

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

RECEIVED  
MAY 12 2017  
Board of County Commissioners  
Manatee County

May 10, 2017

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 2017/2018 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2017/2018 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 14, 2017 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: John Moneyheffer, Chairman  
Jere Earlywine, District Counsel

Enclosure



Rizzetta & Company

# **Harrison Ranch Community Development District**

[harrisonranchcdd.org](http://harrisonranchcdd.org)

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**Approved Proposed 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](http://rizzetta.com)

**Approved Proposed 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
<b>Road &amp; Street Facilities</b>	
Street Light Decorative Light Maintenance	\$ 60,000
Sidewalk Repair & Maintenance	\$ 1,000
Parking Lot Repair & Maintenance	\$ 1,000
Street Sign Repair & Replacement	\$ 1,000
<b>Parks &amp; Recreation</b>	
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	\$ 25,000
Pool Repairs	\$ 20,000
Security & Fire System Monitoring & Maintenance	\$ 13,000
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
<b>Contingency</b>	
Miscellaneous Contingency	\$ 2,000
Capital Outlay	\$ 20,000
<b>Field Operations Subtotal</b>	<b>\$ 1,241,914</b>
<b>Contingency for County TRIM Notice</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,396,139</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

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

Chart of Accounts Classification	Series 2007A	Budget for 2017/2018
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$ 321,129.00	\$ 321,129.00
<b>TOTAL REVENUES</b>	<b>\$ 321,129.00</b>	<b>\$ 321,129.00</b>
<b>EXPENDITURES</b>		
Administrative		
Financial & Administrative		
Bank Fees	\$ -	\$ -
Debt Service Obligation	\$ 321,129.00	\$ 321,129.00
Administrative Subtotal	\$ 321,129.00	\$ 321,129.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 321,129.00</b>	<b>\$ 321,129.00</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>

Manatee County Collection Costs & Early Payment Discounts

7.0%

Gross Assessments

\$ 345,300.00

**Notes:**

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

<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

TOTAL O&M BUDGET  
COLLECTION COSTS <sup>(2)</sup> 7.0%  
TOTAL O&M ASSESSMENT

\$1,469,872.00  
\$110,635.53  
\$1,580,507.53

LOT SIZE PLATTED PARCELS	UNITS ASSESSED <sup>(1)</sup>		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2007A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	SERIES 2007A DEBT		EAU FACTOR	TOTAL	% TOTAL	TOTAL		O&M	SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
	O&M	SERVICE <sup>(2)</sup>		EAU's	EAU's	O&M BUDGET				
ATTACHED VILLAS	30	27	1.00	30.00	2.28%	\$35,976.50	\$18,900.00	\$1,199.22	\$700.00	\$1,899.22
SINGLE FAMILY 55/60	785	313	1.15	902.75	68.50%	\$1,082,592.79	\$250,400.00	\$1,378.10	\$800.00	\$2,178.10
SINGLE FAMILY 70	264	80	1.30	343.20	26.04%	\$411,571.14	\$72,000.00	\$1,558.98	\$900.00	\$2,458.98
SINGLE FAMILY 80	30	4	1.40	42.00	3.19%	\$50,367.10	\$4,000.00	\$1,678.90	\$1,000.00	\$2,678.90
<b>TOTAL PLATTED</b>	<b>1109</b>	<b>424</b>		<b>1317.95</b>	<b>100.00%</b>	<b>\$1,580,507.53</b>	<b>\$345,300.00</b>			
LESS: Manatee County Collection Costs and Early Payment Discounts							(\$110,635.53)		(\$24,171.00)	
<b>Net Revenue to be Collected</b>							<b>\$1,469,872.00</b>		<b>\$321,129.00</b>	

(1) Reflects 685 (six hundred eighty-five) prepayments.

(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 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.