

Heritage Bay
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2018

Version 5 - FINAL Budget
(Adopted 7/20/2017)

Prepared by:



HERITAGE BAY

Community Development District

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Heritage Bay
Community Development District

Operating Budget
Fiscal Year 2018

HERITAGE BAY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET FY 2017	THRU JUNE-2017	JULY- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
REVENUES						
Interest - Investments	\$ 439	\$ 500	\$ 1,061	\$ 225	\$ 1,286	\$ 400
Special Assmnts- Tax Collector	250,000	250,000	250,000	-	250,000	355,191
Special Assmnts- Wall Project	62,500	62,500	62,500	-	62,500	-
Special Assmnts- Reserves	31,250	31,250	31,250	-	31,250	31,250
Special Assmnts- Lakes 30A & 30B	-	-	-	-	-	60,923
Special Assmnts- Discounts	(12,759)	(13,750)	(12,604)	-	(12,604)	(17,895)
Other Miscellaneous Revenue	205,765	-	51,250	-	51,250	-
TOTAL REVENUES	537,195	330,500	383,457	225	383,682	429,870
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	6,800	8,000	6,000	3,000	9,000	12,000
FICA Taxes	520	612	459	230	689	918
ProfServ-Engineering	4,039	14,000	21,494	9,353	30,847	14,000
ProfServ-Legal Services	6,052	5,000	7,053	5,038	12,091	7,500
ProfServ-Mgmt Consulting Serv	39,394	40,576	27,051	10,144	37,195	41,793
ProfServ-Property Appraiser	5,156	5,156	-	5,156	5,156	6,710
ProfServ-Special Assessment	5,150	5,305	5,305	-	5,305	5,464
ProfServ-Web Site Maintenance	481	750	1,338	167	1,505	773
Auditing Services	3,600	3,600	3,800	-	3,800	3,823
Postage and Freight	636	2,700	455	2,245	2,700	2,500
Insurance - General Liability	14,348	15,783	12,040	-	12,040	13,244
Printing and Binding	910	1,300	954	306	1,260	1,300
Legal Advertising	3,364	3,700	744	2,956	3,700	3,700
Misc-Bank Charges	83	750	-	100	100	100
Misc-Assessmnt Collection Cost	4,042	6,875	6,623	-	6,623	8,947
Misc-Web Hosting	-	-	-	-	-	900
Office Supplies	33	550	-	99	99	100
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	94,783	114,832	93,491	38,793	132,284	123,949
<i>Field</i>						
ProfServ-Field Management	12,360	12,731	9,548	3,183	12,731	11,536
R&M-Contingency	318	1,187	-	600	600	1,187
Wall Improvements	285,635	-	-	-	-	-
Total Field	298,313	13,918	9,548	3,783	13,331	12,723

HERITAGE BAY

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL
			THRU JUNE-2017	JULY- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
Lakes and Ponds						
Contracts-Lake and Wetland	64,682	66,000	45,947	18,000	63,947	71,200
Contracts-Lakes 30A & 30B	-	-	9,000	3,000	12,000	12,000
Contracts-Water Analysis	-	-	-	-	-	9,861
Contracts-Water Quality Monitoring	5,642	20,000	22,309	11,498	33,807	45,992
R&M-Aquascaping	2,600	5,000	1,950	-	1,950	5,000
R&M - Stormwater System	-	-	-	-	-	4,000
R&M-Lake Erosion	13,430	10,000	47,550	37,350	84,900	24,455
R&M-Contingency	-	5,000	1,675	-	1,675	10,062
Impr - Miscellaneous	-	2,000	-	-	-	-
Improvement-Lake Bank Restoration	-	-	-	-	-	1,813,041
Reserve - Lakes	-	31,250	-	-	-	31,250
Reserve - Stormwater System	-	-	-	-	-	18,455
Total Lakes and Ponds	86,354	139,250	128,431	69,848	198,279	2,045,316
Debt Service						
Reserve - Loan variance	-	4,750	-	-	-	-
Operating Loan Repayment	-	50,000	160,878	89,112	249,990	30,660
Interest Expense-Note	3,528	7,750	4,759	739	5,498	30,263
Total Debt Service	3,528	62,500	165,637	89,851	255,488	60,923
TOTAL EXPENDITURES	482,978	330,500	397,107	202,275	599,382	2,242,911
Excess (deficiency) of revenues						
Over (under) expenditures	54,217	-	(13,650)	(202,050)	(215,700)	(1,813,041)
OTHER FINANCING SOURCES (USES)						
Loan/Note Proceeds	246,462	-	-	86,959	86,959	1,813,041
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	246,462	-	-	86,959	86,959	1,813,041
Net change in fund balance	300,679	-	(13,650)	(115,091)	(128,741)	-
FUND BALANCE, BEGINNING	95,269	395,948	395,948	-	395,948	267,207
FUND BALANCE, ENDING	\$ 395,948	\$ 395,948	\$ 382,298	\$ (115,091)	\$ 267,207	\$ 267,207

