

Adopted Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2018/2019

| Chart of Accounts Classification | Budget for 2018/2019 |
|--|-------------------------|
| REVENUES | |
| Interest Earnings | |
| Interest Earnings | \$ - |
| Special Assessments | |
| Tax Roll* | \$ 354,449 |
| TOTAL REVENUES | \$ 354,449 |
| TOTAL REVENUES AND BALANCE FORWARD | \$ 354,449 |
| <i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change</i> | |
| EXPENDITURES - ADMINISTRATIVE | |
| Legislative | |
| Supervisor Fees | \$ 10,000 |
| Financial & Administrative | |
| Administrative Services | \$ 5,004 |
| District Management | \$ 30,120 |
| District Engineer | \$ 30,000 |
| Disclosure Report | \$ 1,000 |
| Trustees Fees | \$ 9,000 |
| Assessment Roll | \$ 5,250 |
| Financial & Revenue Collections | \$ 5,250 |
| Accounting Services | \$ 20,004 |
| Auditing Services | \$ 3,500 |
| Arbitrage Rebate Calculation | \$ 500 |
| Miscellaneous Mailings | \$ 250 |
| Public Officials Liability Insurance | \$ 3,025 |
| Legal Advertising | \$ 500 |
| Dues, Licenses & Fees | \$ 175 |
| Miscellaneous Fees | \$ 350 |
| Website Hosting, Maintenance, Backup (and Email) | \$ 2,100 |
| Misc. Administrative Fees | \$ 650 |
| Legal Counsel | |
| District Counsel | \$ 25,000 |
| Administrative Subtotal | \$ 151,678 |
| EXPENDITURES - FIELD OPERATIONS | |
| Law Enforcement | |
| Deputy | \$ 10,000 |
| Stormwater Control | |
| Aquatic Maintenance | \$ 59,472 |
| Lake/Pond Bank Maintenance | \$ 10,000 |
| Aquatic Plant Replacement | \$ 10,000 |
| Stormwater System Maintenance | \$ 8,000 |
| Miscellaneous Expense | \$ 2,000 |
| Other Physical Environment | |
| General Liability Insurance | \$ 3,850 |
| Property Insurance | \$ 14,099 |
| Irrigation Repairs | \$ 1,000 |
| Road & Street Facilities | |
| Gate Facility Maintenance | \$ 500 |
| Sidewalk Repair & Maintenance | \$ 20,000 |
| Street Sign Repair & Replacement | \$ 7,500 |
| Roadway Repair & Maintenance | \$ 27,100 |
| Contingency | |
| Miscellaneous Contingency | \$ 29,250 |
| Capital Outlay | \$ - |
| Field Operations Subtotal | \$ 202,771 |
| TOTAL EXPENDITURES | \$ 354,449 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$ - |

Adopted Budget
Heritage Harbour South Community Development District
Reserve Fund
Fiscal Year 2018/2019

| Chart of Accounts Classification | Budget for 2018/2019 |
|--|-------------------------|
| REVENUES | |
| Special Assessments | |
| Tax Roll* | \$ 105,500 |
| Other Miscellaneous Revenues | |
| Miscellaneous Revenues (Interest Earnings) | \$ - |
| TOTAL REVENUES | \$ 105,500 |
| Balance Forward from Prior Year | \$ - |
| TOTAL REVENUES AND BALANCE FORWARD | \$ 105,500 |
| <i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change</i> | |
| EXPENDITURES | |
| Contingency | |
| Capital Reserves- Disaster | \$ 25,000 |
| Capital Reserves | \$ 80,500 |
| TOTAL EXPENDITURES | \$ 105,500 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$ - |

