



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

April 30, 2019

Prepared by: Rizzetta & Company, Inc.

**harrisonranchcdd.org
rizzetta.com**

Harrison Ranch Community Development District

Balance Sheet
As of 4/30/2019
(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	255,350	0	0	255,350	0	0
Cash On Hand	100	0	0	100	0	0
Investments	544,658	0	302,356	847,015	0	0
Investments--Capital Reserves	0	365,744	0	365,744	0	0
Accounts Receivable	8,710	0	1,732	10,441	0	0
Prepaid Expenses	2,200	0	0	2,200	0	0
Deposits	1,676	0	0	1,676	0	0
Due From Other Funds	29,375	0	0	29,375	0	0
Due From Others	75	0	0	75	0	0
Amount Available in Debt Service	0	0	0	0	0	304,088
Amount To Be Provided Debt Service	0	0	0	0	0	3,780,912
Fixed Assets	0	0	0	0	14,240,892	0
Total Assets	842,145	365,744	304,088	1,511,977	14,240,892	4,085,000
Liabilities						
Accounts Payable	110,056	0	0	110,056	0	0
Accrued Expenses Payable	2,000	0	0	2,000	0	0
Other Current Liabilities	17	0	0	17	0	0
Due To Other Funds	0	29,375	0	29,375	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	4,085,000
Total Liabilities	112,073	29,375	0	141,448	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	637,904	52,406	220,586	910,896	0	0
Total Fund Equity & Other Credits	730,072	336,369	304,088	1,370,529	14,240,892	0
Total Liabilities & Fund Equity	842,145	365,744	304,088	1,511,977	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 4/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	3,104	3,104	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	2,625	631	(1,994)	85.98%
Clubhouse Rentals	4,000	2,333	2,944	611	26.40%
Key/Access Revenue	282	165	748	583	(165.09)%
Lease Revenue	1,258	734	582	(152)	53.72%
Community Activity Revenues	3,600	2,100	8,183	6,083	(127.30)%
Total Revenues	1,346,986	1,341,303	1,359,881	18,579	(0.96)%
Expenditures					
Legislative					
Supervisor Fees	12,000	7,000	6,600	400	45.00%
Financial & Administrative					
Administrative Services	5,000	2,917	2,917	0	41.66%
District Management	29,200	17,033	17,033	0	41.66%
District Engineer	20,000	11,667	15,291	(3,624)	23.54%
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	3,063	3,063	0	41.66%
Accounting Services	19,800	11,550	11,550	0	41.66%
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	1,750	194	1,556	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	1,680	1,225	455	57.46%
Legal Counsel					
District Counsel	30,000	17,500	18,413	(913)	38.62%
Electric Utility Services					
Utility Services	2,000	1,167	818	348	59.08%
Utility - Recreation Facilities	38,000	22,167	19,717	2,449	48.11%
Street Lights	30,000	17,500	18,857	(1,357)	37.14%
Water-Sewer Combination Services					
Utility Services	50,000	29,167	18,896	10,271	62.20%
Stormwater Control					
Lake/Pond Bank Maintenance	10,000	5,833	0	5,833	100.00%

