



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

February 28, 2019

Prepared by: Rizzetta & Company, Inc.

**harrisonranchcdd.org
rizzetta.com**

Harrison Ranch Community Development District

Balance Sheet
As of 2/28/2019
(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	256,616	0	0	256,616	0	0
Cash On Hand	100	0	0	100	0	0
Investments	681,351	0	298,803	980,154	0	0
Investments--Capital Reserves	0	376,006	0	376,006	0	0
Accounts Receivable	25,640	0	5,072	30,713	0	0
Prepaid Expenses	2,967	0	0	2,967	0	0
Deposits	1,676	0	0	1,676	0	0
Due From Other Funds	12,254	0	0	12,254	0	0
Due From Others	75	0	0	75	0	0
Amount Available in Debt Service	0	0	0	0	0	303,116
Amount To Be Provided Debt Service	0	0	0	0	0	3,781,884
Fixed Assets	0	0	0	0	14,240,892	0
Total Assets	980,680	376,006	303,876	1,660,562	14,240,892	4,085,000
Liabilities						
Accounts Payable	8,423	0	0	8,423	0	0
Accrued Expenses Payable	44,127	0	0	44,127	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	0	11,495	759	12,254	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	4,085,000
Total Liabilities	52,550	11,495	759	64,804	0	4,085,000
Fund Equity & Other Credits						
Beginning Fund Balance	92,168	283,963	83,502	459,633	14,240,892	0
Net Change in Fund Balance	835,963	80,548	219,615	1,136,125	0	0
Total Fund Equity & Other Credits	928,131	364,511	303,116	1,595,758	14,240,892	0
Total Liabilities & Fund Equity	980,680	376,006	303,876	1,660,562	14,240,892	4,085,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,291	1,291	0.00%
Special Assessments					
Tax Roll	1,333,346	1,333,346	1,343,690	10,344	(0.77)%
Other Miscellaneous Revenues					
Miscellaneous Revenues	4,500	1,875	631	(1,244)	85.98%
Clubhouse Rentals	4,000	1,667	2,897	1,231	27.57%
Key/Access Revenue	282	118	467	350	(65.68)%
Lease Revenue	1,258	524	490	(34)	61.04%
Community Activity Revenues	3,600	1,500	5,695	4,195	(58.19)%
Total Revenues	1,346,986	1,339,029	1,355,162	16,132	(0.61)%
Expenditures					
Legislative					
Supervisor Fees	12,000	5,000	4,600	400	61.66%
Financial & Administrative					
Administrative Services	5,000	2,083	2,083	0	58.33%
District Management	29,200	12,167	12,167	0	58.33%
District Engineer	20,000	8,333	11,378	(3,044)	43.11%
Disclosure Report	1,000	1,000	0	1,000	100.00%
Trustees Fees	3,965	2,313	1,571	742	60.37%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	5,250	2,188	2,188	0	58.33%
Accounting Services	19,800	8,250	8,250	0	58.33%
Auditing Services	3,015	0	0	0	100.00%
Arbitrage Rebate Calculation	500	0	0	0	100.00%
Public Officials Liability	2,700	2,700	2,500	200	7.40%
Insurance					
Legal Advertising	3,000	1,250	194	1,056	93.52%
Dues, Licenses & Fees	1,630	1,380	1,434	(54)	12.00%
Property Taxes	1,300	1,300	0	1,300	100.00%
Website Hosting, Maintenance, Backup	2,880	1,200	875	325	69.61%
Legal Counsel					
District Counsel	30,000	12,500	15,458	(2,958)	48.47%
Electric Utility Services					
Utility Services	2,000	833	568	265	71.59%
Utility - Recreation Facilities	38,000	15,833	13,964	1,869	63.25%
Street Lights	30,000	12,500	13,720	(1,220)	54.26%
Water-Sewer Combination Services					
Utility Services	50,000	20,833	12,989	7,845	74.02%
Stormwater Control					
Lake/Pond Bank Maintenance	10,000	4,167	0	4,167	100.00%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	60,000	25,000	24,004	996	59.99%
Aquatic Maintenance	42,480	17,700	18,220	(520)	57.10%
Aquatic Plant Replacement	500	208	0	208	100.00%
Stormwater System Maintenance	2,000	833	0	833	100.00%
Midge Fly Treatment	30,000	12,500	12,790	(290)	57.36%
Other Physical Environment					
Property/GL Insurance	18,000	18,000	14,884	3,116	17.31%
Entry & Walls Maintenance	4,000	1,667	0	1,667	100.00%
Landscape Maintenance	355,000	147,917	172,242	(24,326)	51.48%
Irrigation Repairs	30,000	12,500	7,540	4,960	74.86%
Landscape - Mulch	42,200	17,583	3,780	13,803	91.04%
Annual Flower Program	36,000	15,000	0	15,000	100.00%
Maintenance/Handyman Services	7,500	3,125	5,297	(2,172)	29.36%
Tree Trimming Services	10,000	4,167	3,600	567	64.00%
Well Maintenance	2,500	1,042	1,545	(503)	38.20%
Fire Ant Treatment	4,500	1,875	0	1,875	100.00%
Landscape Replacement Plants, Shrubs, Trees	35,000	14,583	7,122	7,461	79.65%
Holiday Decorations	5,000	5,000	5,660	(660)	(13.20)%
Ornamental Lighting & Maintenance	10,000	4,167	0	4,167	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	60,000	25,000	34,095	(9,095)	43.17%
Sidewalk Repair & Maintenance	1,000	417	0	417	100.00%
Parking Lot Repair & Maintenance	1,000	417	0	417	100.00%
Street Sign Repair & Replacement	1,000	417	202	214	79.75%
Parks & Recreation					
Staff-Salaries	96,010	40,004	25,705	14,299	73.22%
Staff-P/R Taxes	10,699	4,458	2,380	2,078	77.75%
Staff-Workers' Comp	4,800	2,000	0	2,000	100.00%
Staff-Health Insurance	9,240	3,850	1,735	2,115	81.22%
Payroll	800	333	236	97	70.50%
Processing/Reimbursement					
Pool Repairs	10,000	4,167	4,932	(766)	50.67%
Wildlife Management Services	10,000	4,167	4,800	(633)	52.00%
Pool Service Contract	14,700	6,125	7,000	(875)	52.38%
Facility A/C & Heating Maintenance & Repair	1,500	625	0	625	100.00%
Telephone, Fax, Internet	3,800	1,583	3,420	(1,836)	10.01%
Clubhouse - Facility Janitorial Service	10,800	4,500	7,810	(3,310)	27.68%