HERITAGE BAY

Community Development District

\$250,000 Loan, 5 years, 4.0% (Due 9/10/20) Amortization Schedule

Date	Distribution	Principal Pymt	Interest Pymt	Principal Balance
				\$0.00
9/10/2015	\$3,538.00	\$0.00	\$0.00	\$3,538.00
10/10/2015	0.00	0.00	8.64	\$3,538.00
11/10/2015	0.00	0.00	12.19	\$3,538.00
12/10/2015	0.00	0.00	11.79	\$3,538.00
1/10/2016	0.00	0.00	12.19	\$3,538.00
2/10/2016	0.00	0.00	12.19	\$3,538.00
3/10/2016	0.00	0.00	11.34	\$3,538.00
4/10/2016	0.00	0.00	12.09	\$3,538.00
4/14/2016	94,360.85	0.00	0.00	\$97,898.85
5/10/2016	0.00	0.00	284.44	\$97,898.85
5/25/2016	152,101.15	0.00	0.00	\$250,000.00
6/10/2016	0.00	0.00	607.68	\$250,000.00
7/10/2016	0.00	0.00	833.40	\$250,000.00
8/10/2016	0.00	0.00	861.18	\$250,000.00
9/10/2016	0.00	0.00	861.18	\$250,000.00
10/10/2016	0.00	0.00	833.40	\$250,000.00
11/10/2016	0.00	0.00	861.18	\$250,000.00
12/10/2016	0.00	150,000.00	833.40	\$100,000.00
1/10/2017	0.00	0.00	861.18	\$100,000.00
2/10/2017	0.00	2,338.51	111.03	\$97,661.49
3/10/2017	0.00	2,145.74	303.80	\$95,515.75
4/10/2017	0.00	2,120.63	328.91	\$93,395.12
5/10/2017	0.00	2,138.22	311.32	\$91,256.90
6/10/2017	0.00	2,145.35	304.19	\$89,111.55
7/10/2017	0.00	2,152.50	297.04	\$86,959.05
8/10/2017	0.00	2,159.68	289.86	\$84,799.37
9/10/2017	0.00	2,166.88	282.66	\$82,632.49
10/10/2017	0.00	2,174.10	275.44	\$80,458.39
11/10/2017	0.00	2,181.35	268.19	\$78,277.05
12/10/2017	0.00	2,188.62	260.92	\$76,088.43
1/10/2018	0.00	2,195.91	253.63	\$73,892.52
2/10/2018	0.00	2,203.23	246.31	\$71,689.29
3/10/2018	0.00	2,210.58	238.96	\$69,478.71
4/10/2018	0.00	2,217.94	231.60	\$67,260.77
5/10/2018	0.00	2,225.34	224.20	\$65,035.43
6/10/2018	0.00	2,232.76	216.78	\$62,802.68
7/10/2018	0.00	2,240.20	209.34	\$60,562.48
8/10/2018	0.00	2,247.67	201.87	\$58,314.81
9/10/2018	0.00	2,255.16	194.38	\$56,059.66
10/10/2018	0.00	2,262.67	186.87	\$53,796.98
11/10/2018	0.00	2,270.22	179.32	\$51,526.77
12/10/2018	0.00	2,277.78	171.76	\$49,248.98
1/10/2019	0.00	2,285.38	164.16	\$46,963.60

