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**This Instrument Prepared by
and return to:**

**Harrison Ranch Community Development District
c/o Rizzetta and Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614**

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors¹
Harrison Ranch Community Development District**

Brian Mihelich
Chairman

Mac McCraw
Assistant Secretary

Tim Murray
Assistant Secretary

Parker Hiron
Assistant Secretary

Rizzetta and Company, Inc.
District Manager
3434 Colwell Avenue, Suite 200
Tampa, Florida 33514
Ph: (813) 933-5571

District records are on file at the offices of Rizzetta and Company, Inc., and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of April 1, 2008.

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Introduction

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents.

The following information is provided to give you a description of the Harrison Ranch Community Development District's ("District") services and facilities and the assessments that are expected to be levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructure improvements such as stormwater management, landscaping and recreation facilities.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District encompasses approximately 955 acres of land located entirely within the jurisdictional boundaries of Manatee County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Manatee County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide and maintain and how are the improvements paid for?

The public infrastructure necessary to support the District's development program includes, but is not limited to: stormwater management, landscaping, and recreational facilities. Each of these infrastructure improvements is more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted an Engineer's Report dated May 14, 2007 (the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District. Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements will be funded in part by the District's sale of bonds. On April 2, 2007, the Circuit Court of the Twelfth Judicial Circuit of the State of Florida, in and for Manatee County, Florida, entered a Final Judgment validating the District's ability to

issue an aggregate principal amount not to exceed \$46,000,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District. On May 15, 2007, the District issued its first series of bonds for purposes of financing construction and acquisition costs of infrastructure improvements. On that date, the District issued its Harrison Ranch Community Development District, Capital Improvement Revenue Bonds, Series 2007, in the amount of \$12,720,000 (the "Series 2007 Bonds"). Proceeds of the Series 2007 Bonds have been and will be used to finance a portion of the cost of the acquisition, construction, installation and equipping of the infrastructure and improvements.

Stormwater Management

The on-site stormwater collection system for Harrison Ranch consists of 100 acres of ponds, a stormwater drainage system for the roadways, and lake interconnect pipes linking the District to Slaughter Creek and Wade Canal. The surface runoff from the on-site roadways is collected in drainage inlets and catch basins and, through a series of pipes, is routed to the on-site stormwater detention facilities (i.e., ponds) for water quality treatment and attenuation. The water level and volumes within the stormwater ponds are controlled by concrete weir structures that discharge and overflow into Slaughter Creek or Buffalo Canal. The stormwater ponds were sized for water quality and to maintain pre-development runoff rates for a 24-hour, 25-year storm event.

A stormwater master plan has been developed for the Development establishing 25-year flood elevations. No single-family home sites or single-family attached homes are permitted to be constructed within the FEMA 100-year flood plain. The roadways will be constructed above the 25-year flood plain. The finished floor elevations of the homes will be between 18" to 24" above the crown of the adjacent roadway. Drainage pipe, ranging in size from 15" RCP to 42", elliptical pipe and a box culvert crossing, stormwater structures (i.e., manholes, catch basins and inlets), mitered end sections, and outfall control structures will be constructed as part of the Harrison Ranch infrastructure for the roadway system and lake interconnects. There are no off-site stormwater management improvements required for the project.

Common Areas, Perimeter Landscaping and Entry Features, Recreational and Other Amenities

Within Harrison Ranch, 38.9% of the Development is comprised of common areas that include the main entry features. The landscaping, recreational amenities (including pool, clubhouse, tennis court, pedestrian trails, etc.) and other common area improvements are to be constructed on a phased basis. Effective August 13, 2007, the District obtained authority from the County to finance, construct, and operate recreational amenities.

Assessments, Fees and Charges

The bonds, and the interest due thereon, are to be payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District that benefit from the construction, acquisition, establishment and operation of the District's improvements. The

assessments on platted lots are expected to be billed in the same manner as county ad valorem taxes. The current annual debt assessments for platted lots are as follows:

<u>Lot Type</u>	<u>Annual Debt Assessment*</u>
Attached Villas	\$700.00
Single Family 55'/60'	\$800.00
Single Family 70'	\$900.00
Single Family 80'	\$1,100.00

* The Annual Debt Assessment figures include principal, interest, early payment discounts, and collection costs.

The District may undertake the construction, acquisition or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods that are authorized by Chapter 190, Florida Statutes.

Additional operations and maintenance assessments will be determined and calculated annually by the District's Board of Supervisors against all benefited lands in the District. These assessments on platted lots will also be collected in the same manner as county ad valorem taxes and are anticipated to begin to be collected in 2008.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

Method of Collection

The District's debt and maintenance assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates that, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect assessments directly.