Heritage Harbour South Community Development District
Debt Service
Fiscal Year 2018/2019

| Chart of Accounts Classification | Series 2015 | Series 2013 | Budget for 2018/2019 |
|---|----------------------|----------------------|----------------------|
| REVENUES | | | |
| Special Assessments | | | |
| Net Special Assessments ⁽¹⁾ | \$ 123,453.93 | \$ 503,210.85 | \$ 626,664.78 |
| TOTAL REVENUES | \$ 123,453.93 | \$ 503,210.85 | \$ 626,664.78 |
| EXPENDITURES | | | |
| Administrative | | | |
| Financial & Administrative | | | |
| Bank Fees | | | \$ - |
| Debt Service Obligation | \$ 123,453.93 | \$ 503,210.85 | \$ 626,664.78 |
| Administrative Subtotal | \$ 123,453.93 | \$ 503,210.85 | \$ 626,664.78 |
| TOTAL EXPENDITURES | \$ 123,453.93 | \$ 503,210.85 | \$ 626,664.78 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$ - | \$ - | \$ - |

Collection and Discount % applicable to the county: 7.0%

Gross assessments \$ **672,964.76**

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Heritage Harbour South Community Development District

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

| | |
|--|---------------------------|
| 2018/2019 O&M Budget | \$459,949.00 |
| Collection Cost and Early Payment Discount @ 7%: | \$34,619.82 |
| 2018/2019 Total: | <u>\$494,568.82</u> |
| 2017/2018 O&M Budget | \$461,682.00 |
| 2018/2019 O&M Budget | \$459,949.00 |
| Total Difference: | <u><u>-\$1,733.00</u></u> |

| | PER UNIT ANNUAL ASSESSMENT | | Proposed Increase / Decrease | |
|--|----------------------------|-------------------|------------------------------|---------------|
| | 2017/2018 | 2018/2019 | \$ | % |
| Series 2013 Debt Service - Single Family 55' | \$466.27 | \$466.27 | \$0.00 | 0.00% |
| Operations/Maintenance - Single Family 55' | \$363.29 | \$363.09 | -\$0.20 | -0.06% |
| Total | \$829.56 | \$829.36 | -\$0.20 | -0.02% |
| <hr/> | | | | |
| Series 2013 Debt Service - Single Family 65' | \$618.86 | \$618.86 | \$0.00 | 0.00% |
| Operations/Maintenance - Single Family 65' | \$370.57 | \$370.27 | -\$0.30 | -0.08% |
| Total | \$989.43 | \$989.13 | -\$0.30 | -0.03% |
| <hr/> | | | | |
| Series 2013 Debt Service - Single Family 80' | \$771.46 | \$771.46 | \$0.00 | 0.00% |
| Operations/Maintenance - Single Family 80' | \$385.13 | \$384.63 | -\$0.50 | -0.13% |
| Total | \$1,156.59 | \$1,156.09 | -\$0.50 | -0.04% |
| <hr/> | | | | |
| Series 2013 Debt Service - Single Family 85' | \$915.58 | \$915.58 | \$0.00 | 0.00% |
| Operations/Maintenance - Single Family 85' | \$389.69 | \$389.12 | -\$0.57 | -0.15% |
| Total | \$1,305.27 | \$1,304.70 | -\$0.57 | -0.04% |
| <hr/> | | | | |
| Series 2013 Debt Service - Stone Harbour Condo. | \$296.71 | \$296.71 | \$0.00 | 0.00% |
| Operations/Maintenance - Stone Harbour Condo. | \$310.81 | \$309.33 | -\$1.48 | -0.48% |
| Total | \$607.52 | \$606.04 | -\$1.48 | -0.24% |
| <hr/> | | | | |
| Series 2013 Debt Service - Twin Villas | \$385.73 | \$385.73 | \$0.00 | 0.00% |
| Operations/Maintenance - Twin Villas | \$319.91 | \$318.30 | -\$1.61 | -0.50% |
| Total | \$705.64 | \$704.03 | -\$1.61 | -0.23% |
| <hr/> | | | | |
| Series 2013 Debt Service - Club Home | \$385.73 | \$385.73 | \$0.00 | 0.00% |
| Operations/Maintenance - Club Home | \$316.72 | \$315.16 | -\$1.56 | -0.49% |
| Total | \$702.45 | \$700.89 | -\$1.56 | -0.22% |
| <hr/> | | | | |
| Series 2013 Debt Service - Golf Course (per acre) | \$1,898.18 | \$1,898.18 | \$0.00 | 0.00% |
| Operations/Maintenance - Golf Course | \$1,093.45 | \$1,075.17 | -\$18.28 | -1.67% |
| Total | \$2,991.63 | \$2,973.35 | -\$18.28 | -0.61% |
| <hr/> | | | | |
| Series 2015 Debt Service - LHC - Single Family 40' | \$303.90 | \$303.90 | \$0.00 | 0.00% |
| Operations/Maintenance - LHC - Single Family 40' | \$251.95 | \$251.66 | -\$0.29 | -0.12% |
| Total | \$555.85 | \$555.56 | -\$0.29 | -0.05% |
| <hr/> | | | | |
| Series 2015 Debt Service - Lighthouse Cove Condo | \$227.92 | \$227.92 | \$0.00 | 0.00% |
| Operations/Maintenance - Lighthouse Cove Condo | \$239.34 | \$237.70 | -\$1.64 | -0.69% |
| Total | \$467.26 | \$465.62 | -\$1.64 | -0.35% |
| <hr/> | | | | |
| Debt Service - Townhomes (Parcel 17) | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Operations/Maintenance - Townhomes (Parcel 17) | \$246.28 | \$241.00 | -\$5.28 | 0.00% |
| Total | \$246.28 | \$241.00 | -\$5.28 | 0.00% |
| <hr/> | | | | |
| Debt Service - Aquaterra (per acre) | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Operations/Maintenance - Aquaterra | \$140.27 | \$136.48 | -\$3.79 | -2.70% |
| Total | \$140.27 | \$136.48 | -\$3.79 | -2.70% |

