

**HARISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 12750 CITRUS PARK LANE, SUITE 115, TAMPA, FL 33625

RECEIVED

AUG 11 2017

Board of County Commissioners
Manatee County

August 9, 2017

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

Re: Harrison Ranch Community Development District
Final Adopted Fiscal Year 2017/2018 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2017/2018 budget (the "Final Adopted Budget") approved by the Board of Supervisors of the Harrison Ranch Community Development District (the "Board"). Transmittal of the enclosed Final Adopted Budget is being made 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: John Moneyheffer, Chairman
Jere Earlywine, District Counsel

Enclosure



Rizzetta & Company

Harrison Ranch Community Development District

harrisonranchcdd.org

Adopted Budget for Fiscal Year 2017/2018

Presented by: Rizzetta & Company, Inc.

**12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625
813-933-5571**

rizzetta.com

Professionals in Community Management

**Adopted Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll	\$ 1,333,346
Off Roll	\$ -
Other Miscellaneous Revenues	
Miscellaneous Revenues	\$ 4,500
Clubhouse Rentals	\$ 4,000
Key/Access Revenue	\$ 282
Lease Revenue	\$ 1,176
Community Activity Revenues	\$ 7,000
TOTAL REVENUES	\$ 1,350,304
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,350,304
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services	\$ 5,000
District Management	\$ 29,200
District Engineer	\$ 20,000
Disclosure Report	\$ 1,000
Trustees Fees	\$ 3,965
Assessment Roll	\$ 5,250
Financial & Revenue Collections	\$ 5,250
Accounting Services	\$ 18,000
Auditing Services	\$ 3,015
Arbitrage Rebate Calculation	\$ 500
Public Officials Liability Insurance	\$ 2,700
Legal Advertising	\$ 3,000
Dues, Licenses & Fees	\$ 1,630
Property Taxes	\$ 1,300
Website Hosting, Maintenance, Backup (and Email)	\$ 2,880
Legal Counsel	
District Counsel	\$ 30,000
Administrative Subtotal	\$ 144,690
EXPENDITURES - FIELD OPERATIONS	
Security Operations	
Security Services and Patrols	\$ -
Electric Utility Services	
Utility Services	\$ 2,000
Street Lights	\$ 30,000
Utility - Recreation Facilities	\$ 38,000
Water-Sewer Combination Services	
Utility Services	\$ 50,000
Stormwater Control	
Aquatic Maintenance	\$ 42,480
Lake/Pond Bank Maintenance	\$ 10,000
Mitigation Area Monitoring & Maintenance	\$ 60,000
Aquatic Plant Replacement	\$ 500
Stormwater System Maintenance	\$ 2,000
Midge Fly Treatments	\$ 30,000
Other Physical Environment	
Property/GL Insurance	\$ 18,000
Entry & Walls Maintenance	\$ 4,000

**Adopted Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
Landscape Maintenance	\$ 355,000
Ornamental Lighting & Maintenance	\$ 10,000
Well Maintenance	\$ 2,500
Tree Trimming Services	\$ 10,000
Holiday Decorations	\$ 5,000
Irrigation Repairs	\$ 30,000
Landscape - Mulch	\$ 42,200
Annual Flower Program	\$ 36,000
Landscape Replacement Plants, Shrubs, Trees	\$ 35,000
Maintenance/Handyman Services	\$ 7,500
Fire Ant Treatment	\$ 4,500
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 60,000
Sidewalk Repair & Maintenance	\$ 1,000
Parking Lot Repair & Maintenance	\$ 1,000
Street Sign Repair & Replacement	\$ 1,000
Parks & Recreation	
Staff - Salaries	\$ 96,010
Staff - P/R Taxes	\$ 10,699
Staff - Workers' Comp	\$ 4,800
Staff - Health Insurance	\$ 9,240
Management Contract	\$ 22,800
Payroll Processing/Reimbursement	\$ 800
Operating & Community Programming	\$ 35,000
Exterior Clubhouse Maintenance & Repair	\$ 15,000
Pool/Patio Furniture	\$ 1,500
Pest Control	\$ 760
Computer Support, Maintenance & Repair	\$ 500
Fitness Equipment Maintenance & Repairs	\$ 3,500
Clubhouse - Facility Janitorial Service	\$ 10,800
Clubhouse - Facility Janitorial Supplies	\$ 200
Pool Service Contract	\$ 14,700
Pool Repairs	\$ 10,000
Security & Fire System Monitoring & Maintenance	\$ 9,000
Facility A/C & Heating Maintenance & Repair	\$ 1,500
Interior Clubhouse Maintenance & Repairs	\$ 5,000
Telephone Fax, Internet	\$ 3,800
Office Supplies	\$ 4,400
Furniture Repair/Replacement	\$ 1,200
Playground Equipment and Maintenance	\$ 1,200
Athletic Field Maintenance & Repairs	\$ 1,250
Access Control Maintenance & Repair	\$ 5,000
Wildlife Management Services	\$ 10,000
Clubhouse Miscellaneous Expense	\$ 1,075
Trail/Bike Path Maintenance	\$ 15,000
Tennis Court Maintenance & Supplies	\$ 1,200
Contingency	
Miscellaneous Contingency	\$ 2,000
Capital Outlay	\$ 20,000
Field Operations Subtotal	\$ 1,205,614
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 1,350,304
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Adopted Budget
Harrison Ranch Community Development District
Reserve Fund
Fiscal Year 2017/2018

