

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614

May 10, 2016

Clerk of the Board of County Commissioners
Manatee County
P.O. Box 1000
Bradenton, FL 34206-1000

Re: Harrison Ranch Community Development District
Proposed Fiscal Year 2016/2017 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2016/2017 budget (the "Proposed Budget") approved by the Board of Supervisors of the Harrison Ranch Community Development District (the "Board") for the purpose of setting a hearing to consider public comment and testimony on same. The public hearing on the Proposed Budget has been scheduled for **August 8, 2016 at 6:30 p.m.** at the **Harrison Ranch Club House** located at **5755 Harrison Ranch Boulevard, Parrish, Florida 34219**. Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information, in accordance with the requirement set forth in Section 190.008(b), *Florida Statutes*, and posting on the website of Manatee County (at least two days prior to the public hearing) pursuant to Section 189.016, *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Joseph Roethke

Joseph Roethke
District Manager

Cc: Carlos Gregory, Chairman
Jere Earlywine, District Counsel

Enclosure

**Approved Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll	\$ 1,166,250
Off Roll	\$ -
Other Miscellaneous Revenues	
Community Activity Revenues	\$ 9,299
Miscellaneous Revenues	\$ 561
Clubhouse Rentals	\$ 5,400
Lease Revenue	\$ 1,176
Key Access Revenue	\$ 564
TOTAL REVENUES	\$ 1,183,250
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,183,250
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 9,400
Financial & Administrative	
Administrative Services	\$ 4,725
District Management	\$ 28,285
District Engineer	\$ 15,000
Disclosure Report	\$ 1,000
Trustees Fees	\$ 3,965
Assessment Roll	\$ 5,250
Financial Consulting Services	\$ 5,250
Accounting Services	\$ 17,325
Auditing Services	\$ 3,500
Arbitrage Rebate Calculation	\$ 650
Travel	\$ -
Public Officials Liability Insurance	\$ 2,700
Legal Advertising	\$ 3,000
Bank Fees	\$ -
Dues, Licenses & Fees	\$ 1,630
Property Taxes	\$ 1,300
Website Hosting, Maintenance, Backup (and Email)	\$ 2,700
Legal Counsel	
District Counsel	\$ 25,000
Administrative Subtotal	\$ 130,680
EXPENDITURES - FIELD OPERATIONS	
Security Operations	
Security Services and Patrols	\$ 10,000
Electric Utility Services	
Utility Services	\$ 2,500
Street Lights	\$ 35,000
Utility - Recreation Facilities	\$ 38,000
Water-Sewer Combination Services	
Utility Services	\$ 50,000
Stormwater Control	
Aquatic Maintenance	\$ 40,000
Lake/Pond Bank Maintenance	\$ 10,000
Mitigation Area Monitoring & Maintenance	\$ 29,680
Aquatic Plant Replacement	\$ 500
Stormwater System Maintenance	\$ 2,000
Other Physical Environment	
Property/GL Insurance	\$ 18,225

**Approved Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
Entry & Walls Maintenance	\$ 4,000
Landscape Maintenance	\$ 330,000
Well Maintenance	\$ 2,500
Tree Trimming Services	\$ 10,000
Maintenance/Handyman Services	\$ 5,000
Holiday Decorations	\$ 5,000
Irrigation Repairs	\$ 20,000
Landscape - Mulch	\$ 42,200
Landscape Replacement Plants, Shrubs, Trees	\$ 35,000
Annual Flower Program	\$ 34,612
Fire Ant Treatment	\$ 4,500
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 20,000
Sidewalk Repair & Maintenance	\$ 1,000
Parking Lot Repair & Maintenance	\$ 1,000
Street Sign Repair & Replacement	\$ 1,000
Parks & Recreation	
Staff - Salaries	\$ 99,055
Staff - P/R Taxes	\$ 8,313
Staff - Workers Comp	\$ 3,600
Staff - Health Insurance	\$ 9,240
Management Contract	\$ 22,800
Payroll Processing/Reimbursement	\$ 558
Program Activities Payroll	\$ -
Operating & Community Programing	\$ 35,000
Exterior Clubhouse Maintenance & Repair	\$ 10,000
Pool/Patio Furniture	\$ 1,500
Pest Control	\$ 760
Fitness Equipment Maintenance & Repairs	\$ 2,500
Clubhouse - Facility Janitorial Service	\$ 10,200
Clubhouse - Facility Janitorial Supplies	\$ 3,000
Pool Service Contract	\$ 15,650
Pool Repairs	\$ 5,000
Security & Fire System Monitoring & Maintenance	\$ 4,000
Facility A/C & Heating Maintenance & Repair	\$ 1,500
Interior Clubhouse Maintenance & Repairs	\$ 7,500
Telephone Fax, Internet	\$ 3,600
Office Supplies	\$ 2,232
Furniture Repair/Replacement	\$ 1,200
Playground Equipment and Maintenance	\$ 1,200
Athletic Field Maintenance & Repairs	\$ 1,250
Access Control Maintenance & Repair	\$ 2,000
Wildlife Management Services	\$ 10,000
Clubhouse Miscellaneous Expense (Recycling)	\$ 995
Trail/Bike Path Maintenance	\$ 15,000
Tennis Court Maintenance & Supplies	\$ 1,200
Contingency	
Miscellaneous Contingency	\$ 2,000
Capital Outlay	\$ 20,000
Field Operations Subtotal	\$ 1,052,570
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 1,183,250
EXCESS OF REVENUES OVER EXPENDITURES	\$ 0

