

Somerset
Community Development District

Financial Statements
(Unaudited)

December 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Somerset Community Development District

Balance Sheet

As of 12/31/2013

(In Whole Numbers)

	General Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets					
Cash In Bank	195,778	0	195,778	0	0
Investments	100,761	1,734,697	1,835,458	0	0
Accounts Receivable	80,225	443,653	523,878	0	0
Prepaid Expenses	0	0	0	0	0
Due From Other Funds	17,891	7,713	25,603	0	0
Amount Available in Debt Service	0	0	0	0	2,168,172
Amount To Be Provided Debt Service	0	0	0	0	13,136,828
Fixed Assets	0	0	0	10,915,039	0
Total Assets	<u>394,655</u>	<u>2,186,062</u>	<u>2,580,717</u>	<u>10,915,039</u>	<u>15,305,000</u>
Liabilities					
Accounts Payable	16,367	0	16,367	0	0
Accrued Expenses Payable	10,974	0	10,974	0	0
Due To Other Funds	7,713	17,891	25,603	0	0
Other Bonds Payable	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	15,305,000
Total Liabilities	<u>35,053</u>	<u>17,891</u>	<u>52,944</u>	<u>0</u>	<u>15,305,000</u>
Fund Equity & Other Credits					
Beginning Fund Balance	216,396	1,453,617	1,670,013	10,915,039	0
Net Change in Fund Balance	143,206	714,554	857,761	0	0
Total Fund Equity & Other Credits	<u>359,602</u>	<u>2,168,172</u>	<u>2,527,773</u>	<u>10,915,039</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>394,655</u>	<u>2,186,062</u>	<u>2,580,717</u>	<u>10,915,039</u>	<u>15,305,000</u>

Somerset Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	76	76	0.00%
Special Assessments					
Tax Roll	63,856	63,856	64,103	247	(0.38)%
Off Roll	<u>144,018</u>	<u>144,018</u>	<u>144,018</u>	<u>1</u>	<u>0.00%</u>
Total Revenues	<u>207,874</u>	<u>207,874</u>	<u>208,198</u>	<u>324</u>	<u>(0.16)%</u>
Expenditures					
Legislative					
Supervisor Fees	6,000	1,500	600	900	90.00%
Financial & Administrative					
Administrative Services	2,800	700	700	0	75.00%
District Management	28,500	7,125	7,125	0	75.00%
District Engineer	3,600	900	0	900	100.00%
Disclosure Report	500	125	0	125	100.00%
Trustees Fees	6,500	4,131	4,131	0	36.44%
Financial Consulting Services	5,000	5,000	5,000	0	0.00%
Accounting Services	16,500	4,125	4,125	0	75.00%
Auditing Services	4,000	1,000	0	1,000	100.00%
Arbitrage Rebate Calculation	1,125	281	650	(369)	42.22%
Travel	500	125	0	125	100.00%
Public Officials Liability Insurance	2,600	2,600	2,957	(357)	(13.73)%
Miscellaneous Fees	500	125	0	125	100.00%
Legal Advertising	800	200	617	(417)	22.89%
Bank Fees	250	62	0	62	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Legal Counsel					
District Counsel	12,000	3,000	3,124	(124)	73.96%
Electric Utility Services					
Utility-Irrigation	10,000	2,500	1,925	575	80.74%
Stormwater Control					
Lake/Pond Bank Maintenance- Landscape	4,800	1,200	0	1,200	100.00%
Stormwater System Mntnc & Repair- Exfiltration	6,500	1,625	0	1,625	100.00%
Lake/Pond Bank Maintenance	1,500	375	0	375	100.00%
Lake/Pond Maintenance- Pond Liner Repair	2,500	625	0	625	100.00%
Aquatic Maintenance	1,000	250	0	250	100.00%
Other Physical Environment					
General Liability Insurance & Property	5,400	5,400	8,477	(3,077)	(56.98)%
Entry & Walls Maintenance	3,000	750	0	750	100.00%
Landscape Maintenance	94,824	23,706	23,254	452	75.47%
Irrigation Repairs	2,000	500	2,132	(1,632)	(6.58)%
Landscape Replacement Plants, Shrubs, Trees	2,000	500	0	500	100.00%
Road & Street Facilities					

