

HERITAGE HARBOR
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2015

Version 4 - Final Budget
(Adopted at the 08/21/14 meeting)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>GENERAL FUND</u>	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-2
Exhibit A - Allocation of Fund Balances	3
Budget Narrative	4-7
<u>DEBT SERVICE FUND</u>	
Series 2008	
Summary of Revenues, Expenditures and Changes in Fund Balances	8
Amortization Schedule	9
<u>SUPPORTING SCHEDULE</u>	
Comparison of Assessment Rates	10

HERITAGE HARBOR
Community Development District

General Fund
Fiscal Year 2015

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU JUL-2014	PROJECTED AUG - SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
REVENUES						
Interest - Investments	\$ 3,019	\$ 1,800	\$ 1,968	\$ 250	\$ 2,218	\$ 1,800
Interest - Tax Collector	16	-	25	-	25	-
Special Assmnts- Tax Collector	738,340	738,387	738,387	-	738,387	738,388
Special Assmnts- Discounts	(26,339)	(29,535)	(25,952)	-	(25,952)	(29,536)
Other Miscellaneous Revenues	345	-	-	-	-	-
TOTAL REVENUES	715,381	710,652	714,428	250	714,678	710,652
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	11,400	12,000	10,200	2,000	12,200	12,000
FICA Taxes	872	918	780	153	933	918
ProfServ-Engineering	4,429	12,000	326	2,000	2,326	12,000
ProfServ-Legal Services	10,878	15,000	3,451	2,000	5,451	15,000
ProfServ-Mgmt Consulting Serv	55,000	55,000	47,333	7,667	55,000	55,000
ProfServ-Property Appraiser	13,901	14,768	14,084	-	14,084	14,768
Auditing Services	8,275	8,275	8,275	-	8,275	8,275
Communication - Telephone	55	250	9	-	9	-
Postage and Freight	913	900	633	140	773	900
Insurance - General Liability	10,474	12,857	11,244	-	11,244	12,857
Printing and Binding	1,672	2,500	1,489	300	1,789	2,500
Legal Advertising	1,035	5,500	145	3,000	3,145	5,500
Miscellaneous Services	697	840	684	150	834	960
Misc-Assessmnt Collection Cost	10,438	14,768	14,084	-	14,084	14,768
Office Supplies	463	600	501	100	601	600
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	130,677	156,351	113,413	17,510	130,923	156,221
<i>Field</i>						
Payroll-Salaried	16,141	16,204	13,673	2,749	16,422	16,495
FICA Taxes	2,462	2,876	2,048	451	2,499	2,705
Life and Health Insurance	14,978	16,100	9,197	1,859	11,056	11,153
Contracts-Guard Services	137,892	133,471	112,040	20,642	132,682	133,471
Contracts-Fountain	1,680	1,680	1,400	280	1,680	1,680
Contracts-Landscape	157,389	126,912	101,592	22,400	123,992	134,400
Contracts-Lakes	21,036	21,036	17,530	3,506	21,036	21,036
Utility - General	74,871	82,683	62,890	13,000	75,890	82,683
R&M-General	1,829	9,000	3,537	5,000	8,537	9,000
R&M-Gate	561	5,000	698	900	1,598	5,000
R&M-Other Landscape	-	30,500	65,956	-	65,956	30,500
R&M-Irrigation	-	10,000	2,635	500	3,135	10,000
R&M-Lake	-	1,284	585	500	1,085	1,200
R&M-Mitigation	-	2,260	-	2,260	2,260	2,260
R&M-Trees and Trimming	6,491	10,000	-	2,150	2,150	10,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU JUL-2014	PROJECTED AUG - SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
Misc-Holiday Decor	2,008	2,000	1,945	-	1,945	2,000
Misc-Contingency	5,650	63,295	3,620	2,000	5,620	60,848
Reserve - Fountain	-	2,000	-	-	-	2,000
Reserve - Gate/Entry Feature	3,609	6,000	-	-	-	6,000
Reserve - Lake Embankm/Drainage	-	6,000	-	-	-	6,000
Reserve - Landscaping	-	6,000	-	-	-	6,000
Total Field	446,597	554,301	399,346	78,197	477,543	554,431
TOTAL EXPENDITURES	577,274	710,652	512,759	95,707	608,466	710,652
Excess (deficiency) of revenues						
Over (under) expenditures	138,107	-	201,669	(95,457)	106,212	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	138,107	-	201,669	(95,457)	106,212	-
FUND BALANCE, BEGINNING	455,396	593,503	593,503	-	593,503	699,715
FUND BALANCE, ENDING	\$ 593,503	\$ 593,503	\$ 795,172	\$ (95,457)	\$ 699,715	\$ 699,715

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2015	\$ 699,715
Net Change in Fund Balance - Fiscal Year 2015	-
Reserves - Fiscal Year 2015 Additions	20,000
Total Funds Available (Estimated) - 9/30/2015	719,715