HERITAGE HARBOUR SOUTH

FISCAL YEAR 2018/2019 DEBT AND O&M ASSESSMENT SCHEDULE

| | | |
|---------------------------------|--|------------------|
| TOTAL O&M BUDGET | | \$459,949 |
| COLLECTION COSTS @ 7.0% | | \$34,620 |
| TOTAL O&M ASSESSMENT | | \$494,569 |

| | | | | | | | |
|------------------|-----------------------|------------------|-----------------------|------------------|--|------------------|---|
| O&M 1 | Admin and Reuse Water | O&M 2 | Stormwater Facilities | O&M 3 | Community Specific Costs (Roadway/Landscape/Gate) | O&M 4 | Contingency/Disaster (Community Restoration) |
| \$208,877 | | \$89,472 | | \$56,100 | | \$105,500 | |
| \$15,722 | | \$6,734 | | \$4,223 | | \$7,941 | |
| \$224,599 | | \$96,206 | | \$60,323 | | \$113,441 | |

| LOT SIZE | ALLOCATION OF O&M ASSESSMENT | | | ALLOCATION OF O&M ASSESSMENT | | | ALLOCATION OF O&M ASSESSMENT | | | ALLOCATION OF O&M ASSESSMENT | | | PER LOT ANNUAL ASSESSMENT | | | |
|----------------------------|------------------------------|----------------------|----------|------------------------------|---------------------|----------|------------------------------|---------------------|----------|------------------------------|---------------------|----------|---------------------------|------------|-----------|-------------|
| | O&M 1 UNITS | TOTAL | O&M 1 | O&M 2 UNITS | TOTAL | O&M 2 | O&M 3 UNITS | TOTAL | O&M 3 | O&M 4 UNITS | TOTAL | O&M 4 | TOTAL | 2013 DEBT | 2015 DEBT | TOTAL (3) |
| | | O&M BUDGET | PER UNIT | | O&M BUDGET | PER UNIT | | O&M BUDGET | PER UNIT | | O&M BUDGET | PER UNIT | O&M BUDGET | PER UNIT | O&M | SERVICE (2) |
| SB - Single Family 55' | 248 | \$40,893.67 | \$164.89 | 248 | \$16,336.17 | \$65.87 | 248 | \$14,341.20 | \$57.83 | 248 | \$18,477.19 | \$74.50 | \$363.09 | \$466.27 | | \$829.36 |
| SB - Single Family 65' | 225 | \$37,834.63 | \$168.15 | 225 | \$15,702.81 | \$69.79 | 225 | \$13,011.17 | \$57.83 | 225 | \$16,763.58 | \$74.50 | \$370.27 | \$618.86 | | \$989.13 |
| SB - Single Family 80' | 154 | \$26,899.80 | \$174.67 | 154 | \$11,954.64 | \$77.63 | 154 | \$8,905.42 | \$57.83 | 154 | \$11,473.74 | \$74.50 | \$384.63 | \$771.46 | | \$1,156.09 |