Somerset Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Street Light Decorative Light Maintenance	1,000	250	0	250	100.00%
Contingency					
Miscellaneous Contingency	2,000	500	0	500	100.00%
Capital Outlay	<u>75,000</u>	<u>18,750</u>	<u>0</u>	<u>18,750</u>	<u>100.00%</u>
Total Expenditures	<u>302,874</u>	<u>88,106</u>	<u>64,992</u>	<u>23,114</u>	<u>78.54%</u>
Excess of Revenue Over (Under) Expenditures	<u>(95,000)</u>	<u>119,768</u>	<u>143,206</u>	<u>23,438</u>	<u>250.74%</u>
Other Financing Sources (Uses)					
Carry Forward Fund Balance					
Prior Year	100,000	100,000	0	(100,000)	100.00%
Interfund Transfer					
Transfer of Reserves	<u>(5,000)</u>	<u>(5,000)</u>	<u>0</u>	<u>5,000</u>	<u>100.00%</u>
Total Other Financing Sources (Uses)	<u>95,000</u>	<u>95,000</u>	<u>0</u>	<u>(95,000)</u>	<u>100.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>214,768</u>	<u>143,206</u>	<u>(71,562)</u>	<u>0.00%</u>
Fund Balance Beginning of Period	0	0	216,396	216,396	0.00%
Fund Balance End of Period	<u>0</u>	<u>214,768</u>	<u>359,602</u>	<u>144,833</u>	<u>0.00%</u>

Somerset Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Contingency				
Capital Reserves	<u>5,000</u>	<u>0</u>	<u>(5,000)</u>	<u>(100.00)%</u>
Total Expenditures	<u>5,000</u>	<u>0</u>	<u>5,000</u>	<u>100.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(5,000)</u>	<u>0</u>	<u>5,000</u>	<u>(100.00)%</u>
Other Financing Sources (Uses)				
Transfer of Reserves	<u>5,000</u>	<u>0</u>	<u>5,000</u>	<u>100.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>

Somerset Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	353,132	354,499	(1,367)	(0.38)%
Off Roll	<u>796,433</u>	<u>796,433</u>	<u>(0)</u>	<u>0.00%</u>
Total Revenues	<u>1,149,564</u>	<u>1,150,932</u>	<u>1,367</u>	<u>0.12%</u>
Expenditures				
Debt Service				
Interest	824,564	406,378	(418,187)	(50.71)%
Principal	<u>325,000</u>	<u>30,000</u>	<u>(295,000)</u>	<u>(90.76)%</u>
Total Expenditures	<u>1,149,564</u>	<u>436,378</u>	<u>713,187</u>	<u>62.04%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>714,554</u>	<u>714,554</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>714,554</u>	<u>(714,554)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,453,617	1,453,617	0.00%
Fund Balance, End of Period	<u>0</u>	<u>2,168,172</u>	<u>2,168,172</u>	<u>0.00%</u>

**Somerset CDD
Investment Summary
December 31, 2013**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2013</u>
The Bank of Tampa	Money Market	\$ 100,761
	Total General Fund Investments	<u>\$ 100,761</u>
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	\$ 1,019,313
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	715,384
	Total Debt Service Fund Investments	<u>\$ 1,734,697</u>

Somerset Community Development District

Summary A/R Ledger
From 12/1/2013 Through 12/31/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2013	EBSCO Gulf Coast Development Inc.	861-14-01	470,225.55
10/1/2013	Walton County Tax Collector	FY13-14	<u>53,652.51</u>
Report Balance			<u><u>523,878.06</u></u>

Somerset Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2013 Through 12/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
ALYS Beach Neighborhood Assn., Inc.	12/17/2013	1864	Rip's Lawn Care, Multi Invoices 11/13	9,680.33
Gulf Power Company	1/2/2014	89919-91030 12/13	9396 E Cty Hwy 30A Irrigation 12/13	468.13
Gulf Power Company	1/3/2014	42245-97026 12/13	9954 E Cty Hwy 30A Irrigation 12/13	668.21
LLS Tax Solutions, Inc.	12/4/2013	000409	Arbitrage Rebate Calculation PE 07/11/13	650.00
Moore Bass Consulting, Inc.	8/8/2013	0048473	Engineering Services 07/13	4,900.00
			Total 001 - General Fund	16,366.67
Report Balance				16,366.67

**Somerset Community Development District
Notes to Unaudited Financial Statements
December 31, 2013**

Balance Sheet

1. Trust statement activity has been recorded through 12/31/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Statement of Revenue and Expenditures – Reserve Fund

3. Reserve funds budgeted in the General Fund budget adopted by the District are reflected in the Reserve Fund for presentation purposes. As of December 31, 2013, the Reserve has not been funded.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY13-14 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.