### HARISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

RECEIVED
AUG 1 1 2017

August 9, 2017

Board of County Commissioners Manatee County

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



# 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

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

State	Chart of Accounts Classification		Budget for 2017/2018		
Interest Earnings	REVENUES				
Interest Earnings					
Special Assessments					
Tax Roll		- 5	-		
Off Roil		-			
Other Miscellaneous Revenues			1,333,346		
Miscellaneous Revenues		- 3	-		
Clubhouse Rentals		-	4 500		
Rey/Access Revenue					
Lease Revenue					
Community Activity Revenues   \$ 7,000	Lease Revenue				
Balance Forward from Prior Year   \$	Community Activity Revenues		7,000		
Balance Forward from Prior Year   \$			4 250 104		
EXPENDITURES - ADMINISTRATIVE		3	1,350,304		
EXPENDITURES - ADMINISTRATIVE	Balance Forward from Prior Year	\$	-		
Supervisor Fees	TOTAL REVENUES AND BALANCE FORWARD	\$	1,350,304		
Supervisor Fees		1			
Supervisor Fees   \$ 12,000	EXPENDITURES - ADMINISTRATIVE	-			
Administrative   Services   Ser	Legislative				
Administrative Services   \$ 5,000		5	12,000		
District Management   \$ 29,200		-			
District Engineer					
Disclosure Report   \$ 1,000					
Trustees Fees \$ 3,965 Assessment Roll \$ 5,250 Financial & Revenue Collections \$ 5,250 Accounting Services \$ 18,000 Auditing 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 Website Counsel \$ 30,000  Millistrative Subtotal \$ 144,690  EXPENDITURES - FIELD OPERATIONS  Security Operations Security Operations Security Services and Patrols \$ - 1 District Cutility Services Utility Services Utility Services \$ 30,000 Utility - Recreation Facilities \$ 30,000 Utility - Recreation Facilities \$ 30,000 Utility - Recreation Facilities \$ 50,000 Aquatic Maintenance \$ 42,480 Lake/Pond Bank Maintenance \$ 10,000 Mitigation Area Monitoring & Maintenance \$ 60,000 Aquatic Plant Replacement \$ 500 Midge Fly Treatments \$ 30,000 Willing Fly Treatments \$ 30,000 Where Physical Environment Property/GL Insurance \$ 18,000	Discipsure Report				
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 egal Counsel \$ 30,000 District Counsel \$ 30,000 Administrative Subtotal \$ 144,690  EXPENDITURES - FIELD OPERATIONS  Recurity Operations Security Services and Patrols \$ 30,000 Utility - Recreation Facilities \$ 38,000 Utility - Recreation Facilities \$ 30,000 Utility - Recreation Facilities \$ 50,000 Mitigation Area Monitoring & Maintenance \$ 42,480 Lake/Pond Bank Maintenance \$ 42,480 Mitigation Area Monitoring & Maintenance \$ 50,000 Midge Fly Treatments \$ 500 Midge Fly Treatments \$ 30,000 Midge Fly Treatments \$ 30,000 Property/GL Insurance \$ 18,000	Truslees Fees				
Financial & Revenue Collections   \$ 5,250					
Auditing Services \$ 3,015 Arbitrage Rebate Calculation \$ 500 Public Officials Liability Insurance \$ 2,700 Legal Advertising \$ 3,000 Dues, Licenses & Fees \$ 1,530 Property Taxes \$ 1,530 Website Hosting, Maintenance, Backup (and Email) \$ 2,880 egal Counsel \$ 30,000  Individual Counsel \$ 30,000 Individual Counsel \$ 30,000 Individual Counsel \$ 30,000 Individual Counsel \$ 144,690 Individual Counsel \$ 1,44,690 Individual Counsel Couns			5,250		
Arbitrage Rebate Calculation \$ 500 Public Officials Liability Insurance \$ 2,700 Legal Advertising \$ 3,000 Dues, Licenses & Fees \$ 1,630 Property Taxes \$ 1,630 Website Hosting, Maintenance, Backup (and Email) \$ 2,880 egal Counsel \$ 30,000 Idministrative Subtotal \$ 30,000 Idministrative Subtotal \$ 144,690 IXPENDITURES - FIELD OPERATIONS  Eccurity Operations \$ Identify Services and Patrols \$ Identify Services \$ 30,000 Utility Services \$ 5 30,000 Utility Services \$ 5 30,000 Utility - Recreation Facilities \$ 38,000 Idility Services \$ 50,000 Idility Services		\$	18,000		