| SB - Single Family 85' | 19 | \$3,357.52 | \$176.71 | 19 | \$1,521.46 | \$80.08 | 19 | \$1,098.72 | \$57.83 | 19 | \$1,415.59 | \$74.50 | \$389.12 | \$915.58 | | \$1,304.70 |
| Stone Harbour Condo. | 120 | \$16,857.26 | \$140.48 | 120 | \$6,464.50 | \$53.87 | 120 | \$4,857.50 | \$40.48 | 120 | \$8,940.58 | \$74.50 | \$309.33 | \$296.71 | | \$606.04 |
| Twin Villas | 145 | \$20,960.08 | \$144.55 | 145 | \$8,521.52 | \$58.77 | 145 | \$5,869.48 | \$40.48 | 145 | \$10,803.20 | \$74.50 | \$318.30 | \$385.73 | | \$704.03 |
| Club Home | 36 | \$5,152.54 | \$143.13 | 36 | \$2,053.97 | \$57.05 | 36 | \$1,457.25 | \$40.48 | 36 | \$2,682.17 | \$74.50 | \$315.16 | \$385.73 | | \$700.89 |
| Golf Course | 24.26 | \$11,845.45 | \$488.27 | 24.26 | \$12,401.24 | \$511.18 | 24.26 | \$29.61 | \$1.22 | 24.26 | \$1,807.49 | \$74.50 | \$1,075.17 | \$1,898.18 | | \$2,973.35 |
| LHC - Single Family 40' | 245 | \$28,000.17 | \$114.29 | 245 | \$9,182.47 | \$37.48 | 245 | \$6,220.30 | \$25.39 | 245 | \$18,253.68 | \$74.50 | \$251.66 | | \$303.90 | \$555.56 |
| Lighthouse Cove Condo | 255 | \$27,527.19 | \$107.95 | 255 | \$9,557.27 | \$37.48 | 255 | \$4,531.93 | \$17.77 | 255 | \$18,998.72 | \$74.50 | \$237.70 | | \$227.92 | \$465.62 |
| Parcel 17 Townhome | 44 | \$4,815.79 | \$109.45 | 44 | \$2,510.41 | \$57.05 | 0 | \$0.00 | \$0.00 | 44 | \$3,278.21 | \$74.50 | \$241.00 | | | \$241.00 |
| Aquaterra 2 | 4 | \$247.93 | \$61.98 | 0 | \$0.00 | \$0.00 | 0 | \$0.00 | \$0.00 | 4 | \$298.02 | \$74.50 | \$136.48 | | | \$136.48 |
| Aquaterra | 3.338 | \$206.90 | \$61.98 | 0 | \$0.00 | \$0.00 | 0 | \$0.00 | \$0.00 | 3.338 | \$248.70 | \$74.50 | \$136.48 | | | \$136.48 |
| | 1522.598 | \$224,598.92 | | 1515.26 | \$96,206.45 | | 1471.26 | \$60,322.58 | | 1522.598 | \$113,440.86 | | | | | |
| Collection Costs/Discounts | | (\$15,721.92) | | | (\$6,734.45) | | | (\$4,222.58) | | | (\$7,940.86) | | | | | |
| Net Revenue | | \$208,877.00 | | | \$89,472.00 | | | \$56,100.00 | | | \$105,500.00 | | | | | |