous Contingency	2,000	1,167	500	667
6401	Capital Outlay	<u>20,000</u>	<u>11,667</u>	<u>0</u>	<u>11,667</u>
	Total Expenditures	<u>1,350,304</u>	<u>801,008</u>	<u>839,262</u>	<u>(38,254)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>542,230</u>	<u>513,443</u>	<u>(28,787)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>542,230</u>	<u>513,443</u>	<u>(28,787)</u>
	Fund Balance, Beginning of Period	0	0	122,726	122,726
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>542,230</u></u>	<u><u>636,169</u></u>	<u><u>93,939</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 4/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,110	1,110	0.00%
Special Assessments				
Tax Roll	90,691	90,691	0	0.00%
Total Revenues	<u>90,691</u>	<u>91,801</u>	<u>1,110</u>	<u>1.22%</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	81,095	81,095	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	81,095	81,095	0.00%
Fund Balance, Beginning of Period	0	201,685	201,685	0.00%
Fund Balance, End of Period	<u>0</u>	<u>282,780</u>	<u>282,780</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 4/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	822	822	0.00%
Special Assessments				
Tax Roll	283,744	285,034	1,290	0.45%
Prepayments	0	8,147	8,147	0.00%
Total Revenues	<u>283,744</u>	<u>294,003</u>	<u>10,259</u>	<u>3.62%</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	263,417	263,417	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	263,417	263,417	0.00%
Fund Balance, Beginning of Period	0	36,941	36,941	0.00%
Fund Balance, End of Period	<u>0</u>	<u>300,358</u>	<u>300,358</u>	<u>0.00%</u>

Harrison Ranch CDD
Investment Summary
April 30, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2018</u>
The Bank of Tampa	Money Market	\$ 119,775
The Bank of Tampa ICS:		
First National Bank of Omaha	Money Market	5
Mutual of Omaha Bank	Money Market	212,830
United Bank	Money Market	196,827
	Total General Fund Investments	\$ 529,437
The Bank of Tampa ICS Capital Reserve:		
Chemung Canal Trust Company	Money Market	\$ 6
First National Bank of Omaha	Money Market	3
United Bank	Money Market	48,321
Western Alliance Bank	Money Market	245,156
	Total Reserve Fund Investments	\$ 293,486
US Bank Series 2017 Interest	First American Treasury Obligation Fund Class Z	\$ 43
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Z	292,927
US Bank Series 2017 Prepayment	First American Treasury Obligation Fund Class Z	8,147
	Total Debt Service Fund Investments	\$ 301,117

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2018 Through 4/30/2018

<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
		Total 001 - General Fund	237.24
Report Balance			237.24

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2017

001 - General Fund

From 4/1/2018 Through 4/30/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
HD Supply Facilities Maintenance LTD	10/18/2017	9158242976-1CM	Supplies	(207.08)
RB Owens Electric Inc	3/15/2018	20180478	Installation of LED to Chillingham Monument-Dep	1,965.00
Your Flooring Warehouse LLC	4/12/2018	I-2346	Flooring 04/18	1,738.37
Susan Walterick	4/23/2018	042318	April Earth Day & Mothers Day Events	91.66
Securiteam	4/25/2018	3501	HID iClass Access Cards 04/18	495.00
Euphoria Pools & Spas Inc.	4/26/2018	SCC-5507	Replaced Handrail Covers	620.00
			Total 001 - General Fund	4,702.95
Report Total				4,702.95

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
April 30, 2018

Balance Sheet

1. Trust statement activity has been recorded through 04/30/18.
2. See EMMA (Electronic Municipal Market Access) at <https://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.