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           egal Counsel         \$ 30,000           District Counsel         \$ 30,000           Idministrative Subtotal         \$ 144,690           Image: County Operations         \$ 144,690           Information Security Operations         \$ -           Information Security Services and Patrols         \$ -           Information Services         \$ 2,000           Street Lights         \$ 30,000           Utility Services         \$ 2,000           Vater-Sewer Combination Services         \$ 50,000           Utility Services         \$ 50,000           Informatic Control         \$ 42,480           Aquatic Maintenance         \$ 42,480           Lake/Pond Bank Maintenance         \$ 60,000           Mitigation Area Monitoring & Maintenance         \$ 60,000           Midge Fly Treatments         \$ 30,000           ther Physical Environment         \$ 18,000			3,015		
Legal Advertising					
Dues, Licenses & Fees   \$ 1,530					
Property Taxes					
Website Hosting, Maintenance, Backup (and Email)         \$ 2,880           egal Counsel         \$ 30,000           Industriative Subtotal         \$ 144,690           EXPENDITURES - FIELD OPERATIONS         \$ 144,690           Execurity Operations         \$ -           Security Services and Patrols         \$ -           Iectric Utility Services         \$ 2,000           Utility Services         \$ 30,000           Utility - Recreation Facilities         \$ 38,000           Vater-Sewer Combination Services         Utility Services           Utility Services         \$ 50,000           Idemail Administrative Services         \$ 10,000           Idemail Services         \$ 50,000           Idemail Services         \$ 2,000           Advantic Plant Replacement         \$ 2,000           Midge Fly Treatments         \$ 30,000           Idemail Services         \$ 18,000 <td></td> <td>-</td> <td></td>		-			
Sacretarion	Website Hosting Maintenance Backup (and Email)	<del></del>			
Sample   S	egal Counsel	<del>  "</del> -	2,000		
Expenditures - FIELD OPERATIONS		S	30,000		
Security Operations   Security Services and Patrols   Security Services and Patrols   Security Services   Security Services   Security Services   Servic	Administrative Subtotal	S	144,690		
Security Services and Patrols   S	XPENDITURES - FIELD OPERATIONS				
Ilectric Utility Services	Security Operations	-			
Utility Services         \$ 2,000           Street Lights         \$ 30,000           Utility - Recreation Facilities         \$ 38,000           Vater-Sewer Combination Services         Vilidity Services           Utility Services         \$ 50,000           Iomwater Control         42,480           Aquatic Maintenance         \$ 10,000           Mitigation Area Monitoring & Maintenance         \$ 60,000           Aquatic Plant Replacement         \$ 500           Stormwater System Maintenance         \$ 2,000           Midge Fly Treatments         \$ 30,000           ther Physical Environment         \$ 18,000	Security Services and Patrols	5			
Street Lights					
Utility - Recreation Facilities         \$ 38,000           /ater-Sewer Combination Services         \$ 50,000           Utility Services         \$ 50,000           formwater Control         \$ 42,480           Aquatic Maintenance         \$ 10,000           Mitigation Area Monitoring & Maintenance         \$ 60,000           Aquatic Plant Replacement         \$ 500           Stormwater System Maintenance         \$ 2,000           Midge Fly Treatments         \$ 30,000           ther Physical Environment         \$ 18,000					
Vater-Sewer Combination Services	Utility - Recreation Facilities				