**Approved Proposed Budget
Harrison Ranch Community Development District
Reserve Fund
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Special Assessments	
Tax Roll	\$ 88,479
TOTAL REVENUES	\$ 88,479
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 88,479
EXPENDITURES	
Contingency	
Capital Reserves	\$ 88,479
TOTAL EXPENDITURES	\$ 88,479
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Harrison Ranch Community Development District
Debt Service
Fiscal Year 2016/2017

Chart of Accounts Classification	Series 2007A	Budget for 2016/2017
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$ 322,524.00	\$ 322,524.00
TOTAL REVENUES	\$ 322,524.00	\$ 322,524.00
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees	\$ -	\$ -
Debt Service Obligation	\$ 322,524.00	\$ 322,524.00
Administrative Subtotal	\$ 322,524.00	\$ 322,524.00
TOTAL EXPENDITURES	\$ 322,524.00	\$ 322,524.00
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Manatee County Collection Costs & Early Payment Discounts

7.0%

Gross Assessments

\$ 346,800.00

Notes:

Tax Roll Collection Costs for Manatee County is 7.0% of Tax Roll. Budgeted net of tax roll assessments.
See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

Harrison Ranch Community Development District

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$1,254,729.00
Manatee Co. 7% Collection Cost:	\$94,441.97
2016/2017 Total:	<u>\$1,349,170.97</u>

2015/2016 O&M Budget	\$1,178,471.00
2016/2017 O&M Budget	\$1,254,729.00
Total Difference:	<u>\$76,258.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017	\$	%
Debt Service - Attached Villas - Platted	\$700.00	\$700.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$959.54	\$1,023.69	\$64.15	6.69%
Total	\$1,659.54	\$1,723.69	\$64.15	3.87%
Debt Service - Single Family 55/60 - Platted	\$800.00	\$800.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,103.48	\$1,177.24	\$73.76	6.68%
Total	\$1,903.48	\$1,977.24	\$73.76	3.88%
Debt Service - Single Family 55/60 - Platted	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,103.48	\$1,177.24	\$73.76	6.68%
Total	\$1,103.48	\$1,177.24	\$73.76	6.68%
Debt Service - Single Family 70 - Platted	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,247.41	\$1,330.80	\$83.39	6.69%
Total	\$2,147.41	\$2,230.80	\$83.39	3.88%
Debt Service - Single Family 80 - Platted	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,343.36	\$1,433.16	\$89.80	6.68%
Total	\$2,343.36	\$2,433.16	\$89.80	3.83%

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,254,729.00
COLLECTION COSTS @ 7.0%	\$94,441.97
TOTAL O&M ASSESSMENT	<u>\$1,349,170.97</u>

LOT SIZE PLATTED PARCELS	UNITS ASSESSED ⁽¹⁾		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2007A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	SERVICE ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
ATTACHED VILLAS	30	28	1.00	30.00	2.28%	\$30,710.67	\$19,600.00	\$1,023.69	\$700.00	\$1,723.69
SINGLE FAMILY 55/60	716	314	1.15	823.40	62.48%	\$842,905.55	\$251,200.00	\$1,177.24	\$800.00	\$1,977.24
SINGLE FAMILY 55/60	69	0	1.15	79.35	6.02%	\$81,229.73	\$0.00	\$1,177.24	\$0.00	\$1,177.24
SINGLE FAMILY 70	264	80	1.30	343.20	26.04%	\$351,330.08	\$72,000.00	\$1,330.80	\$900.00	\$2,230.80
SINGLE FAMILY 80	30	4	1.40	42.00	3.19%	\$42,994.94	\$4,000.00	\$1,433.16	\$1,000.00	\$2,433.16
TOTAL PLATTED	1109	426		1317.95	100.00%	\$1,349,170.97	\$346,800.00			
LESS: Manatee County Collection Costs and Early Payment Discounts						(\$94,441.97)	(\$24,276.00)			
Net Revenue to be Collected						<u>\$1,254,729.00</u>	<u>\$322,524.00</u>			

(1) Reflects six hundred fourteen (614) prepayments for platted lots.

(2) Reflects the number of lots with Series 2007A debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

(4) Annual assessment that will appear on November 2016 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.