

Final Budget
Fiscal Year 2011/2012
Harrison Ranch Community Development District
General Fund
Adopted July 11, 2011

Chart of Accounts Classification	Budget for 2011/2012
REVENUES	
Special Assessments	
Assessments - Off Roll	357,930
Assessments - Tax Roll	607,465
Other Miscellaneous Revenues	
Lease Agreement Revenues	4,200
Community Activity Revenues	7,250
Clubhouse Rental Revenues	7,400
Key/Access Revenue	480
TOTAL REVENUES	984,725
EXPENDITURES	
Administrative	
Legislative	
Supervisor Fees	2,400
Financial & Administrative	
Administrative Services	8,750
District Management	32,500
Disclosure Report	5,000
Trustees Fees	4,000
Financial Consulting Services	9,000
Accounting Services	17,200
Auditing Services	5,100
Arbitrage Rebate Calculation	1,000
District Engineer	20,000
Public Officials Liability Insurance	2,500
Legal Advertising	4,500
Bank Fees	250
Dues, Licenses & Fees	175
Property Taxes	1,000
Legal Counsel	
District Counsel	20,000
Administrative Subtotal	133,375
Field Operations	
Electric Utility Services	
Utility Services	6,500
Utility - Recreation Facilities	28,000

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Street Lights	35,000
Water - Sewer Combination Services	
Utility Services	17,500
Stormwater Control	
Aquatic Contract	26,500
Mitigation Area Monitoring & Maintenance	7,500
Lake/Pond Repair	16,500
Aquatic Planting/Replacement	3,500
Other Physical Environment	
Property Casualty Insurance	12,000
General Liability Insurance	2,600
Entry & Walls Maintenance	5,000
Landscape Maintenance	243,800
Mulch	57,500
Annuals/Flower Program	25,375
Irrigation Repairs and Maintenance	8,500
Maintenance/Handyman Services	8,000
Landscape Replacement Plants, Shrubs, Trees	40,000
Road & Street Facilities	
Street Light/Decorative Light Maintenance	30,000
Sidewalk Repair & Maintenance	2,500
Parking Lot Repair & Maintenance	7,500
Parks & Recreation	
Staff - Salaries	57,500
Staff - P/R Taxes	5,000
Staff - Workers' Comp	2,400
Staff - Health Insurance	4,000
Payroll Processing	700
Program Activities Payroll	17,000
Pool Maintenance Contract	15,000
Pool Attendant	5,200
A/C Maintenance Contract	300
A/C Repairs	1,500
Interior Clubhouse Facility Maintenance	5,000
Clubhouse Telephone, Fax, Internet	4,500
Cable Television	0
Clubhouse Facility Janitorial Service	7,500
Business Center/ Office Supplies	750
Exterior Clubhouse Facility Maintenance	15,000
Security System	5,300

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Management Contract	22,800
Operating & Community Programming	39,225
Pool/Furniture Repair and Replacement	5,000
Clubhouse Furniture Replacement	2,500
Fitness Equipment Maintenance	3,850
Clubhouse Landscape Lighting Replacement	0
Clubhouse Pest Control	600
Fire Monitoring Services	1,450
Athletic/Park Court/Field Repairs	2,500
Trail/Bike Path Maintenance	10,000
Contingency	
Miscellaneous contingency	5,000
Capital Reserve	28,000
Capital Improvements	0
Field Operations Subtotal	851,350
TOTAL EXPENDITURES	984,725

**Harrison Ranch Community Development District
Debt Service
Fiscal Year 2011/2012**

Chart of Accounts Classification	Series 2007A	Budget for 2011/2012
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$ 328,569.00	\$ 328,569.00
TOTAL REVENUES	\$ 328,569.00	\$ 328,569.00
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees	\$ -	\$ -
Debt Service Obligation	\$ 328,569.00	\$ 328,569.00
Administrative Subtotal	\$ 328,569.00	\$ 328,569.00
TOTAL EXPENDITURES	\$ 328,569.00	\$ 328,569.00
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Collection and Discount % applicable to the county: 7.0%

Gross Assessments \$ 353,300.00

Notes:

