

**FINAL BUDGET**  
**Harrison Ranch Community Development District**  
**General Fund**  
**Fiscal Year 2012/2013**  
*Adopted July 23, 2012*

Chart of Accounts Classification	Budget for 2012/2013
<b>REVENUES</b>	
Special Assessments	
Tax Roll	617,033
Off Roll	348,362
Other Miscellaneous Revenues	
Clubhouse Rental Revenues	6,500
Key/Access Revenue	480
Lease Agreement Revenues	4,200
Community Activity Revenue	3,830
<b>TOTAL REVENUES</b>	<b>980,405</b>
<b>EXPENDITURES</b>	
<b>Administrative</b>	
Legislative	
Supervisor Fees	2,400
Financial & Administrative	
Administrative Services	8,750
District Management	32,500
District Engineer	20,000
Disclosure Report	5,000
Trustees Fees	4,000
Financial Consulting Services	9,000
Accounting Services	17,200
Auditing Services	3,200
Arbitrage Rebate Calculation	650
Public Officials Liability Insurance	2,587
Legal Advertising	3,000
Bank Fees	300
Dues, Licenses & Fees	1,550
Property Taxes	1,200
Legal Counsel	
District Counsel	20,000
<b>Administrative Subtotal</b>	<b>131,337</b>
<b>Field Operations</b>	
Electric Utility Services	
Utility Services	6,500
Utility - Recreation Facilities	28,000
Street Lights	35,000

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Gas Utility Services	
Utility-Recreation Facilities	40,000
Water_Sewer Combination Services	
Utility Services	32,000
Stormwater Control	
Mitigation Area Monitoring &	12,500
Lake/Pond Repair	10,000
Aquatic Contract	30,228
Aquatic Planting/Replacement	500
Other Physical Environment	
Property & Casualty Insurance	13,559
General Liability Insurance	4,025
Entry & Walls Maintenance	5,000
Landscape Maintenance	256,836
Irrigation Repairs & Maintenance	15,775
Mulch	35,000
Annuals/Flower Program	30,675
Maintenance/Handyman Services	5,000
Landscape Replacement Plants, Shrubs,	27,500
Road & Street Facilities	
Street Light/Decorative Light	15,000
Sidewalk Repair & Maintenance	1,500
Parking Lot Repair & Maintenance	5,000
Parks & Recreation	
Staff-Salaries	55,850
Staff-P/R Taxes	5,300
Staff-Workers' Comp	3,600
Staff-Health Insurance	4,200
Payroll Processing	1,000
Program Activities Payroll	12,500
Pool Maintenance	18,500
Pool Attendant	3,250
A/C Maintenance Contract	300
A/C Repairs	750
Clubhouse Telephone, Fax, Internet	4,500
Clubhouse Facility Janitorial Services	8,750
Business Center/Office Supplies	750
Exterior Clubhouse Facility	15,000
Security System	3,000
Management Contract	22,800

**FINAL BUDGET**  
**Harrison Ranch Community Development District**  
**General Fund**  
**Fiscal Year 2012/2013**  
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<b>Chart of Accounts Classification</b>	<b>Budget for 2012/2013</b>
Operating & Community Programming	39,800
Pool/Furniture Repair and Replacement	5,000
Clubhouse/Fields Pest Control	5,000
Fire System	1,550
Clubhouse Furniture Cleaning/ Repair	1,200
Interior Clubhouse Facility	5,000
Athletic Court/Field/Playground	2,500
Fitness Equipment Maintenance	3,320
Trail/Bike Path Maintenance	10,000
Clubhouse Recycling Service	550
Contingency	
Miscellaneous contingency	5,500
<b>Field Operations Subtotal</b>	<b>849,068</b>
<b>TOTAL EXPENDITURES</b>	<b>980,405</b>

**Harrison Ranch Community Development District  
Debt Service  
Fiscal Year 2012/2013**

Chart of Accounts Classification	Series 2007A	Budget for 2012/2013
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$ 326,895.00	\$ 326,895.00
<b>TOTAL REVENUES</b>	<b>\$ 326,895.00</b>	<b>\$ 326,895.00</b>
<b>EXPENDITURES</b>		
Administrative		
Financial & Administrative		
Bank Fees	\$ -	\$ -
Debt Service Obligation	\$ 326,895.00	\$ 326,895.00
Administrative Subtotal	\$ 326,895.00	\$ 326,895.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 326,895.00</b>	<b>\$ 326,895.00</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>

