

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578

RECEIVED

JUN 8 2018

Board of County Commissioners
Manatee County

June 4, 2018

Clerk of the Board of County Commissioners
Manatee County
1112 Manatee Ave. West
Bradenton, FL 34205

Re: Harrison Ranch Community Development District
Proposed Fiscal Year 2018/2019 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2018/2019 budget ("Proposed Budget") approved by the Board of Supervisors (the "Board") of the Harrison Ranch Community Development District 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 6, 2018 at 6:00 PM at the Harrison Ranch Clubhouse 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*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience at 813-533-2950.

Sincerely,

Grant Phillips

Grant Phillips
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 2018/2019

**Presented by: Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813-533-2950**

rizzetta.com

Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 03/31/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
1								
2	REVENUES							
3								
12	Interest Earnings							
13	Interest Earnings	\$ 896	\$ 1,792	\$ -	\$ 1,792	\$ -	\$ -	
14	Special Assessments							
15	Tax Roll*	\$ 1,337,856	\$ 1,337,856	\$ 1,333,346	\$ 4,510	\$ 1,333,346	\$ -	
21	Other Miscellaneous Revenues							
24	Miscellaneous Revenues	\$ 701	\$ 1,402	\$ 4,500	\$ (3,098)	\$ 4,500	\$ -	
25	Clubhouse Rentals	\$ 1,954	\$ 3,908	\$ 4,000	\$ (92)	\$ 4,000	\$ -	
26	Key/Access Revenue	\$ 160	\$ 320	\$ 282	\$ 38	\$ 282	\$ -	
27	Lease Revenue	\$ 3,038	\$ 6,076	\$ 1,176	\$ 4,900	\$ 1,176	\$ -	
28	Community Activity Revenues	\$ 4,981	\$ 9,962	\$ 7,000	\$ 2,962	\$ 7,000	\$ -	
31								
32	TOTAL REVENUES	\$ 1,348,690	\$ 1,359,524	\$ 1,350,304	\$ 9,220	\$ 1,350,304	\$ -	
33								
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,348,690	\$ 1,359,524	\$ 1,350,304	\$ 9,220	\$ 1,350,304	\$ -	
37								
38	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
39								
40	EXPENDITURES - ADMINISTRATIVE							
41								
42	Legislative							
43	Supervisor Fees	\$ 5,844	\$ 11,688	\$ 12,000	\$ 312	\$ 12,000	\$ -	
44	Financial & Administrative							
45	Administrative Services	\$ 2,500	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
46	District Management	\$ 14,600	\$ 29,200	\$ 29,200	\$ -	\$ 29,200	\$ -	
47	District Engineer	\$ 12,947	\$ 25,894	\$ 20,000	\$ (5,894)	\$ 20,000	\$ -	
48	Disclosure Report	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
49	Trustees Fees	\$ 2,313	\$ 2,313	\$ 3,965	\$ 1,652	\$ 3,965	\$ -	
50	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	
51	Financial & Revenue Collections	\$ 2,625	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	
52	Accounting Services	\$ 9,000	\$ 18,000	\$ 18,000	\$ -	\$ 19,800	\$ 1,800	
53	Auditing Services	\$ -	\$ -	\$ 3,015	\$ 3,015	\$ 3,015	\$ -	
54	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
59	Public Officials Liability Insurance	\$ 2,500	\$ -	\$ 2,700	\$ 2,700	\$ 2,700	\$ -	
60	Legal Advertising	\$ 527	\$ 1,054	\$ 3,000	\$ 1,946	\$ 3,000	\$ -	
62	Dues, Licenses & Fees	\$ 1,400	\$ 2,800	\$ 1,830	\$ (1,170)	\$ 1,630	\$ -	
65	Property Taxes	\$ 2,455	\$ 2,455	\$ 1,300	\$ (1,155)	\$ 1,300	\$ -	
66	Website Hosting, Maintenance, Backup (and	\$ 1,050	\$ 2,100	\$ 2,880	\$ 780	\$ 2,880	\$ -	
67	Legal Counsel							
68	District Counsel	\$ 61,268	\$ 122,536	\$ 30,000	\$ (92,536)	\$ 30,000	\$ -	
73								
74	Administrative Subtotal	\$ 124,279	\$ 233,540	\$ 144,690	\$ (88,850)	\$ 146,490	\$ 1,800	
75								
76	EXPENDITURES - FIELD OPERATIONS							
77								
90	Electric Utility Services							
91	Utility Services	\$ 795	\$ 1,590	\$ 2,000	\$ 410	\$ 2,000	\$ -	
92	Utility - Recreation Facilities	\$ 14,573	\$ 29,146	\$ 38,000	\$ 8,854	\$ 38,000	\$ -	
93	Street Lights	\$ 17,777	\$ 35,554	\$ 30,000	\$ (5,554)	\$ 30,000	\$ -	
103	Water-Sewer Combination Services							
104	Utility Services	\$ 17,895	\$ 35,790	\$ 50,000	\$ 14,210	\$ 50,000	\$ -	
111	Stormwater Control							
112	Lake/Pond Bank Maintenance	\$ 9,614	\$ 9,614	\$ 10,000	\$ 386	\$ 10,000	\$ -	
117	Mitigation Area Monitoring & Maintenance	\$ 14,840	\$ 29,680	\$ 60,000	\$ 30,320	\$ 60,000	\$ -	
118	Aquatic Maintenance	\$ 21,240	\$ 42,480	\$ 42,480	\$ -	\$ 42,480	\$ -	
119	Aquatic Plant Replacement	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
120	Stormwater System Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
121	Midge Fly Treatment	\$ 11,070	\$ 22,140	\$ 30,000	\$ 7,860	\$ 30,000	\$ -	
125	Other Physical Environment							
126	Property/GL Insurance	\$ 14,656	\$ 29,312	\$ 18,000	\$ (11,312)	\$ 18,000	\$ -	
134	Entry & Walls Maintenance	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
135	Landscape Maintenance	\$ 203,812	\$ 407,624	\$ 355,000	\$ (52,624)	\$ 355,000	\$ -	
144	Irrigation Repairs	\$ 15,363	\$ 30,726	\$ 30,000	\$ (726)	\$ 30,000	\$ -	
145	Landscape - Mulch	\$ 38,150	\$ 76,300	\$ 42,200	\$ (34,100)	\$ 42,200	\$ -	
146	Annual Flower Program	\$ 8,716	\$ 17,432	\$ 36,000	\$ 18,568	\$ 36,000	\$ -	
147	Maintenance/Handyman Services	\$ 1,970	\$ 3,940	\$ 7,500	\$ 3,560	\$ 7,500	\$ -	
148	Tree Trimming Services	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	

Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 03/31/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
149	Well Maintenance	\$ 5,603	\$ 11,206	\$ 2,500	\$ (8,706)	\$ 2,500	\$ -	
150	Fire Ant Treatment	\$ 4,695	\$ 9,390	\$ 4,500	\$ (4,890)	\$ 4,500	\$ -	
151	Landscape Replacement Plants, Shrubs, Trees	\$ 47,843	\$ 95,686	\$ 35,000	\$ (60,686)	\$ 35,000	\$ -	
152	Holiday Decorations	\$ 7,000	\$ 14,000	\$ 5,000	\$ (9,000)	\$ 5,000	\$ -	
152	Ornamental Lighting & Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
153	Road & Street Facilities	\$ -						
156	Street Light Decorative Light Maintenance	\$ 34,672	\$ 69,344	\$ 60,000	\$ (9,344)	\$ 60,000	\$ -	
158	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
159	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
180	Street Sign Repair & Replacement	\$ 389	\$ 778	\$ 1,000	\$ 222	\$ 1,000	\$ -	
182	Parks & Recreation							
163	Staff - Salaries	\$ 40,952	\$ 81,904	\$ 96,010	\$ 14,106	\$ 96,010	\$ -	
164	Staff - P/R Taxes	\$ 2,989	\$ 5,978	\$ 10,699	\$ 4,721	\$ 10,699	\$ -	
165	Staff - Workers Comp	\$ -	\$ -	\$ 4,800	\$ 4,800	\$ 4,800	\$ -	
166	Staff - Health Insurance	\$ 3,227	\$ 6,454	\$ 9,240	\$ 2,786	\$ 9,240	\$ -	
168	Payroll Processing/ Reimbursement	\$ 493	\$ 986	\$ 800	\$ (186)	\$ 800	\$ -	
169	Pool Repairs	\$ 7,300	\$ 14,600	\$ 10,000	\$ (4,600)	\$ 10,000	\$ -	
170	Wildlife Management Services	\$ 4,700	\$ 9,400	\$ 10,000	\$ 600	\$ 10,000	\$ -	
171	Pool Service Contract	\$ 7,500	\$ 15,000	\$ 14,700	\$ (300)	\$ 14,700	\$ -	
172	Facility A/C & Heating Maintenance & Repair	\$ 1,301	\$ 2,602	\$ 1,500	\$ (1,102)	\$ 1,500	\$ -	
173	Telephone Fax, Internet	\$ 3,355	\$ 6,710	\$ 3,800	\$ (2,910)	\$ 3,800	\$ -	
174	Clubhouse - Facility Janitorial Service	\$ 6,230	\$ 12,460	\$ 10,800	\$ (1,660)	\$ 10,800	\$ -	
175	Office Supplies	\$ 2,528	\$ 5,056	\$ 4,400	\$ (656)	\$ 4,400	\$ -	
176	Clubhouse - Facility Janitorial Supplies	\$ 517	\$ 1,034	\$ 200	\$ (834)	\$ 200	\$ -	
177	Exterior Clubhouse Maintenance & Repair	\$ 8,453	\$ 16,906	\$ 15,000	\$ (1,906)	\$ 15,000	\$ -	
178	Security System Monitoring & Maintenance	\$ 12,653	\$ 25,306	\$ 9,000	\$ (16,306)	\$ 9,000	\$ -	
180	Management Contract	\$ 11,400	\$ 22,800	\$ 22,800	\$ -	\$ 22,800	\$ -	
182	Operating & Community Programming	\$ 15,153	\$ 30,306	\$ 35,000	\$ 4,694	\$ 35,000	\$ -	
183	Pool/Patio Furniture	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
184	Pest Control	\$ 422	\$ 844	\$ 760	\$ (84)	\$ 760	\$ -	
185	Interior Clubhouse Maintenance & Repairs	\$ 1,451	\$ 2,902	\$ 5,000	\$ 2,098	\$ 5,000	\$ -	
186	Furniture Repair/Replacement	\$ 211	\$ 422	\$ 1,200	\$ 778	\$ 1,200	\$ -	
187	Access Control Maintenance & Repair	\$ 960	\$ 1,920	\$ 5,000	\$ 3,080	\$ 5,000	\$ -	
188	Athletic Field Maintenance & Repair	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	
189	Computer Support, Maintenance, & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
190	Fitness Equipment Maintenance, & Repair	\$ 2,094	\$ 4,188	\$ 3,500	\$ (688)	\$ 3,500	\$ -	
191	Playground Equipment and Maintenance	\$ 295	\$ 590	\$ 1,200	\$ 610	\$ 1,200	\$ -	
192	Tennis Court Maintenance & Supplies	\$ 12,200	\$ 24,400	\$ 1,200	\$ (23,200)	\$ 1,200	\$ -	
193	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	
194	Clubhouse Miscellaneous Expense	\$ 275	\$ 550	\$ 1,075	\$ 525	\$ 1,075	\$ -	
218	Contingency	\$ -						
220	Miscellaneous Contingency	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
220	Capital Outlay	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	
224	Field Operations Subtotal	\$ 637,332	\$ 1,265,050	\$ 1,185,614	\$ (79,436)	\$ 1,185,614	\$ -	
225								
226	Contingency for County TRIM Notice							
227								
228	TOTAL EXPENDITURES	\$ 761,611	\$ 1,498,590	\$ 1,330,304	\$ (168,286)	\$ 1,332,104	\$ 1,800	
229								
230	EXCESS OF REVENUES OVER EXPENDITURES	\$ 587,079	\$ (139,066)	\$ -	\$ (159,066)	\$ -	\$ (1,800)	
231								