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Special Assessments	
Tax Roll	\$ 90,691
TOTAL REVENUES	\$ 90,691
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 90,691
EXPENDITURES	
Contingency	
Capital Reserves	\$ 90,691
TOTAL EXPENDITURES	\$ 90,691
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Harrison Ranch Community Development District
Debt Service
Fiscal Year 2017/2018

Chart of Accounts Classification	Series 2017	Budget for 2017/2018
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$ 283,744.09	\$ 283,744.09
TOTAL REVENUES	\$ 283,744.09	\$ 283,744.09
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees	\$ -	\$ -
Debt Service Obligation	\$ 283,744.09	\$ 283,744.09
Administrative Subtotal	\$ 283,744.09	\$ 283,744.09
TOTAL EXPENDITURES	\$ 283,744.09	\$ 283,744.09
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Manatee County Collection Costs & Early Payment Discounts 7.0%

Gross Assessments \$ 305,101.17

Notes:

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

See

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

Harrison Ranch Community Development District

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$1,424,037.00
Manatee County 7% Collection Cost:	\$107,185.58
2017/2018 Total:	<u>\$1,531,222.58</u>

2016/2017 O&M Budget	\$1,254,729.00
2017/2018 O&M Budget	\$1,424,037.00
Total Difference:	<u>\$169,308.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Series 2017 Debt Service - Attached Villas	\$700.00	\$618.00	-\$82.00	-11.71%
Operations/Maintenance - Attached Villas	\$1,023.69	\$1,161.82	\$138.13	13.49%
Total	\$1,723.69	\$1,779.82	\$56.13	3.26%
Series 2017 Debt Service - Single Family 55/60	\$800.00	\$706.00	-\$94.00	-11.75%
Operations/Maintenance - Single Family 55/60	\$1,177.24	\$1,336.09	\$158.85	13.49%
Total	\$1,977.24	\$2,042.09	\$64.85	3.28%
Series 2017 Debt Service - Single Family 70	\$900.00	\$784.00	-\$106.00	-11.78%
Operations/Maintenance - Single Family 70	\$1,330.80	\$1,510.37	\$179.57	13.49%
Total	\$2,230.80	\$2,304.37	\$73.57	3.30%
Series 2017 Debt Service - Single Family 80	\$1,000.00	\$882.00	-\$118.00	-11.80%
Operations/Maintenance - Single Family 80	\$1,433.16	\$1,626.55	\$193.39	13.49%
Total	\$2,433.16	\$2,508.55	\$75.39	3.10%

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET
COLLECTION COSTS & EARLY PMT DISC. @ 7.0%
TOTAL O&M ASSESSMENT

\$1,424,037.00
\$107,166.58
\$1,531,222.58

LOT SIZE PLATTED PARCELS	UNITS ASSESSED SERIES 2017		FAV FACTOR	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2017 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT SERIES 2017		
	O&M	DEBT SERVICE ⁽¹⁾		TOTAL FAV ²	% TOTAL FAV ²	TOTAL O&M BUDGET		O&M	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
ATTACHED VILLAS	30	27	1.00	30.00	2.28%	\$34,854.84	\$18,878.00	\$1,181.52	\$618.00	\$1,779.52
SINGLE FAMILY 33'60	785	313	1.15	902.75	68.50%	\$1,048,834.31	\$220,964.00	\$1,236.98	\$708.00	\$2,042.98
SINGLE FAMILY 70	264	80	1.30	343.20	28.04%	\$398,737.12	\$83,238.00	\$1,318.37	\$784.00	\$2,384.37
SINGLE FAMILY 80	30	4	1.40	42.00	3.18%	\$48,798.50	\$9,530.00	\$1,828.55	\$882.00	\$2,506.55
TOTAL PLATTED	1109	424		1317.95	100.00%	\$1,531,222.58	\$384,708.00			
LESS: Manatee County Collection Costs and Early Payment Discounts							(\$107,166.58)	(\$20,963.81)		
Net Revenue to be Collected							<u>\$1,424,037.00</u>	<u>\$283,744.86</u>		

(1) Reflects 885 (six hundred eighty-five) previous Series 2007A prepayments.

(2) Reflects the number of lots with Series 2017 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Manatee County collection costs (3%) and early payment discounts (4%).

(4) Annual assessment that will appear on November 2017 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.