This description of the Harrison Ranch Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of this new community. If you have any questions or would simply like additional information about the District, please write to: District Manager, Harrison Ranch Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or by phone at (813) 913-5571.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 14th day of April, 2008, and recorded in the Official Records of Manatee County, Florida.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Chairman

[Signature]
Witness

Lindsay Holt
Witness

Lindsay Holt
Print Name

Dale P. Herons
Print Name

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 14th day of April, 2008, by Brian Mibelich, Chairman of the Harrison Ranch Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

NOTARY PUBLIC - STATE OF FLORIDA
Matthew E. Huber
Commission # DD623827
Expires: DEC. 20, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]
Notary Public, State of Florida
Print Name: Matthew E Huber
Commission No.: _____
My Commission Expires: _____

Zoller, Najar, & Shroyer, LLC

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206, (941)748-8080, FAX: (941)748-3747
CERTIFICATE OF AUTHORIZATION No. LB 6982

NOVEMBER 10, 2005

HARRISON RANCH / PULTE

DESCRIPTION: CDD PARCEL

BEGINNING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°21'35" E ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 5294.10 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S 00°28'32" W, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 364.39 FEET; THENCE N 80°08'27" E, A DISTANCE OF 1209.14 FEET; THENCE S 00°28'20" W, A DISTANCE OF 1560.57 FEET; THENCE S 89°15'50" W, A DISTANCE OF 1129.87 FEET; THENCE S 00°28'32" W, A DISTANCE OF 1025.31 FEET; THENCE S 00°20'38" E, A DISTANCE OF 2759.15 FEET; THENCE S 00°07'50" W, A DISTANCE OF 213.46 FEET; THENCE S 60°16'38" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 301, SECTION 1302-104-202, A DISTANCE OF 530.64 FEET; THENCE N 57°32'00" W, A DISTANCE OF 1271.65 FEET; THENCE S 32°28'00" W, A DISTANCE OF 28.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 129.59 FEET THROUGH A CENTRAL ANGLE OF 29°42'00" TO THE POINT OF TANGENCY; THENCE S 62°10'00" W, A DISTANCE OF 118.38 FEET TO THE POINT OF CURVATURE, OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 42.13 FEET THROUGH A CENTRAL ANGLE OF 32°11'00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 29°59'00" W, A DISTANCE OF 86.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 54.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF REVERSE CURVATURE, WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 29°59'00" W, A DISTANCE OF 1522.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1022.72 FEET THROUGH A CENTRAL ANGLE OF 38°30'01", TO THE END OF SAID CURVE TO THE RIGHT; THENCE S 60E16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 121.35 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 69E11'30" W, A DISTANCE OF 1402.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 959.41 FEET THROUGH A CENTRAL ANGLE OF 39E12'30" TO THE END OF SAID CURVE; THENCE S 27E07'06" W, A DISTANCE OF 1261.87 FEET; THENCE N 89E27'14" W, A DISTANCE OF 250.37 FEET; THENCE S 00E25'54" W, A DISTANCE OF 417.01 FEET RETURNING TO AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE; THENCE S 60E15'41" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 432.82 FEET; THENCE N 88E32'09" W, A DISTANCE OF 853.57 FEET; THENCE S 01E27'51" W, A DISTANCE OF 517.00 FEET RETURNING TO AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE; THENCE S 60E15'41" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 75.99 FEET; THENCE N 01E27'51" E ALONG THE MAINTAINED EASTERLY RIGHT OF WAY LINE OF 100TH AVENUE EAST, A DISTANCE OF 1160.11 FEET; THENCE N 88E57'29" W ALONG THE NORTHERLY LINE OF BECK ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 142, A DISTANCE OF 1371.37 FEET; THENCE N 00E04'46" W ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, A DISTANCE OF 1362.57 FEET; THENCE S 89E11'56" W ALONG THE SOUTHERLY LINE OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1298.06 FEET; THENCE N 00E43'05" E, A DISTANCE OF 1335.01 FEET; THENCE N 89E43'51" E, A DISTANCE OF 1281.16 FEET; THENCE N 00E01'44" E, ALONG THE WEST LINE OF AFOREMENTIONED SECTION 36, A DISTANCE OF 818.20 FEET; THENCE S 89E46'27" W, A DISTANCE OF 799.91 FEET; THENCE N 00E00'11" W, A DISTANCE OF 3905.46 FEET; THENCE N 00E04'13" W, A DISTANCE OF 344.17 FEET; THENCE N 63E16'43" E ALONG THE SOUTHERLY MONUMENTED RIGHT OF WAY LINE OF ERIE ROAD, A DISTANCE OF 448.29 FEET; THENCE S 00E00'07" W, A DISTANCE OF 1046.92 FEET; THENCE S 88E10'41" E, A DISTANCE OF 401.58 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 26, 35 AND 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, AND SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST AND SECTION 6, TOWNSHIP 34 SOUTH, RANGE 19 EAST AND SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 955.04 ACRES.