**Proposed Budget
Harrison Ranch Community Development District
Reserve Fund
Fiscal Year 2018/2019**

	Chart of Accounts Classification	Actual YTD through 03/31/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
1								
2	REVENUES							
10	Other Miscellaneous Revenues							
11	Miscellaneous Revenues	\$ 917	\$ 1,834	\$ -	\$ 1,834	\$ -	\$ -	
4	Special Assessments							
5	Tax Roll*	\$ 90,691	\$ 90,691	\$ 90,691	\$ -	\$ 90,691	\$ -	
12								
13	TOTAL REVENUES	\$ 90,691	\$ 90,691	\$ 90,691	\$ -	\$ 90,691	\$ -	
14								
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
16								
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 90,691	\$ 90,691	\$ 90,691	\$ -	\$ 90,691	\$ -	
18								
19	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
20								
21	EXPENDITURES							
22								
23	Contingency							
24	Capital Reserves	\$ 90,691	\$ 181,382	\$ 90,691	\$ (90,691)	\$ 90,691	\$ -	
26								
27	TOTAL EXPENDITURES	\$ 90,691	\$ 181,382	\$ 90,691	\$ (90,691)	\$ 90,691	\$ -	
28								
29	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ (90,691)	\$ -	\$ (90,691)	\$ -	\$ -	
30								

Budget Template
Harrison Ranch Community Development District
Debt Service
Fiscal Year 2018/2019

Chart of Accounts Classification	Series 2017	Budget for 2018/2019
REVENUES		
Special Assessments		
Net Special Assessments	\$283,172.33	\$283,172.33
TOTAL REVENUES	\$283,172.33	\$283,172.33
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees	\$0.00	\$0.00
Debt Service Obligation	\$283,172.33	\$283,172.33
Administrative Subtotal	\$283,172.33	\$283,172.33
TOTAL EXPENDITURES	\$283,172.33	\$283,172.33
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee County Collection Costs (3%) & Early Payment Discounts (4%): 7.0%

