



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

**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. See
Assessment Table.

⁽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	\$794.00	-\$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	\$1,424,037.00
COLLECTION COSTS & EARLY PMT DISC. @ 7.0%	<u>\$107,185.58</u>
TOTAL O&M ASSESSMENT	<u>\$1,531,222.58</u>

LOT SIZE PLATTED PARCELS	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2017 DEBT SERVICE ASSESSMENT
	O&M	SERIES 2017 DEBT SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL	% TOTAL	TOTAL	
				EAU's	EAU's	O&M BUDGET	
ATTACHED VILLAS	30	27	1.00	30.00	2.28%	\$34,854.64	\$16,678.00
SINGLE FAMILY 55/60	785	313	1.15	902.75	68.50%	\$1,048,834.31	\$220,964.00
SINGLE FAMILY 70	264	80	1.30	343.20	26.04%	\$398,737.12	\$63,536.00
SINGLE FAMILY 80	30	4	1.40	42.00	3.19%	\$48,796.50	\$3,530.00
TOTAL PLATTED	<u>1109</u>	<u>424</u>		<u>1317.95</u>	<u>100.00%</u>	<u>\$1,531,222.58</u>	<u>\$304,708.00</u>
						LESS: Manatee County Collection Costs and Early Payment Discounts	
						<u>(\$107,185.58)</u>	<u>(\$20,963.91)</u>
Net Revenue to be Collected						<u>\$1,424,037.00</u>	<u>\$283,744.09</u>

PER LOT ANNUAL ASSESSMENT		
SERIES 2017		
O&M	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
\$1,161.82	\$618.00	\$1,779.82
\$1,336.09	\$706.00	\$2,042.09
\$1,510.37	\$794.00	\$2,304.37
\$1,626.55	\$882.00	\$2,508.55

- (1) Reflects 685 (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.