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	60,000	35,000	24,004	10,996	59.99%
Aquatic Maintenance	42,480	24,780	25,508	(728)	39.95%
Aquatic Plant Replacement	500	292	0	292	100.00%
Stormwater System Maintenance	2,000	1,167	0	1,167	100.00%
Midge Fly Treatment	30,000	17,500	17,218	282	42.60%
Other Physical Environment					
Property/GL Insurance	18,000	18,000	14,884	3,116	17.31%
Entry & Walls Maintenance	4,000	2,333	0	2,333	100.00%
Landscape Maintenance	355,000	207,083	207,086	(3)	41.66%
Irrigation Repairs	30,000	17,500	12,514	4,986	58.28%
Landscape - Mulch	42,200	24,617	48,015	(23,398)	(13.77)%
Annual Flower Program	36,000	21,000	0	21,000	100.00%
Maintenance/Handyman Services	7,500	4,375	5,690	(1,315)	24.13%
Tree Trimming Services	10,000	5,833	3,600	2,233	64.00%
Well Maintenance	2,500	1,458	1,545	(87)	38.20%
Fire Ant Treatment	4,500	2,625	0	2,625	100.00%
Landscape Replacement Plants, Shrubs, Trees	35,000	20,417	15,088	5,329	56.89%
Holiday Decorations	5,000	5,000	5,660	(660)	(13.20)%
Ornamental Lighting & Maintenance	10,000	5,833	0	5,833	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	60,000	35,000	52,765	(17,765)	12.05%
Sidewalk Repair & Maintenance	1,000	583	0	583	100.00%
Parking Lot Repair & Maintenance	1,000	583	0	583	100.00%
Street Sign Repair & Replacement	1,000	583	402	181	59.75%
Parks & Recreation					
Staff-Salaries	96,010	56,006	35,831	20,174	62.67%
Staff-P/R Taxes	10,699	6,241	3,461	2,780	67.65%
Staff-Workers' Comp	4,800	2,800	0	2,800	100.00%
Staff-Health Insurance	9,240	5,390	3,986	1,404	56.86%
Payroll	800	467	343	124	57.18%
Processing/Reimbursement					
Pool Repairs	10,000	5,833	4,932	901	50.67%
Wildlife Management Services	10,000	5,833	4,800	1,033	52.00%
Pool Service Contract	14,700	8,575	9,989	(1,414)	32.04%
Facility A/C & Heating Maintenance & Repair	1,500	875	0	875	100.00%
Telephone, Fax, Internet	3,800	2,217	4,536	(2,319)	(19.35)%
Clubhouse - Facility Janitorial Service	10,800	6,300	10,147	(3,847)	6.04%

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Office Supplies	3,400	1,983	623	1,360	81.67%
Clubhouse - Facility Janitorial Supplies	1,000	583	0	583	100.00%
Exterior Clubhouse Maintenance & Repair	15,000	8,750	3,125	5,625	79.16%
Security & Fire System Monitoring & Maintenance	9,000	5,250	9,477	(4,227)	(5.29)%
Management Contract	22,800	13,300	12,540	760	45.00%
Operating & Community Programming	35,000	20,417	23,280	(2,863)	33.48%
Pool/Patio Furniture	1,500	875	0	875	100.00%
Pest Control	760	443	322	121	57.63%
Interior Clubhouse Maintenance & Repairs	5,000	2,917	3,667	(750)	26.66%
Furniture Repair/Replacement	1,200	700	0	700	100.00%
Access Control Maintenance & Repair	5,000	2,917	1,010	1,907	79.80%
Athletic Field Maintenance & Repairs	1,250	729	118	611	90.54%
Computer Support, Maintenance & Repair	500	292	0	292	100.00%
Fitness Equipment Maintenance & Repairs	3,500	2,042	1,674	367	52.16%
Playground Equipment and Maintenance	1,200	700	0	700	100.00%
Tennis Court Maintenance & Supplies	1,200	700	0	700	100.00%
Trail/Bike Path Maintenance	10,000	5,833	625	5,208	93.75%
Clubhouse Miscellaneous Expense	2,540	1,482	592	889	76.68%
Contingency					
Miscellaneous Contingency	617	360	1,325	(965)	(114.74)%
Capital Outlay	20,000	11,667	3,250	8,417	83.75%
Total Expenditures	<u>1,346,986</u>	<u>797,975</u>	<u>721,977</u>	<u>75,998</u>	<u>46.40%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>543,328</u>	<u>637,904</u>	<u>94,577</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>543,328</u>	<u>637,904</u>	<u>94,577</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>543,328</u>	<u>730,072</u>	<u>186,744</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 4/30/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,585	2,585	0.00%
Special Assessments				
Tax Roll	90,691	90,691	0	0.00%
Total Revenues	<u>90,691</u>	<u>93,276</u>	<u>2,585</u>	<u>2.85%</u>
Expenditures				
Contingency				
Capital Reserve	90,691	40,870	49,821	54.93%
Total Expenditures	<u>90,691</u>	<u>40,870</u>	<u>49,821</u>	<u>54.93%</u>
Excess of Revenue Over (Under) Expenditures	0	52,406	52,406	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	52,406	52,406	0.00%
Fund Balance, Beginning of Period	0	283,963	283,963	0.00%
Fund Balance, End of Period	<u>0</u>	<u>336,369</u>	<u>336,369</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,939	1,939	0.00%
Special Assessments				
Tax Roll	283,172	285,029	1,857	0.65%
Total Revenues	<u>283,172</u>	<u>286,968</u>	<u>3,795</u>	<u>1.34%</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	220,586	220,586	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	220,586	220,586	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>304,088</u></u>	<u><u>304,088</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
April 30, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2019</u>
The Bank of Tampa	Money Market	\$ 31,684
The Bank of Tampa ICS:		
BOKF, National Association	Money Market	22,213
First National Bank of Omaha	Money Market	245,364
Fulton Bank	Money Market	245,397
	Total General Fund Investments	\$ 544,658
The Bank of Tampa ICS Capital Reserve:		
BOKF, National Association	Money Market	\$ 120,352
The Huntington National Bank	Money Market	245,392
	Total Reserve Fund Investments	\$ 365,744
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Z	\$ 299,209
US Bank Series 2017 Prepayment	First American Treasury Obligation Fund Class Z	3,147
	Total Debt Service Fund Investments	\$ 302,356