Gross Assessments **\$304,486.38**

Notes:

Tax Roll Collection Costs and Early Payment Discounts are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018/2019 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2018/2019 O&M Budget	\$1,424,037.00
Manatee County 7% Collection Cost:	\$107,185.58
2018/2019 Total:	<u>\$1,531,222.58</u>

2017/2018 O&M Budget	\$1,424,037.00
2018/2019 O&M Budget	\$1,424,037.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2017/2018	2018/2019	\$	%
Series 2017 Debt Service - Attached Villas	\$618.00	\$618.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,161.82	\$1,161.82	\$0.00	0.00%
Total	\$1,779.82	\$1,779.82	\$0.00	0.00%
Series 2017 Debt Service - Attached Villas (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,161.82	\$1,161.82	\$0.00	0.00%
Total	\$1,161.82	\$1,161.82	\$0.00	0.00%
Series 2017 Debt Service - Single Family 55/60	\$706.00	\$706.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,336.09	\$1,336.09	\$0.00	0.00%
Total	\$2,042.09	\$2,042.09	\$0.00	0.00%
Series 2017 Debt Service - Single Family 55/60 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,336.09	\$1,336.09	\$0.00	0.00%
Total	\$1,336.09	\$1,336.09	\$0.00	0.00%
Series 2017 Debt Service - Single Family 70	\$794.00	\$794.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,510.37	\$1,510.37	\$0.00	0.00%
Total	\$2,304.37	\$2,304.37	\$0.00	0.00%
Series 2017 Debt Service - Single Family 70 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,510.37	\$1,510.37	\$0.00	0.00%
Total	\$1,510.37	\$1,510.37	\$0.00	0.00%
Series 2017 Debt Service - Single Family 80	\$882.00	\$882.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,626.55	\$1,626.55	\$0.00	0.00%
Total	\$2,508.55	\$2,508.55	\$0.00	0.00%
Series 2017 Debt Service - Single Family 80 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,626.55	\$1,626.55	\$0.00	0.00%
Total	\$1,626.55	\$1,626.55	\$0.00	0.00%

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018/2019 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,424,937.00
COLLECTION COSTS & EPD @ 7.0%	\$107,185.58
TOTAL O&M ASSESSMENT	\$1,531,222.58

LOT SIZE PLATTED PARCELS	UNITS ASSESSED		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2017 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2017 DEBT SERVICE ^{(1) (2)}		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	SERIES 2017 DEBT SERVICE ⁽²⁾	TOTAL ⁽⁴⁾
ATTACHED VILLAS	27	26	1.00	27.00	2.05%	\$31,369.18	\$16,068.00	\$1,161.82	\$818.00	\$1,779.82
ATTACHED VILLAS (2007A Prepaid)	3	0	1.00	3.00	0.23%	\$3,485.45	\$0.00	\$1,161.82	\$0.00	\$1,161.82
SINGLE FAMILY 55/60	313	313	1.15	359.95	27.31%	\$418,197.63	\$220,978.00	\$1,336.09	\$708.00	\$2,044.09
SINGLE FAMILY 55/60 (2007A Prepaid)	472	0	1.15	542.60	41.19%	\$630,636.68	\$0.00	\$1,336.09	\$0.00	\$1,336.09
SINGLE FAMILY 70	80	80	1.30	104.00	7.89%	\$120,829.43	\$61,520.00	\$1,610.37	\$794.00	\$2,304.37
SINGLE FAMILY 70 (2007A Prepaid)	184	0	1.30	239.20	18.15%	\$277,907.69	\$0.00	\$1,610.37	\$0.00	\$1,610.37
SINGLE FAMILY 80	4	4	1.40	5.60	0.42%	\$6,506.20	\$3,528.00	\$1,626.55	\$882.00	\$2,808.55
SINGLE FAMILY 80 (2007A Prepaid)	26	0	1.40	36.40	2.78%	\$42,290.30	\$0.00	\$1,626.55	\$0.00	\$1,626.55
TOTAL PLATTED	1109	423		1317.85	100.00%	\$1,531,222.58	\$304,094.00			
LESS Manatee County Collection Costs (3%) and Early Payment Discounts (4%):							(\$107,185.58)	(\$20,921.67)		
Net Revenue to be Collected:							\$1,424,037.00	\$283,172.33		

(1) Reflects 685 (six hundred eighty-five) previous Series 2007A prepayments and 1 (one) prepayment for Series 2017.

(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 2018 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).