Utility Services         \$ 50,000           tormwater Control         \$ 42,480           Aquatic Maintenance         \$ 10,000           Lake/Pond Bank Maintenance         \$ 60,000           Mitigation Area Monitoring & Maintenance         \$ 500           Aquatic Plant Replacement         \$ 2,000           Stormwater System Maintenance         \$ 2,000           Midge Fly Treatments         \$ 30,000           ther Physical Environment         \$ 18,000	Vater-Sewer Combination Services	3	38,000		
tormwater Control         \$ 42.480           Aquatic Maintenance         \$ 10,000           Lake/Pond Bank Maintenance         \$ 60,000           Mitigation Area Monitoring & Maintenance         \$ 60,000           Aquatic Plant Replacement         \$ 500           Stormwater System Maintenance         \$ 2,000           Midge Fly Treatments         \$ 30,000           ther Physical Environment         \$ 18,000	Utility Services	5	50 000		
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           ther Physical Environment         \$ 18,000	tormwater Control	-	44,800		
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           ther Physical Environment         \$ 18,000	Aquatic Maintenance	5	42,480		
Mitigation Area Monitoring & Maintenance         \$ 60,000           Aquatic Plant Replacement         \$ 500           Stormwater System Maintenance         \$ 2,000           Midge Fly Treatments         \$ 30,000           ther Physical Environment         \$ 18,000					
Stormwater System Maintenance   \$ 2,000	Mitigation Area Monitoring & Maintenance	\$			
Midge Fly Treatments         \$ 30,000           ther Physical Environment         **           Property/GL Insurance         \$ 18,000		-			
ther Physical Environment Property/GL Insurance \$ 18,000					
Property/GL Insurance \$ 18,000		\$	30,000		
C-4 - 0 447 H - 24 - 4	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	5	10,000		
Well Maintenance	\$	2,500		
Tree Trimming Services	5	10,000		
Holiday Decorations	S	5,000		
Imigation Repairs	5	30,000		
Landscape - Mulch	\$	42,200		
Annual Flower Program	\$	36,000		
Landscape Replacement Plants, Shrubs, Trees	5	35,000		
Maintenance/Handyman Services	\$	7,500		
Fire Ant Treatment	S	4,500		
Road & Street Facilities	1			
Street Light Decorative Light Maintenance	5	60,000		
Sidewalk Repair & Maintenance	5	1,000		
Parking Lot Repair & Maintenance	\$	1,000		
Street Sign Repair & Replacement	5	1,000		
Parks & Recreation		.,		
Staff - Salaries	5	96,010		
Staff - P/R Taxes	\$	10,699		
Staff - Workers' Comp	5	4,800		
Staff - Health Insurance	5	9,240		
Management Contract	\$	22.800		
Payroll Processing/Reimbursement	\$	800		
Operating & Community Programming	S	35.000		
Exterior Clubhouse Maintenance & Repair	S	15,000		
Pool/Patio Furniture	\$	1,500		
Pest Control	\$	760		
Computer Support, Maintenance & Repair	5	500		
Fitness Equipment Maintenance & Repairs	S	3.500		
Clubhouse - Facility Janitorial Service	5	10,800		
Clubhouse - Facility Janitorial Supplies	5	200		
Pool Service Contract	\$	14,700		
Pool Repairs	5	10,000		
Security & Fire System Monitoring & Maintenance	S	9,000		
Facility A/C & Heating Maintenance & Repair	5	1,500		
Interior Clubhouse Maintenance & Repairs	S	5,000		
Telephone Fax, Internet	5	3,800		
Office Supplies	\$	4,400		
Furniture Repair/Replacement	\$	1,200		
Playground Equipment and Maintenance	5	1,200		
Athletic Field Maintenance & Repairs	5	1.250		
Access Control Maintenance & Repair	5	5,000		
Wildlife Management Services	\$	10,000		
Clubhouse Miscellaneous Expense	\$	1,075		
Trall/Bike Path Maintenance	\$	15,000		
Tennis Court Maintenance & Supplies	\$	1,200		
	-	1,200		
Contingency		2.000		
Miscellaneous Contingency	\$	2,000		
Capital Outlay	- 3	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	5	90.691		
TOTAL REVENUES	\$	90,691		
Balance Forward from Prior Year	5	•		
TOTAL REVENUES AND BALANCE FORWARD	\$	90,691		
EXPENDITURES				
Contingency	-			
Capital Reserves	5	90,691		
TOTAL EXPENDITURES	5	90,691		
EXCESS OF REVENUES OVER EXPENDITURES	S			