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2019 Through 4/30/2019

<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>8,709.56</u>
		Total 001 - General Fund	8,709.56

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2019 Through 4/30/2019

<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>1,731.92</u>
		Total 200 - Debt Service Fund	<u>1,731.92</u>
Report Balance			<u><u>10,441.48</u></u>

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2019

001 - General Fund

From 4/1/2019 Through 4/30/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
FPL	3/14/2019	29678-78196 03/19	10202 57th CT East 03/19	17.01
Amrita Nambiar	3/25/2019	032519 Nambiar	Cooking Class 03/19	110.00
Aquatic Systems, Inc	4/1/2019	0000440077	Monthly Midge Fly Treatment 04/19	2,214.00
Aquatic Systems, Inc	4/1/2019	0000440915	Monthly Lake and Wetland Svc 04/19	3,644.00
Euphoria Pools & Spas Inc.	4/1/2019	SCC-7659	Weekly Pool Services 04/19	1,400.00
Southwest Maintenance Services, Inc.	4/1/2019	4475	Cleaning and Maintenance Services 04/19	1,237.34
Access Residential Management LLC	4/2/2019	HRCDD0219-04	Management Fee 04/19	1,140.00
Access Residential Management LLC	4/2/2019	HRCDDP2019-04	Payroll Fees 04/19	4,979.64
Down to Earth Landscape LLC	4/10/2019	33176	Monthly Landscaping 04/19	34,448.47
FPL	4/15/2019	29678-78196 04/19	10202 57th CT East 04/19	17.70
Down to Earth Landscape LLC	4/18/2019	33936	Straighten and Stake Oak Tree 04/19	260.00
Down to Earth Landscape LLC	4/18/2019	33937	Irrigation Repairs 04/19	3,795.00
Down to Earth Landscape LLC	4/18/2019	33938	Installation of Mulch 04/19	44,235.00
Down to Earth Landscape LLC	4/18/2019	33943	Tree Trimming 04/19	157.50
Down to Earth Landscape LLC	4/18/2019	33947	Plant Installation 04/19	3,577.50
Down to Earth Landscape LLC	4/18/2019	33953	Plant Installation 04/19	1,051.00
RB Owens Electric Inc	4/23/2019	20191862	Inspection & Replacements 04/19	2,830.00
Frontier Florida LLC dba Frontier Communications of Florida	4/25/2019	941-776-9949-011007... 05/19	Clubhouse/Office Telephone 05/19	280.17
MCUD	4/26/2019	Water Summary Bill 04/19	MCUD Water Summary 04/19	3,877.84
Amrita Nambiar	4/26/2019	042619 Nambiar	Cooking Class 04/19	40.00
ZNS Engineering, L.C.	4/30/2019	134716	Engineering Services 03/19	453.75

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2019

001 - General Fund

From 4/1/2019 Through 4/30/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ZNS Engineering, L.C.	4/30/2019	134717	Engineering Services 03/19 - WUP	290.00
			Total 001 - General Fund	110,055.92
Report Total				110,055.92

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
April 30, 2019

Balance Sheet

1. Trust statement activity has been recorded through 04/30/19.
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.