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Office Supplies	3,400	1,417	566	851	83.36%
Clubhouse - Facility Janitorial Supplies	1,000	417	0	417	100.00%
Exterior Clubhouse Maintenance & Repair	15,000	6,250	475	5,775	96.83%
Security & Fire System Monitoring & Maintenance	9,000	3,750	9,387	(5,637)	(4.29)%
Management Contract	22,800	9,500	9,500	0	58.33%
Operating & Community Programming	35,000	14,583	13,907	676	60.26%
Pool/Patio Furniture	1,500	625	0	625	100.00%
Pest Control	760	317	172	145	77.36%
Interior Clubhouse Maintenance & Repairs	5,000	2,083	2,198	(115)	56.03%
Furniture Repair/Replacement	1,200	500	0	500	100.00%
Access Control Maintenance & Repair	5,000	2,083	1,010	1,073	79.80%
Athletic Field Maintenance & Repairs	1,250	521	118	403	90.54%
Computer Support, Maintenance & Repair	500	208	0	208	100.00%
Fitness Equipment Maintenance & Repairs	3,500	1,458	1,256	202	64.10%
Playground Equipment and Maintenance	1,200	500	0	500	100.00%
Tennis Court Maintenance & Supplies	1,200	500	0	500	100.00%
Trail/Bike Path Maintenance	10,000	4,167	625	3,542	93.75%
Clubhouse Miscellaneous Expense	2,540	1,058	470	588	81.48%
Contingency					
Miscellaneous Contingency	617	257	1,325	(1,068)	(114.74)%
Capital Outlay	20,000	8,333	0	8,333	100.00%
Total Expenditures	<u>1,346,986</u>	<u>580,537</u>	<u>519,199</u>	<u>61,338</u>	<u>61.45%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>758,492</u>	<u>835,963</u>	<u>77,471</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>758,492</u>	<u>835,963</u>	<u>77,471</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	92,168	92,168	0.00%
Fund Balance, End of Period	<u>0</u>	<u>758,492</u>	<u>928,131</u>	<u>169,639</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,352	1,352	0.00%
Special Assessments				
Tax Roll	90,691	90,691	0	0.00%
Total Revenues	<u>90,691</u>	<u>92,043</u>	<u>1,352</u>	<u>1.49%</u>
Expenditures				
Contingency				
Capital Reserve	90,691	11,495	79,196	87.32%
Total Expenditures	<u>90,691</u>	<u>11,495</u>	<u>79,196</u>	<u>87.33%</u>
Excess of Revenue Over (Under) Expenditures	0	80,548	80,548	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	80,548	80,548	0.00%
Fund Balance, Beginning of Period	0	283,963	283,963	0.00%
Fund Balance, End of Period	<u>0</u>	<u>364,511</u>	<u>364,511</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	967	967	0.00%
Special Assessments				
Tax Roll	283,172	285,029	1,857	0.65%
Total Revenues	<u>283,172</u>	<u>285,996</u>	<u>2,824</u>	<u>1.00%</u>
Expenditures				
Debt Service				
Interest	133,172	66,381	66,791	50.15%
Principal	150,000	0	150,000	100.00%
Total Expenditures	<u>283,172</u>	<u>66,381</u>	<u>216,791</u>	<u>76.56%</u>
Excess of Revenue Over (Under) Expenditures	0	219,615	219,615	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	219,615	219,615	0.00%
Fund Balance, Beginning of Period	0	83,502	83,502	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>303,116</u></u>	<u><u>303,116</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
February 28, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2019</u>
The Bank of Tampa	Money Market	\$ 170,088
The Bank of Tampa ICS:		
Pinnacle Bank	Money Market	245,308
United Bank	Money Market	245,317
Western Alliance Bank	Money Market	20,638
	Total General Fund Investments	\$ <u>681,351</u>
The Bank of Tampa ICS Capital Reserve:		
The Huntington National Bank	Money Market	\$ 245,317
Western Alliance Bank	Money Market	130,689
	Total Reserve Fund Investments	\$ <u>376,006</u>
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Z	\$ 295,656
US Bank Series 2017 Prepayment	First American Treasury Obligation Fund Class Z	3,147
	Total Debt Service Fund Investments	\$ <u>298,803</u>

