



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

March 31, 2019

Prepared by: Rizzetta & Company, Inc.

**harrisonranchcdd.org
rizzetta.com**

Harrison Ranch Community Development District

Balance Sheet
As of 3/31/2019
(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	159,068	0	0	159,068	0	0
Cash On Hand	100	0	0	100	0	0
Investments	693,763	0	299,408	993,171	0	0
Investments--Capital Reserves	0	365,143	0	365,143	0	0
Accounts Receivable	20,948	0	4,166	25,114	0	0
Prepaid Expenses	2,567	0	0	2,567	0	0
Deposits	1,676	0	0	1,676	0	0
Due From Other Funds	7,000	0	0	7,000	0	0
Due From Others	75	0	0	75	0	0
Amount Available in Debt Service	0	0	0	0	0	303,574
Amount To Be Provided Debt Service	0	0	0	0	0	3,781,426
Fixed Assets	0	0	0	0	14,240,892	0
Total Assets	885,198	365,143	303,574	1,553,915	14,240,892	4,085,000
Liabilities						
Accounts Payable	26,884	0	0	26,884	0	0
Accrued Expenses Payable	1,550	0	0	1,550	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	0	7,000	0	7,000	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	4,085,000
Total Liabilities	28,434	7,000	0	35,434	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	764,597	74,180	220,072	1,058,848	0	0
Total Fund Equity & Other Credits	856,764	358,143	303,574	1,518,481	14,240,892	0
Total Liabilities & Fund Equity	885,198	365,143	303,574	1,553,915	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 3/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	2,209	2,209	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	2,250	631	(1,619)	85.98%
Clubhouse Rentals	4,000	2,000	2,944	944	26.40%
Key/Access Revenue	282	141	748	607	(165.09)%
Lease Revenue	1,258	629	484	(145)	61.51%
Community Activity Revenues	3,600	1,800	8,041	6,241	(123.35)%
Total Revenues	1,346,986	1,340,166	1,358,746	18,580	(0.87)%
Expenditures					
Legislative					
Supervisor Fees	12,000	6,000	5,600	400	53.33%
Financial & Administrative					
Administrative Services	5,000	2,500	2,500	0	49.99%
District Management	29,200	14,600	14,600	0	50.00%
District Engineer	20,000	10,000	14,047	(4,047)	29.76%
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	2,625	2,625	0	50.00%
Accounting Services	19,800	9,900	9,900	0	50.00%
Auditing Services	3,015	0	3,015	(3,015)	0.00%
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	1,500	194	1,306	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	1,440	1,050	390	63.54%
Legal Counsel					
District Counsel	30,000	15,000	18,413	(3,413)	38.62%
Electric Utility Services					
Utility Services	2,000	1,000	672	328	66.38%
Utility - Recreation Facilities	38,000	19,000	16,594	2,406	56.33%
Street Lights	30,000	15,000	16,264	(1,264)	45.78%
Water-Sewer Combination Services					
Utility Services	50,000	25,000	15,018	9,982	69.96%
Stormwater Control					
Lake/Pond Bank Maintenance	10,000	5,000	0	5,000	100.00%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	60,000	30,000	24,004	5,996	59.99%
Aquatic Maintenance	42,480	21,240	21,864	(624)	48.53%
Aquatic Plant Replacement	500	250	0	250	100.00%
Stormwater System Maintenance	2,000	1,000	0	1,000	100.00%
Midge Fly Treatment	30,000	15,000	15,004	(4)	49.98%
Other Physical Environment					
Property/GL Insurance	18,000	18,000	14,884	3,116	17.31%
Entry & Walls Maintenance	4,000	2,000	0	2,000	100.00%
Landscape Maintenance	355,000	177,500	172,637	4,863	51.36%
Irrigation Repairs	30,000	15,000	8,719	6,281	70.93%
Landscape - Mulch	42,200	21,100	3,780	17,320	91.04%
Annual Flower Program	36,000	18,000	0	18,000	100.00%
Maintenance/Handyman Services	7,500	3,750	5,297	(1,547)	29.36%
Tree Trimming Services	10,000	5,000	3,600	1,400	64.00%
Well Maintenance	2,500	1,250	1,545	(295)	38.20%
Fire Ant Treatment	4,500	2,250	0	2,250	100.00%
Landscape Replacement Plants, Shrubs, Trees	35,000	17,500	10,042	7,458	71.30%
Holiday Decorations	5,000	5,000	5,660	(660)	(13.20)%
Ornamental Lighting & Maintenance	10,000	5,000	0	5,000	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	60,000	30,000	49,545	(19,545)	17.42%
Sidewalk Repair & Maintenance	1,000	500	0	500	100.00%
Parking Lot Repair & Maintenance	1,000	500	0	500	100.00%
Street Sign Repair & Replacement	1,000	500	202	298	79.75%
Parks & Recreation					
Staff-Salaries	96,010	48,005	32,441	15,564	66.21%
Staff-P/R Taxes	10,699	5,349	2,987	2,362	72.07%
Staff-Workers' Comp	4,800	2,400	0	2,400	100.00%
Staff-Health Insurance	9,240	4,620	2,926	1,694	68.33%
Payroll	800	400	286	114	64.28%
Processing/Reimbursement					
Pool Repairs	10,000	5,000	4,932	68	50.67%
Wildlife Management Services	10,000	5,000	4,800	200	52.00%
Pool Service Contract	14,700	7,350	8,589	(1,239)	41.57%
Facility A/C & Heating Maintenance & Repair	1,500	750	0	750	100.00%
Telephone, Fax, Internet	3,800	1,900	3,993	(2,093)	(5.06)%
Clubhouse - Facility Janitorial Service	10,800	5,400	8,910	(3,510)	17.50%