HERITAGE BAYCommunity Development District

\$250,000 Loan, 5 years, 4.0% (Due 9/10/20)
Amortization Schedule

Date	Distribution	Principal Pymt	Interest Pymt	Principal Balance
2/10/2019	0.00	2,292.99	156.55	\$44,670.61
3/10/2019	0.00	2,300.64	148.90	\$42,369.97
4/10/2019	0.00	2,308.31	141.23	\$40,061.67
5/10/2019	0.00	2,316.00	133.54	\$37,745.66
6/10/2019	0.00	2,323.72	125.82	\$35,421.94
7/10/2019	0.00	2,331.47	118.07	\$33,090.48
8/10/2019	0.00	2,339.24	110.30	\$30,751.24
9/10/2019	0.00	2,347.04	102.50	\$28,404.20
10/10/2019	0.00	2,354.86	94.68	\$26,049.34
11/10/2019	0.00	2,362.71	86.83	\$23,686.63
12/10/2019	0.00	2,370.58	78.96	\$21,316.05
1/10/2020	0.00	2,378.49	71.05	\$18,937.56
2/10/2020	0.00	2,386.41	63.13	\$16,551.15
3/10/2020	0.00	2,394.37	55.17	\$14,156.78
4/10/2020	0.00	2,402.35	47.19	\$11,754.43
5/10/2020	0.00	2,410.36	39.18	\$9,344.07
6/10/2020	0.00	2,418.39	31.15	\$6,925.68
7/10/2020	0.00	2,426.45	23.09	\$4,499.22
8/10/2020	0.00	2,434.54	15.00	\$2,064.68
9/10/2020	0.00	2,064.68	6.88	\$0.00

HERITAGE BAY

Community Development District

\$1,900,000 Loan, 10 years, 3.05% (Due 7/1/27) Amortization Schedule

Date	Payment	Principal Pymt	Interest Pymt	Principal Balance
				\$86,959.05
8/1/2017	\$0.00	\$0.00	\$221.02	\$86,959.05
9/1/2017	\$0.00	\$0.00	\$221.02	\$86,959.05
10/1/2017	\$0.00	\$0.00	\$221.02	\$86,959.05
11/1/2017	\$0.00	\$0.00	\$221.02	\$86,959.05
12/1/2017	\$0.00	\$0.00	\$221.02	\$86,959.05
1/1/2018	\$0.00	\$0.00	\$221.02	\$86,959.05
2/1/2018	\$0.00	\$0.00	\$221.02	\$691,359.05
3/1/2018	\$0.00	\$0.00	\$1,757.20	\$1,295,759.05
4/1/2018	\$0.00	\$0.00	\$3,293.39	\$1,900,000.00
5/1/2018	\$0.00	\$0.00	\$4,829.17	\$1,900,000.00
6/1/2018	\$0.00	\$0.00	\$4,829.17	\$1,900,000.00
7/1/2018	\$0.00	\$0.00	\$4,829.17	\$1,900,000.00
8/1/2018	\$20,139.71	\$15,310.54	\$4,829.17	\$1,884,689.46