# 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	S	283,744.09	S	283,744.09	
EXPENDITURES					
Administrative					
Financial & Administrative					
Bank Fees	\$	•	\$		
Debt Service Obligation	\$	283,744.09	\$	283,744.09	
Administrative Suhtotal	S	283,744.09	5	283,744.09	
TOTAL EXPENDITURES	S	283,744.09	5	283,744.09	
EXCESS OF REVENUES OVER EXPENDITURES	S	-	S	•	

Manatee County Collection Costs & Early Payment Discounts

7.0%

Gross Assessments

S

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

<sup>(1)</sup> 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 Manatee County 7% Collection Cost: 2017/2018 Total;

\$1,424,037.00 \$107,185.58 \$1,531,222.58

2016/2017 O&M Budget 2017/2018 O&M Budget Total Difference:

\$1,254,729.00 \$1,424,037.00

\$169,308.00

	PER UNIT ANNUA 2016/2017		Proposed Incr	osso / Docrease
	2010/2017	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%
ieries 2017 Debt Service - Single Family 55/60	\$800.00	\$706.00		
perations/Maintenance - Single Family 55/60	\$1,177.24		-\$94.00	-11.75%
Total	\$1,977.24	51,336.09 \$2,042.09	\$158.85	13.49%
	31,317.24	32,042.03	\$64.85	3.28%
eries 2017 Debt Service - Single Family 70	\$900.00	\$794,00	-\$106 CD	-11.78%
Operations/Maintenance - Single Family 70	\$1,330.80	\$1,510.37	\$179.57	13 49%
otal	\$2,230.80	\$2,304.37	\$73.57	3,30%
ieries 2017 Debt Service - Single Family 80	\$1,000.00	£213.00	****	
Denations/Maintenance - Single Family 60		\$882.00	-\$118.00	-11.80%
otal	\$1,433.16	\$1,626.55	\$193.39	13 49%
MINI THE RESERVE TO THE PARTY OF THE PARTY O	\$2,433.16	\$2,508.55	\$75.39	3.10%

### HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

### FISGAL YEAR 2017/2018 DAM & DEBT SERVICE ASSESSMENT SCHEDULE

D. SZIO THE FLASH S ZEGOS PORTOST 32.5%

\$1,424,627,90 \$107,188,58 \$1,531,222,58

<u>lot size</u> Platted parcels	DEM ÚMTI	ASSESSED SERIES 201) DEST SERVICE (1) IS	EAUFACTOR	ALLOGATION OF TOTAL EAV's	oam assessmi % total Eau's	TOTAL DAM BUDGET	TOTAL SERIES 3057 DEBT SERVICE ASSESSMENT
ATTACHED VALAS SNOCLE FAMILY 3040 SNOCLE FAMILY 70 BNOCLE FAMILY 80 TOTAL PLATTED	10 785 264 30	27 313 80 4	1.00 1 15 1.30 1 40	30 00 002 75 343 20 42 00	2 28% 68 50% 28 04% 2.18% 108 00%	\$34.254.64 \$1,048.634.31 \$398,737.12 \$48,790.50 \$1,531,727.58	\$19,878 GO \$220,994.60 \$83,538 GG \$3,530 GO \$3,544,708 GG
LESS Manager County Collection Conta and Early Payment	ni Cirocouros					[\$107,186.84]	(120,963.01)
Hall Revenue to be Collected						81,424,037.00	\$283,744.00

PE	R LOT ANNUAL ASSESS!	TKSM
	SERIES 2017	
CLAM	DEST SERVICE (3	TOTAL 14
\$1,181.52 \$1,236.00 \$1,510.37	\$6:8.00 \$700.00 \$704.00	\$1,779.62 82,042.88
		\$3,384.27
\$1,676.55	\$442.00	22,505.51

- (1) Reflects 885 (sia hundred eighty-five) previous Series 2007A propayments.
- [2] Reflects the number of lots with Series 2917 dels) outstanding.

- [3] Annual debt service assessment per let adepted in connection with the Series 2817 band issue. Annual assessment includes principal, interest, Manates County collection costs (3%) and early payment discounts (4%).
- [4] Annual assessment that will appear on November 2817 Manates County property be bill. Amount shown includes all applicable collection costs. Property owner is all gible for a discount of up to 4% if paid early.