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Office Supplies	3,400	1,700	623	1,077	81.67%
Clubhouse - Facility Janitorial Supplies	1,000	500	0	500	100.00%
Exterior Clubhouse Maintenance & Repair	15,000	7,500	475	7,025	96.83%
Security & Fire System Monitoring & Maintenance	9,000	4,500	9,432	(4,932)	(4.79)%
Management Contract	22,800	11,400	11,400	0	50.00%
Operating & Community Programming	35,000	17,500	22,517	(5,017)	35.66%
Pool/Patio Furniture	1,500	750	0	750	100.00%
Pest Control	760	380	272	108	64.21%
Interior Clubhouse Maintenance & Repairs	5,000	2,500	3,167	(667)	36.66%
Furniture Repair/Replacement	1,200	600	0	600	100.00%
Access Control Maintenance & Repair	5,000	2,500	1,010	1,490	79.80%
Athletic Field Maintenance & Repairs	1,250	625	118	507	90.54%
Computer Support, Maintenance & Repair	500	250	0	250	100.00%
Fitness Equipment Maintenance & Repairs	3,500	1,750	1,489	261	57.44%
Playground Equipment and Maintenance	1,200	600	0	600	100.00%
Tennis Court Maintenance & Supplies	1,200	600	0	600	100.00%
Trail/Bike Path Maintenance	10,000	5,000	625	4,375	93.75%
Clubhouse Miscellaneous Expense	2,540	1,270	549	721	78.39%
Contingency					
Miscellaneous Contingency	617	309	1,325	(1,016)	(114.74)%
Capital Outlay	20,000	10,000	3,250	6,750	83.75%
Total Expenditures	<u>1,346,986</u>	<u>689,256</u>	<u>594,149</u>	<u>95,107</u>	<u>55.89%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>650,910</u>	<u>764,597</u>	<u>113,687</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>650,910</u>	<u>764,597</u>	<u>113,687</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>650,910</u>	<u>856,764</u>	<u>205,855</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 3/31/2019