9/1/2018	\$20,139.71	\$15,349.46	\$4,790.25	\$1,869,340.00
10/1/2018	\$20,139.71	\$15,388.47	\$4,751.24	\$1,853,951.53
11/1/2018	\$20,139.71	\$15,427.58	\$4,712.13	\$1,838,523.95
12/1/2018	\$20,139.71	\$15,466.79	\$4,672.92	\$1,823,057.15
1/1/2019	\$20,139.71	\$15,506.11	\$4,633.60	\$1,807,551.04
2/1/2019	\$20,139.71	\$15,545.52	\$4,594.19	\$1,792,005.53
3/1/2019	\$20,139.71	\$15,585.03	\$4,554.68	\$1,776,420.50
4/1/2019	\$20,139.71	\$15,624.64	\$4,515.07	\$1,760,795.86
5/1/2019	\$20,139.71	\$15,664.35	\$4,475.36	\$1,745,131.50
6/1/2019	\$20,139.71	\$15,704.17	\$4,435.54	\$1,729,427.33
7/1/2019	\$20,139.71	\$15,744.08	\$4,395.63	\$1,713,683.25
8/1/2019	\$20,139.71	\$15,784.10	\$4,355.61	\$1,697,899.15
9/1/2019	\$20,139.71	\$15,824.22	\$4,315.49	\$1,682,074.94
10/1/2019	\$20,139.71	\$15,864.44	\$4,275.27	\$1,666,210.50
11/1/2019	\$20,139.71	\$15,904.76	\$4,234.95	\$1,650,305.74
12/1/2019	\$20,139.71	\$15,945.18	\$4,194.53	\$1,634,360.56
1/1/2020	\$20,139.71	\$15,985.71	\$4,154.00	\$1,618,374.85
2/1/2020	\$20,139.71	\$16,026.34	\$4,113.37	\$1,602,348.51
3/1/2020	\$20,139.71	\$16,067.07	\$4,072.64	\$1,586,281.43
4/1/2020	\$20,139.71	\$16,107.91	\$4,031.80	\$1,570,173.52
5/1/2020	\$20,139.71	\$16,148.85	\$3,990.86	\$1,554,024.67
6/1/2020	\$20,139.71	\$16,189.90	\$3,949.81	\$1,537,834.77
7/1/2020	\$20,139.71	\$16,231.05	\$3,908.66	\$1,521,603.73
8/1/2020	\$20,139.71	\$16,272.30	\$3,867.41	\$1,505,331.43
9/1/2020	\$20,139.71	\$16,313.66	\$3,826.05	\$1,489,017.77
10/1/2020	\$20,139.71	\$16,355.12	\$3,784.59	\$1,472,662.64
11/1/2020	\$20,139.71	\$16,396.69	\$3,743.02	\$1,456,265.95
12/1/2020	\$20,139.71	\$16,438.37	\$3,701.34	\$1,439,827.58
1/1/2021	\$20,139.71	\$16,480.15	\$3,659.56	\$1,423,347.44
2/1/2021	\$20,139.71	\$16,522.04	\$3,617.67	\$1,406,825.40

