

NAPLES HERITAGE

Community Development District

Annual Operating Budget

Fiscal Year 2026

Adopted Budget
(05/06/25 Public Hearing/Meeting)

Prepared by



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NAPLES HERITAGE
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU JAN-2025	PROJECTED FEB - SEP-2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 4,822	\$ 8,507	\$ 240	\$ 2,665	\$ 5,330	\$ 7,995	\$ 3,000
Interest - Tax Collector	76	257	-	148	296	444	-
Special Assmnts- Tax Collector	119,850	179,776	199,750	179,168	20,582	199,750	219,724
Special Assmnts- Discounts	(4,333)	(6,710)	(7,990)	(7,032)	-	(7,032)	(8,789)
TOTAL REVENUES	120,415	181,830	192,000	174,949	26,208	201,157	213,935
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	5,000	4,800	5,000	1,400	3,600	5,000	5,000
FICA Taxes	383	367	383	107	275	382	383
ProfServ-Engineering	4,208	-	2,000	-	2,000	2,000	2,000
ProfServ-Field Management	895	-	950	-	950	950	979
ProfServ-Legal Services	7,128	4,098	3,500	2,039	1,461	3,500	3,500
ProfServ-Mgmt Consulting Serv	24,708	25,457	26,221	8,740	17,481	26,221	27,008
ProfServ-Property Appraiser	258	464	2,996	-	2,996	2,996	3,296
ProfServ-Web Site Maintenance	715	736	758	253	505	758	781
Auditing Services	3,100	3,100	3,200	-	3,200	3,200	3,200
Postage and Freight	1,504	1,290	750	233	517	750	750
Insurance - General Liability	7,747	9,406	9,688	9,557	-	9,557	9,688
Printing and Binding	438	307	720	-	720	720	720
Legal Advertising	1,904	3,479	2,400	276	2,124	2,400	3,000
Misc-Assessmnt Collection Cost	1,009	1,496	3,995	3,443	552	3,995	4,394
Misc-Contingency	1,400	96	1,353	-	1,353	1,353	2,733
Misc-Web Hosting	2,146	1,970	1,823	388	1,435	1,823	1,823
Office Expense	300	300	250	-	250	250	250
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	63,018	57,541	66,162	26,611	39,419	66,030	69,680

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU JAN-2025	PROJECTED FEB - SEP-2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Field							
Contract-Fountain	737	737	737	369	368	737	737
Contract-Aerator Maintenance	4,084	3,786	3,550	1,011	2,539	3,550	3,550
Electricity-Aerator	8,553	7,697	10,000	2,050	7,950	10,000	10,000
R&M-Aeration & Fountains	-	-	-	-	-	-	1,000
R&M-Fence	-	-	480	-	480	480	480
R&M-Lake	-	19,800	55,000	-	55,000	55,000	55,000
R&M-Roads	-	-	-	-	-	-	1,000
R&M-Stormwater System	-	-	-	-	-	-	1,000
Misc-Contingency	15,520	41,198	16,886	7,289	3,597	10,886	14,966
Cap Outlay-Fence	-	-	11,645	-	6,645	6,645	10,507
Total Field	28,894	73,218	98,298	10,719	76,579	87,298	98,240
Reserves							
Reserve - Fountains	-	-	200	-	-	-	200
Reserve - Roads and Lakes	26,130	25,915	27,340	-	-	-	45,815
Total Reserves	26,130	25,915	27,540	-	-	-	46,015
TOTAL EXPENDITURES & RESERVES	118,042	156,674	192,000	37,330	115,998	153,328	213,935
Excess (deficiency) of revenues							
Over (under) expenditures	2,373	25,156	-	137,619	(89,790)	47,829	0
Net change in fund balance	2,373	25,156	-	137,619	(89,790)	47,829	0
FUND BALANCE, BEGINNING	67,924	70,300	96,351	96,351	-	96,351	144,180
FUND BALANCE, ENDING	\$ 70,300	\$ 96,351	\$ 96,351	\$ 233,970	\$ (89,790)	\$ 144,180	\$ 144,180

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

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

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. 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 of the meetings.

Professional Services-Engineering

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

Professional Services-Field Management

The District will have Inframark Infrastructure Management Services, Inc. perform an annual inspection of the CDD assets to insure they are being maintained to permit levels.

Professional Services-Legal Services

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative (continued)

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

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. 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 budgeted amount for property appraiser costs was based on a maximum of 1.5% of the anticipated assessment collections.

Professional Services-Web Site Maintenance

Inframark Infrastructure Management Services oversees the District's email accounts and provides assistance to Campus Suite regarding the website as necessary.

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.

Postage and Freight

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

Insurance-General Liability

The District is obliged to carry General Liability & Public Officials Liability Insurance.

Printing and Binding

This is for 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 public hearings in a newspaper of general circulation.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative (continued)**Miscellaneous-Assessment Collection Costs**

The District reimburses the Tax Collector for her or his 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 budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Contingency

This is for unforeseen administrative expenses occurring throughout the year.

Miscellaneous-Web Hosting

This is for the cost of maintaining the District's website domain and email accounts.

Office Expense

This is for 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 to the Department of Economic Opportunity Division of Community Development.

Field**Contract - Fountain**

This is for the quarterly contract for the fountain cleaning at Site #14.

Contract - Aerator Maintenance

This is for the contracts for the maintenance of the aeration systems.

Electricity - Aerator

This is for monthly electrical costs of the aeration system in the District.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Field (continued)**R&M – Aeration & Fountains**

This is for the repair and maintenance of the aeration & fountains in the District.

R&M - Fence

This is for the repair and maintenance of the fence in the District.

R&M - Lake

This is for the repair and maintenance of the lakes around the District.

R&M - Roads

This is for the repair and maintenance of the roads in the District.

R&M – Stormwater System

This is for the repair and maintenance of the stormwater system in the District.

Miscellaneous – Contingency

This is for unforeseen field operating expenses occurring throughout the year.

Capital Outlay – Fence

This is for the repairs and replacement of the fence for the district

Reserves**Reserve-Fountain**

The District will set aside funds to pay for future improvements of the fountain.

Reserve-Roads and Lakes

The District will set aside funds to pay for future improvements of the roads and lakes.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 144,180
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	46,015
Total Funds Available (Estimated) - 9/30/2026	190,195

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	560
Subtotal	560

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	41,980	(1)
Reserves - Fountain - Prior Years	1,400	
Reserves - Fountain - Budget Year - FY 2025	200	
Reserves - Fountain - Budget Year - FY 2026	200	1,800
Reserves - Roads & Lakes - Prior Years	46,760	(2)
Reserves - Roads & Lakes - Budget Year - FY 2025	27,340	
Reserves - Roads & Lakes - Budget Year - FY 2026	45,815	119,915
Subtotal	163,695	

Total Allocation of Available Funds	164,255
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Total Unassigned (undesignated) Cash	\$ 25,940
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Notes

- (1) Should represent approximately 3 months of operating expenditures.
(2) Prior year reserves for roads and lakes less expenditures.

NAPLES HERITAGE
Community Development District

Supporting Budget Schedule
Fiscal Year 2026

Comparison of Assessment Rates
Fiscal Year 2025 vs Fiscal Year 2026

219,723.90	Expenditure
219,723.90	

O&M Assessment			
Product	FY 2025	FY 2026	Percent Change
All 799 Units	\$ 250.00	\$ 275.00	10.0%

Units	Assessments	
799.00	\$ 219,723.90	
799.00	\$ 219,723.90	Total
219,723.90	Budget	
-	Variance	