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

(1) Maximum Annual Debt Service less Prepaid Assessments received

Harrison Ranch Community Development District

FISCAL YEAR 2011/2012 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2011/2012 O&M Budget	\$965,395.00
Manatee Co. 7% Collection Cost:	<u>\$72,664.14</u>
2011/2012 Total:	<u>\$1,038,059.14</u>

2010/2011 O&M Budget	\$1,075,930.00
2011/2012 O&M Budget	<u>\$965,395.00</u>
Total Difference:	<u><u>-\$110,535.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2010/2011	2011/2012	\$	%
Debt Service - Attached Villas	\$700.00	\$700.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$881.86	\$791.26	-\$90.60	-10.27%
Total	\$1,581.86	\$1,491.26	-\$90.60	-5.73%
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Debt Service - Single Family 55/60	\$800.00	\$800.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,014.14	\$909.95	-\$104.19	-10.27%
Total	\$1,814.14	\$1,709.95	-\$104.19	-5.74%
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Debt Service - Single Family 70	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,146.42	\$1,028.64	-\$117.78	-10.27%
Total	\$2,046.42	\$1,928.64	-\$117.78	-5.76%
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Debt Service - Single Family 80	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,234.61	\$1,107.77	-\$126.84	-10.27%
Total	\$2,234.61	\$2,107.77	-\$126.84	-5.68%

HARRISON RANCH

FISCAL YEAR 2011/2012 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET
COLLECTION COSTS @ 7.0%
TOTAL O&M ASSESSMENT

\$965,395.00
\$72,664.14
\$1,038,059.14

LU	LOT SIZE PLATTED PARCELS	UNITS ASSESSED SERIES 2007A			ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2007A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
		O&M	DEBT SERVICE (1)	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	DEBT SERVICE (2)	TOTAL (3)
AV	ATTACHED VILLAS	30	30	1.00	30.00	2.29%	\$23,737.92	\$21,000.00	\$791.26	\$700.00	\$1,491.26
60	SINGLE FAMILY 55/60	446	317	1.15	512.90	39.10%	\$405,839.27	\$253,600.00	\$909.95	\$800.00	\$1,709.95
70	SINGLE FAMILY 70	191	83	1.30	248.30	18.93%	\$196,470.83	\$74,700.00	\$1,028.64	\$900.00	\$1,928.64
80	SINGLE FAMILY 80	15	4	1.40	21.00	1.60%	\$16,616.54	\$4,000.00	\$1,107.77	\$1,000.00	\$2,107.77
	TOTAL PLATTED	682	434		812.20	61.91%	\$642,664.56	\$353,300.00			
	UNPLATTED LANDS										
AV	ATTACHED VILLAS	82	0	1.00	82.00	6.25%	\$64,883.64	\$0.00	\$791.26	\$700.00	\$1,491.26
60	SINGLE FAMILY 55/60	228	0	1.15	262.20	19.99%	\$207,469.40	\$0.00	\$909.95	\$800.00	\$1,709.95
70	SINGLE FAMILY 70	69	0	1.30	89.70	6.84%	\$70,976.37	\$0.00	\$1,028.64	\$900.00	\$1,928.64
80	SINGLE FAMILY 80	47	0	1.40	65.80	5.02%	\$52,065.17	\$0.00	\$1,107.77	\$1,000.00	\$2,107.77
	TOTAL UNPLATTED	426	0		499.70	38.09%	\$395,394.58	\$0.00			
	TOTAL COMMUNITY	1108	434		1311.90	100.00%	\$1,038,059.14	\$353,300.00			
	LESS: Manatee County Collection Costs and Early Payment Discount Costs										
	Net Revenue to be Collected						(\$72,664.14)	(\$24,731.00)			
	UNPLAT BY ACREAGE	245.70	245.70				\$395,394.58	\$0.00			
	PER ACRE ASSESSMENTS - UNPLATTED								O&M	DEBT	TOTAL
									\$1,609.27	\$0.00	\$1,609.27

- (1) Reflects the number of total lots with Series 2007A debt outstanding.
- (2) 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 discount costs.
- (3) Annual assessment that will appear on November 2011 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.