HERITAGE BAY

Community Development District

\$1,900,000 Loan, 10 years, 3.05% (Due 7/1/27)
Amortization Schedule

Date	Payment	Principal Pymt	Interest Pymt	Principal Balance
3/1/2021	\$20,139.71	\$16,564.03	\$3,575.68	\$1,390,261.37
4/1/2021	\$20,139.71	\$16,606.13	\$3,533.58	\$1,373,655.24
5/1/2021	\$20,139.71	\$16,648.34	\$3,491.37	\$1,357,006.91
6/1/2021	\$20,139.71	\$16,690.65	\$3,449.06	\$1,340,316.26
7/1/2021	\$20,139.71	\$16,733.07	\$3,406.64	\$1,323,583.18
8/1/2021	\$20,139.71	\$16,775.60	\$3,364.11	\$1,306,807.58
9/1/2021	\$20,139.71	\$16,818.24	\$3,321.47	\$1,289,989.34
10/1/2021	\$20,139.71	\$16,860.99	\$3,278.72	\$1,273,128.35
11/1/2021	\$20,139.71	\$16,903.84	\$3,235.87	\$1,256,224.51
12/1/2021	\$20,139.71	\$16,946.81	\$3,192.90	\$1,239,277.70
1/1/2022	\$20,139.71	\$16,989.88	\$3,149.83	\$1,222,287.83
2/1/2022	\$20,139.71	\$17,033.06	\$3,106.65	\$1,205,254.76
3/1/2022	\$20,139.71	\$17,076.35	\$3,063.36	\$1,188,178.41
4/1/2022	\$20,139.71	\$17,119.76	\$3,019.95	\$1,171,058.65
5/1/2022	\$20,139.71	\$17,163.27	\$2,976.44	\$1,153,895.38
6/1/2022	\$20,139.71	\$17,206.89	\$2,932.82	\$1,136,688.49
7/1/2022	\$20,139.71	\$17,250.63	\$2,889.08	\$1,119,437.86
8/1/2022	\$20,139.71	\$17,294.47	\$2,845.24	\$1,102,143.39
9/1/2022	\$20,139.71	\$17,338.43	\$2,801.28	\$1,084,804.96
10/1/2022	\$20,139.71	\$17,382.50	\$2,757.21	\$1,067,422.47
11/1/2022	\$20,139.71	\$17,426.68	\$2,713.03	\$1,049,995.79
12/1/2022	\$20,139.71	\$17,470.97	\$2,668.74	\$1,032,524.82
1/1/2023	\$20,139.71	\$17,515.38	\$2,624.33	\$1,015,009.44
2/1/2023	\$20,139.71	\$17,559.89	\$2,579.82	\$997,449.55
3/1/2023	\$20,139.71	\$17,604.53	\$2,535.18	\$979,845.02
4/1/2023	\$20,139.71	\$17,649.27	\$2,490.44	\$962,195.75
5/1/2023	\$20,139.71	\$17,694.13	\$2,445.58	\$944,501.62
6/1/2023	\$20,139.71	\$17,739.10	\$2,400.61	\$926,762.52
7/1/2023	\$20,139.71	\$17,784.19	\$2,355.52	\$908,978.33
8/1/2023	\$20,139.71	\$17,829.39	\$2,310.32	\$891,148.94
9/1/2023	\$20,139.71	\$17,874.71	\$2,265.00	\$873,274.23
10/1/2023	\$20,139.71	\$17,920.14	\$2,219.57	\$855,354.10
11/1/2023	\$20,139.71	\$17,965.69	\$2,174.02	\$837,388.41
12/1/2023	\$20,139.71	\$18,011.35	\$2,128.36	\$819,377.06
1/1/2024	\$20,139.71	\$18,057.13	\$2,082.58	\$801,319.94
2/1/2024	\$20,139.71	\$18,103.02	\$2,036.69	\$783,216.92
3/1/2024	\$20,139.71	\$18,149.03	\$1,990.68	\$765,067.88
4/1/2024	\$20,139.71	\$18,195.16	\$1,944.55	\$746,872.72
5/1/2024	\$20,139.71	\$18,241.41	\$1,898.30	\$728,631.31
6/1/2024	\$20,139.71	\$18,287.77	\$1,851.94	\$710,343.54
7/1/2024	\$20,139.71	\$18,334.25	\$1,805.46	\$692,009.29
8/1/2024	\$20,139.71	\$18,380.85	\$1,758.86	\$673,628.43
9/1/2024	\$20,139.71	\$18,427.57	\$1,712.14	\$655,200.86