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2019 Through 2/28/2019

<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
4/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI0417-1	103.88
10/1/2018	Manatee County Tax Collector	FY18-19	<u>25,508.08</u>
		Total 001 - General Fund	25,640.46

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2019 Through 2/28/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Manatee County Tax Collector	FY18-19	<u>5,072.34</u>
		Total 200 - Debt Service Fund	<u>5,072.34</u>
Report Balance			<u><u>30,712.80</u></u>

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2019

001 - General Fund

From 2/1/2019 Through 2/28/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hoover Pumping Systems Inc	2/1/2019	139386	Two Year Service Agreement #1505	1,545.00
Securiteam	2/1/2019	5256011419	Service Call 1/14/19	279.99
HD Supply Facilities Maintenance LTD	2/14/2019	9170115533	Supplies 02/19	138.97
HD Supply Facilities Maintenance LTD	2/21/2019	9170299580	Paper 2/19	115.98
Frontier Florida LLC dba Frontier Communications of Florida	2/25/2019	941-776-9949-011007... 3/19	Clubhouse/Office Telephone 3/19	285.24
MCUD	2/26/2019	Water Summary Bill 2/19	MCUD Water Summary 2/19	1,529.49
Euphoria Pools & Spas Inc.	2/28/2019	SCC-7375	Pump Repair 02/19	1,672.50
Florida Department of Revenue	2/28/2019	Sales Tax FEB	51-8015668220-6 Sales Tax 2/19	176.31
ZNS Engineering, L.C.	3/1/2019	134230	Engineering Services 1/19	2,389.10
ZNS Engineering, L.C.	3/1/2019	134231	Engineering Services 1/19 - WUP	290.00
			Total 001 - General Fund	8,422.58
Report Total				8,422.58

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
February 28, 2019

Balance Sheet

1. Trust statement activity has been recorded through 02/28/19.
2. See EMMA (Electronic Municipal Market Access) at <https://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 FY18-19 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.