(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	1,984	1,984	0.00%
Special Assessments				
Tax Roll	90,691	90,691	0	0.00%
Total Revenues	<u>90,691</u>	<u>92,675</u>	<u>1,984</u>	<u>2.19%</u>
Expenditures				
Contingency				
Capital Reserve	90,691	18,495	72,196	79.60%
Total Expenditures	<u>90,691</u>	<u>18,495</u>	<u>72,196</u>	<u>79.61%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>74,180</u>	<u>74,180</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>74,180</u>	<u>74,180</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	283,963	283,963	0.00%
Fund Balance, End of Period	<u>0</u>	<u>358,143</u>	<u>358,143</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,424	1,424	0.00%
Special Assessments				
Tax Roll	283,172	285,029	1,857	0.65%
Total Revenues	<u>283,172</u>	<u>286,453</u>	<u>3,281</u>	<u>1.16%</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	220,072	220,072	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	220,072	220,072	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>303,574</u></u>	<u><u>303,574</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
March 31, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2019</u>
The Bank of Tampa	Money Market	\$ 181,632
The Bank of Tampa ICS:		
American National Bank	Money Market	21,267
EagleBank	Money Market	8
First National Bank of Omaha	Money Market	23
NexBank, SSB	Money Market	245,416
United Bank	Money Market	245,417
	Total General Fund Investments	\$ 693,763
The Bank of Tampa ICS Capital Reserve:		
American National Bank	Money Market	\$ 119,537
EagleBank	Money Market	80
First National Bank of Omaha	Money Market	159
The Huntington National Bank	Money Market	245,367
	Total Reserve Fund Investments	\$ 365,143
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Z	\$ 296,261
US Bank Series 2017 Prepayment	First American Treasury Obligation Fund Class Z	3,147
	Total Debt Service Fund Investments	\$ 299,408

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 3/1/2019 Through 3/31/2019

<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>20,947.96</u>
		Total 001 - General Fund	20,947.96

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 3/1/2019 Through 3/31/2019

<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>4,165.55</u>
		Total 200 - Debt Service Fund	<u>4,165.55</u>
Report Balance			<u><u>25,245.89</u></u>

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2018

001 - General Fund

From 3/1/2019 Through 3/31/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
RB Owens Electric Inc	9/21/2018	20181902	Inspection & Replacements 09/18	390.00
RB Owens Electric Inc	10/19/2018	20182084	Inspection & Replacements 10/18	390.00
RB Owens Electric Inc	10/19/2018	20182085	Street Light Replacements 10/18	5,604.20
RB Owens Electric Inc	12/20/2018	20183044	Light Replacement 12/18	195.00
Massey Services, Inc.	2/1/2019	18204310B	Rodent Station Monitoring 02/19	50.00
Massey Services, Inc.	3/1/2019	18398759B	Rodent Station Monitoring 03/19	50.00
RB Owens Electric Inc	3/7/2019	20191547	Service Call - Street Light #88 03/19	320.00
Jamie Griffith	3/16/2019	031619 Griffith	Reimbursement for Supplies	13.56
Nates Honor Animal Rescue	3/17/2019	031719 Nates	5K Donation 03/19	3,781.00
Commercial Fitness Products, Inc	3/19/2019	C903181	Heart Rate Grip-03/19	127.99
Commercial Fitness Products, Inc	3/19/2019	C903182	Preventive Maintenance of Equipment 03/19	105.00
Frontier Florida LLC dba Frontier Communications of Florida	3/25/2019	941-776-9949-011007... 04/19	Clubhouse/Office Telephone 04/19	281.14
Euphoria Pools & Spas Inc.	3/26/2019	SCC-7560	Fecal Matter Removed 03/19	189.00
Hopping Green & Sams	3/29/2019	106561	General/Monthly Legal Services 02/19	2,954.34
Access Residential Management LLC	3/29/2019	HRHC-03-2019	Release Fee 03/19	7,000.00
MCUD	3/29/2019	Water Summary Bill 03/19	MCUD Water Summary 03/19	2,029.27
ZNS Engineering, L.C.	3/29/2019	134489	Engineering Services 03/19	2,379.25
ZNS Engineering, L.C.	3/29/2019	134490	Engineering Services 03/19 - WUP	290.00
Florida Department of Revenue	3/31/2019	Sales Tax 03/19	51-8015668220-6 Sales Tax 03/19	159.00
Down to Earth Landscape LLC	3/31/2019	32694	Irrigation Repairs 03/19	575.00
			Total 001 - General Fund	26,883.75
Report Total				26,883.75

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
March 31, 2019

Balance Sheet

1. Trust statement activity has been recorded through 03/31/19.
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.