HERITAGE BAY

Community Development District

\$1,900,000 Loan, 10 years, 3.05% (Due 7/1/27)
Amortization Schedule

Date	Payment	Principal Pymt	Interest Pymt	Principal Balance
10/1/2024	\$20,139.71	\$18,474.41	\$1,665.30	\$636,726.45
11/1/2024	\$20,139.71	\$18,521.36	\$1,618.35	\$618,205.09
12/1/2024	\$20,139.71	\$18,568.44	\$1,571.27	\$599,636.65
1/1/2025	\$20,139.71	\$18,615.63	\$1,524.08	\$581,021.02
2/1/2025	\$20,139.71	\$18,662.95	\$1,476.76	\$562,358.07
3/1/2025	\$20,139.71	\$18,710.38	\$1,429.33	\$543,647.69
4/1/2025	\$20,139.71	\$18,757.94	\$1,381.77	\$524,889.75
5/1/2025	\$20,139.71	\$18,805.62	\$1,334.09	\$506,084.13
6/1/2025	\$20,139.71	\$18,853.41	\$1,286.30	\$487,230.72
7/1/2025	\$20,139.71	\$18,901.33	\$1,238.38	\$468,329.39
8/1/2025	\$20,139.71	\$18,949.37	\$1,190.34	\$449,380.01
9/1/2025	\$20,139.71	\$18,997.54	\$1,142.17	\$430,382.48
10/1/2025	\$20,139.71	\$19,045.82	\$1,093.89	\$411,336.66
11/1/2025	\$20,139.71	\$19,094.23	\$1,045.48	\$392,242.43
12/1/2025	\$20,139.71	\$19,142.76	\$996.95	\$373,099.67
1/1/2026	\$20,139.71	\$19,191.42	\$948.29	\$353,908.25
2/1/2026	\$20,139.71	\$19,240.19	\$899.52	\$334,668.06
3/1/2026	\$20,139.71	\$19,289.10	\$850.61	\$315,378.96
4/1/2026	\$20,139.71	\$19,338.12	\$801.59	\$296,040.84
5/1/2026	\$20,139.71	\$19,387.27	\$752.44	\$276,653.57
6/1/2026	\$20,139.71	\$19,436.55	\$703.16	\$257,217.02
7/1/2026	\$20,139.71	\$19,485.95	\$653.76	\$237,731.07
8/1/2026	\$20,139.71	\$19,535.48	\$604.23	\$218,195.59
9/1/2026	\$20,139.71	\$19,585.13	\$554.58	\$198,610.46
10/1/2026	\$20,139.71	\$19,634.91	\$504.80	\$178,975.56
11/1/2026	\$20,139.71	\$19,684.81	\$454.90	\$159,290.74
12/1/2026	\$20,139.71	\$19,734.85	\$404.86	\$139,555.90
1/1/2027	\$20,139.71	\$19,785.01	\$354.70	\$119,770.89
2/1/2027	\$20,139.71	\$19,835.29	\$304.42	\$99,935.60
3/1/2027	\$20,139.71	\$19,885.71	\$254.00	\$80,049.89
4/1/2027	\$20,139.71	\$19,936.25	\$203.46	\$60,113.64
5/1/2027	\$20,139.71	\$19,986.92	\$152.79	\$40,126.72
6/1/2027	\$20,139.71	\$20,037.72	\$101.99	\$20,089.00
7/1/2027	\$20,140.06	\$20,089.00	\$51.06	(\$0.00)

Budget Narrative
Fiscal Year 2018

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their money market accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Reserves

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order reestablish reserves which were depleted due to the District having to address numerous lake bank erosion issues.

Special Assessments-Lakes 30A & 30B

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the repair of Lakes 30A & 30B and any impending debt associated with making repairs.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all meetings.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions and other research as directed or requested by the BOS District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Severn Trent manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service which is based upon 1.5% of the anticipated Non-Ad Valorem assessment collections.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Administrative** (continued)**Professional Services-Special Assessment**

This is the Administrative fees to prepare the District's special assessment roll.

Professional Services-Web Site Maintenance

The cost of web hosting and regular maintenance of the District's website by Severn Trent Services.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Postage and Freight

Actual postage used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Bank Charges

In the rare event of bank service charges from operating or money market accounts, the cost will be assigned here.

Miscellaneous-Assessment Collection Costs

The District reimburses the Collier County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Web Hosting

The District incurs the cost of owning the Heritage Bay CDD web domain.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Budget Narrative
Fiscal Year 2018**EXPENDITURES (continued)****Field****Professional Services-Field Management**

Field Management Services for the District is performed by Severn Trent Services. This includes the regular inspection of all District assets and contractor performance monitoring. Items include but are not limited to: irrigation systems, ponds, wetlands, preserves, roads, street signs, sidewalks and drainage systems. A monthly report is provided for the Board's review to allow for their consideration of issues and action to consider.

R&M-Contingency

All other field expenses that do not fall into the category described above will be expensed to contingency.

Improvements-Lake Bank Restoration

Loan Proceeds are used to make improvements to Lakes 30A & 30B. Expenses are applied to this account.

Lakes & Ponds**Contracts-Lake and Wetland**

A contract was negotiated with Lake & Wetland Management for monthly lake maintenance of the District's lakes and littoral shelf maintenance which includes approximately 14.52 acres. Floridone Treatment was added May 2015.

Contracts-Lakes 30A & 30B

A contract was negotiated with Lake & Wetland Management for monthly maintenance of lakes 30A & 30B.

Contracts-Water Analysis

A contract was negotiated with CPH for bathymetric to be performed on Lakes.

Contracts-Water Quality Monitoring

A contract was negotiated with CPH for testing of the lakes and water quality monitoring.

R&M-Aquascaping

This is for any repair and maintenance expenses pertaining to the District's lakes that are not covered in the contract.