Collection and Discount % applicable to the county: 7.0%

**Gross Assessments \$ 351,500.00**

**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**

**FISCAL YEAR 2012/2013 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

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	SERVICE (1)	EAU FACTOR	EAU's	% TOTAL EAU's		O&M	DEBT SERVICE (2)	TOTAL (3)
ATTACHED VILLAS	30	30	1.00	30.00	2.29%	\$21,000.00	\$791.26	\$700.00	\$1,491.26
SINGLE FAMILY 55/60	560	317	1.15	644.00	49.09%	\$253,600.00	\$909.95	\$800.00	\$1,709.95
SINGLE FAMILY 70	191	81	1.30	248.30	18.93%	\$72,900.00	\$1,028.64	\$900.00	\$1,928.64
SINGLE FAMILY 80	15	4	1.40	21.00	1.60%	\$4,000.00	\$1,107.77	\$1,000.00	\$2,107.77
<b>TOTAL PLATTED</b>	<b>796</b>	<b>432</b>		<b>943.30</b>	<b>71.90%</b>	<b>\$351,500.00</b>			
<b>UNPLATTED LANDS</b>	<b>PLANNED UNITS</b>								
ATTACHED VILLAS	82	0	1.00	82.00	6.25%	\$0.00	\$791.26	\$0.00	\$791.26
SINGLE FAMILY 55/60	114	0	1.15	131.10	9.99%	\$0.00	\$909.95	\$0.00	\$909.95
SINGLE FAMILY 70	69	0	1.30	89.70	6.84%	\$0.00	\$1,028.64	\$0.00	\$1,028.64
SINGLE FAMILY 80	47	0	1.40	65.80	5.02%	\$0.00	\$1,107.77	\$0.00	\$1,107.77
<b>TOTAL UNPLATTED</b>	<b>312</b>	<b>0</b>		<b>368.60</b>	<b>28.10%</b>	<b>\$0.00</b>			
<b>TOTAL COMMUNITY</b>	<b>1108</b>	<b>432</b>		<b>1311.90</b>	<b>100.00%</b>	<b>\$351,500.00</b>			
LESS: Manatee County Collection Costs and Early Payment Discount Costs									
<b>Net Revenue to be Collected</b>							<b>(\$24,605.00)</b>		
						<b>\$326,895.00</b>			
<b>UNPLAT BY ACREAGE</b>							<b>\$291,659.88</b>		
							<b>\$0.00</b>		
<b>PER ACRE ASSESSMENTS - UNPLATTED</b>							<b>O&amp;M</b>	<b>DEBT</b>	<b>TOTAL</b>
							<b>\$1,426.82</b>	<b>\$0.00</b>	<b>\$1,426.82</b>

(1) Reflects the number of 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 2012 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.

**Harrison Ranch Community Development District**

**FISCAL YEAR 2012/2013 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2012/2013 O&M Budget	\$965,395.00
Manatee Co. 7% Collection Cost:	\$72,664.14
2012/2013 Total:	<u>\$1,038,059.14</u>

2011/2012 O&M Budget	\$965,395.00
2012/2013 O&M Budget	\$965,395.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2011/2012	2012/2013	\$	%
Debt Service - Attached Villas - Platted	\$700.00	\$700.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$791.26	\$791.26	\$0.00	0.00%
<b>Total</b>	<b>\$1,491.26</b>	<b>\$1,491.26</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 55/60 - Platted	\$800.00	\$800.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$909.95	\$909.95	\$0.00	0.00%
<b>Total</b>	<b>\$1,709.95</b>	<b>\$1,709.95</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 70 - Platted	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,028.64	\$1,028.64	\$0.00	0.00%
<b>Total</b>	<b>\$1,928.64</b>	<b>\$1,928.64</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Single Family 80 - Platted	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,107.77	\$1,107.77	\$0.00	0.00%
<b>Total</b>	<b>\$2,107.77</b>	<b>\$2,107.77</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Attached Villas - Unplatted <sup>(1)</sup>	\$700.00	\$0.00	-\$700.00	-100.00%
Operations/Maintenance - Attached Villas	\$791.26	\$791.26	\$0.00	0.00%
<b>Total</b>	<b>\$1,491.26</b>	<b>\$791.26</b>	<b>-\$700.00</b>	<b>-46.94%</b>
Debt Service - Single Family 55/60 - Unplatted <sup>(1)</sup>	\$800.00	\$0.00	-\$800.00	-100.00%
Operations/Maintenance - Single Family 55/60	\$909.95	\$909.95	\$0.00	0.00%
<b>Total</b>	<b>\$1,709.95</b>	<b>\$909.95</b>	<b>-\$800.00</b>	<b>-46.78%</b>
Debt Service - Single Family 70 - Unplatted <sup>(1)</sup>	\$900.00	\$0.00	-\$900.00	-100.00%
Operations/Maintenance - Single Family 70	\$1,028.64	\$1,028.64	\$0.00	0.00%
<b>Total</b>	<b>\$1,928.64</b>	<b>\$1,028.64</b>	<b>-\$900.00</b>	<b>-46.67%</b>
Debt Service - Single Family 80 - Unplatted <sup>(1)</sup>	\$1,000.00	\$0.00	-\$1,000.00	-100.00%
Operations/Maintenance - Single Family 80	\$1,107.77	\$1,107.77	\$0.00	0.00%
<b>Total</b>	<b>\$2,107.77</b>	<b>\$1,107.77</b>	<b>-\$1,000.00</b>	<b>-47.44%</b>

(1) Unplatted Lands are not subject to Debt Service Assessments