R&M-Lake Erosion

This is for any repair and maintenance expenses pertaining to erosion control that are not covered in the contract.

R&M-Contingency

All other lake expenses that do not fall into the categories described above will be expensed to contingency.

Reserve-Lakes

Lake improvement expenses that are projected to occur in the future are appropriated with this account.

Reserve-Stormwater System

Stormwater system/drainage expenses that are projected to occur in the future are appropriated with this account.

Budget Narrative
Fiscal Year 2018

EXPENDITURES (continued)

Debt Service

Operating Loan Repayment

Amortized principal payments are recorded to this account.

Interest Expense-Note

Amortized interest payments are recorded to this account.

Other Financing Sources (Uses)

Loan Proceeds

Receipt of loan proceed distributions pertaining to Lakes 30A & 30 B improvements are reported here.

HERITAGE BAY

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 267,207
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	49,705
Total Funds Available (Estimated) - 9/30/2018	316,912

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		95,041 ⁽¹⁾
Reserves - Erosion Control		14,687
Reserves - Lakes	31,250	
Reserves - Lakes (FY17)	31,250	
Reserves - Lakes (FY18)	31,250	93,750
Reserves - Stormwater System (FY18)		18,455
	Subtotal	<u>221,933</u>
Total Allocation of Available Funds		221,933

Total Unassigned (undesignated) Cash	\$ 94,979
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Notes

(1) Represents approximately 3 months of operating expenditures

Heritage Bay
Community Development District

Debt Service Budget
Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU JUNE-2017	PROJECTED JULY- SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES						
Interest - Investments	\$ 79	\$ -	\$ 1,983	\$ 300	\$ 2,283	\$ -
Special Assmnts- Tax Collector	1,308,563	1,308,564	1,308,564	-	1,308,564	1,308,564
Special Assmnts- Discounts	(47,707)	(52,343)	(47,981)	-	(47,981)	(52,343)
TOTAL REVENUES	1,260,935	1,256,221	1,262,566	300	1,262,866	1,256,221
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Arbitrage Rebate	600	600	-	600	600	600
ProfServ-Property Appraiser	19,629	19,628	-	19,628	19,628	19,628
ProfServ-Trustee Fees	5,166	4,951	-	5,157	5,157	5,157
Misc-Assessmnt Collection Cost	15,404	26,171	25,212	-	25,212	26,171
Total Administrative	40,799	51,350	25,212	25,385	50,597	51,556
<i>Debt Service</i>						
Principal Debt Retirement	545,000	565,000	565,000	-	565,000	585,000
Interest Expense	654,360	633,650	633,650	-	633,650	612,180
Total Debt Service	1,199,360	1,198,650	1,198,650	-	1,198,650	1,197,180
TOTAL EXPENDITURES	1,240,159	1,250,000	1,223,862	25,385	1,249,247	1,248,736
Excess (deficiency) of revenues Over (under) expenditures	20,776	6,221	38,704	(25,085)	13,620	7,485
OTHER FINANCING SOURCES (USES)						
Other NonOperating Uses-Deferred Costs	(15,930)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	6,221	-	-	-	7,485
TOTAL OTHER SOURCES (USES)	(15,930)	6,221	-	-	-	7,485
Net change in fund balance	4,846	6,221	38,704	(25,085)	13,620	7,485
FUND BALANCE, BEGINNING	1,084,008	1,088,854	1,088,854	-	1,088,854	1,102,474
FUND BALANCE, ENDING	\$ 1,088,854	\$ 1,095,075	\$ 1,127,558	\$ (25,085)	\$ 1,102,474	\$ 1,109,959

HERITAGE BAY

Community Development District

Amortization Schedule 2014 Refunding of Series 2005 Special Assessment Refunding Bonds

Year	Principal	special calls	Interest	Principal Balance	FY Total DS
11/1/2017		\$ -	\$ 306,090.00	\$ 16,110,000.00	
5/1/2018	\$ 585,000.00	\$ -	\$ 306,090.00	\$ 15,525,000.00	\$ 1,197,180.00
11/1/2018		\$ -	\$ 294,975.00	\$ 15,525,000.00	
5/1/2019	\$ 610,000.00	\$ -	\$ 294,975.00	\$ 14,915,000.00	\$ 1,199,950.00
11/1/2019		\$ -	\$ 283,385.00	\$ 14,915,000.00	
5/1/2020	\$ 635,000.00	\$ -	\$ 283,385.00	\$ 14,280,000.00	\$ 1,201,770.00
11/1/2020		\$ -	\$ 271,320.00	\$ 14,280,000.00	
5/1/2021	\$ 660,000.00	\$ -	\$ 271,320.00	\$ 13,620,000.00	\$ 1,202,640.00
11/1/2021		\$ -	\$ 258,780.00	\$ 13,620,000.00	
5/1/2022	\$ 680,000.00	\$ -	\$ 258,780.00	\$ 12,940,000.00	\$ 1,197,560.00
11/1/2022		\$ -	\$ 245,860.00	\$ 12,940,000.00	
5/1/2023	\$ 710,000.00	\$ -	\$ 245,860.00	\$ 12,230,000.00	\$ 1,201,720.00
11/1/2023		\$ -	\$ 232,370.00	\$ 12,230,000.00	
5/1/2024	\$ 740,000.00	\$ -	\$ 232,370.00	\$ 11,490,000.00	\$ 1,204,740.00
11/1/2024		\$ -	\$ 218,310.00	\$ 11,490,000.00	
5/1/2025	\$ 770,000.00	\$ -	\$ 218,310.00	\$ 10,720,000.00	\$ 1,206,620.00
11/1/2025		\$ -	\$ 203,680.00	\$ 10,720,000.00	
5/1/2026	\$ 800,000.00	\$ -	\$ 203,680.00	\$ 9,920,000.00	\$ 1,207,360.00
11/1/2026		\$ -	\$ 188,480.00	\$ 9,920,000.00	
5/1/2027	\$ 830,000.00	\$ -	\$ 188,480.00	\$ 9,090,000.00	\$ 1,206,960.00
11/1/2027		\$ -	\$ 172,710.00	\$ 9,090,000.00	
5/1/2028	\$ 865,000.00	\$ -	\$ 172,710.00	\$ 8,225,000.00	\$ 1,210,420.00
11/1/2028		\$ -	\$ 156,275.00	\$ 8,225,000.00	
5/1/2029	\$ 8,225,000.00	\$ -	\$ 156,275.00	\$ -	\$ 8,537,550.00
11/1/2029		\$ -	\$ -	\$ -	
Totals	\$ 16,110,000.00	\$ -	\$ 5,664,470.00		\$ 21,774,470.00

Budget Narrative
Fiscal Year 2018

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their trust accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Professional Services-Arbitrage Rebate

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bonds.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The property appraiser cost is based upon 1.5% of the anticipated Non-Ad Valorem assessment collections.

Professional Services-Trustee

The District pays US Bank an annual fee for trustee services on the Series 2014 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Miscellaneous-Assessment Collection Costs

The District reimburses the Collier County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District makes semi-annual interest payments on the outstanding debt.

Heritage Bay

Community Development District

Supporting Budget Schedules

Fiscal Year 2018

**Comparison of Assessment Rates
Fiscal Year 2018 vs. Fiscal Year 2017**

Product	General Fund			Debt Service			Total Assessments per Unit			Units
	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	
Executive	\$357.89	\$275.00	30%	\$1,494.25	\$1,494.25	0%	\$1,852.14	\$1,769.25	5%	139
Classics	\$357.89	\$275.00	30%	\$2,362.85	\$2,362.85	0%	\$2,720.74	\$2,637.85	3%	95
Classics II	\$357.89	\$275.00	30%	\$2,552.25	\$2,552.25	0%	\$2,910.14	\$2,827.25	3%	18
Coach	\$357.89	\$275.00	30%	\$1,054.76	\$1,054.76	0%	\$1,412.65	\$1,329.76	6%	184
2 Story	\$357.89	\$275.00	30%	\$878.97	\$878.97	0%	\$1,236.86	\$1,153.97	7%	364
4 Story	\$357.89	\$275.00	30%	\$703.18	\$703.18	0%	\$1,061.07	\$978.18	8%	450
										1250