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	2,000
Subtotal	2,000

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		177,663 ⁽¹⁾
Reserve - Fountains (Prior Years)	13,600 ⁽²⁾	
Reserve - Fountains (Current Year)	2,000 ⁽³⁾	
Reserve - Fountains (Budget Year)	2,000 ⁽⁴⁾	17,600
Reserve - Gate/Entry Features (Prior Years)	31,191 ⁽²⁾	
Reserve - Gate/Entry Features (Current Year)	6,000 ⁽³⁾	
Reserve - Gate/Entry Features (Budget Year)	6,000 ⁽⁴⁾	43,191
Reserve - Irrigation System	-	100,000 ⁽⁵⁾
Reserve - Lake Embankments (Prior Years)	40,800 ⁽²⁾	
Reserve - Lake Embankments (Current Year)	6,000 ⁽³⁾	
Reserve - Lake Embankments (Budget Year)	6,000 ⁽⁴⁾	52,800
Reserve - Landscape (Prior Years)	40,800 ⁽²⁾	
Reserve - Landscape (Current Year)	6,000 ⁽³⁾	
Reserve - Landscape (Budget Year)	6,000 ⁽⁴⁾	52,800
Subtotal		444,054

Total Allocation of Available Funds	446,054
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Total Unassigned Cash	\$ 273,661
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Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Represents budgeted reserves (FY 2003 through FY 2013) for Fountains, Gate/Entry Features, Lake Embankments and Landscape
- (3) Represents budgeted reserves for FY 2014 for Fountains, Gate/Entry Features, Lake Embankments and Landscape that will be reserved at end of year 2014
- (4) Represents proposed budgeted reserves for FY 2015 that is being reserved for Fountains, Gate/Entry Features, Lake Embankments and Landscape
- (5) Represents reserves assigned at 5/15/14 BOS meeting

Budget Narrative
Fiscal Year 2015

REVENUES

Interest-Investments

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

FICA Taxes

These are the Payroll taxes paid for the Board of Supervisors.

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-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.

Professional Services-Management Consulting Services

The District receives Management, Accounting, Administrative and Assessment services as part of a Management Agreement with Severn Trent Environmental 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 Severn Trent 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. The FY 2015 budget for property appraiser costs is based upon 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2015

EXPENDITURES

Administrative (continued)

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 current market rates.

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's General Liability & Public Officials Liability Insurance policy and Umbrella Policy is with Brown & Brown. The District also has a TECO Utility Bond with Florida Municipal Insurance Trust (FMIT). The budgeted amount allows for a projected 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 monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous-Assessment Collection Costs

The District reimburses the Hillsborough County 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 FY2015 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

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 Community Affairs.

Budget Narrative
Fiscal Year 2015

EXPENDITURES

Field

Payroll - Salaried

This is for the Director of Operation's wages.

FICA Taxes

This is for the FICA Taxes along with Workers Compensation and Administrative Fees for the Director of Operation's.

Life and Health Insurance

This is for the Life and Health Insurance for the Director of Operation's.

Contracts – Guard Services

The District has a contract with Critical Intervention Services for rover guard services, a contract with Envera for Gate monitoring and maintenance services and phone services with Verizon for the gate.

Contracts – Fountain

The District has a contract with A-Quality Pool Service to maintain the entrance fountain.

Contracts – Landscape

The District has a contract with Greenview Landscaping for landscape services and OLM, Inc. for landscape inspections.

Contracts – Lake

The District has a contract with Aquatic Systems to maintain the lakes in the District.

Utility – General

The District uses both TECO and BOCC as utility service providers.

R&M-General

The District will incur routine repair and maintenance expenditures to maintain the District's property.

R&M-Gate

The District will incur routine repair and maintenance expenditures to maintain the District's gates.

R&M-Other Landscape

The District will incur costs associated with the landscape and plant maintenance around the District.

R&M-Irrigation

The District will incur costs associated with the routine irrigation maintenance around the District.

R&M-Lake

The District will incur costs associated with miscellaneous maintenance of the lakes throughout the District.

R&M-Mitigation

The District will incur costs associated with mitigation maintenance of the lakes throughout the District.

Budget Narrative
Fiscal Year 2015

EXPENDITURES

Field (continued)

R&M-Trees and Trimming

The District will incur costs associated with the tree trimming and maintenance around the District.

R&M-Holiday Decor

The District will incur costs associated with seasonal décor of the District.

Miscellaneous - Contingency

This is for miscellaneous expenditures not accounted for in the budget.

Reserve - Fountains

These are the Reserves the District expects to set aside for Fountains.

Reserve – Gate/Entry Features

These are the Reserves the District expects to set aside for Gate/Entry Features.

Reserve – Lake Embankments

These are the Reserves the District expects to set aside for Lake Embankments.

Reserve - Landscape

These are the Reserves the District expects to set aside for Landscaping.

HERITAGE HARBOR
Community Development District

Debt Service Fund
Fiscal Year 2015

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU JUL-2014	PROJECTED AUG - SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
REVENUES						
Interest - Investments	\$ 76	\$ -	\$ 70	\$ 12	\$ 82	\$ -
Special Assmnts- Tax Collector	307,928	307,928	307,928	-	307,928	307,928
Special Assmnts- Discounts	(10,985)	(12,317)	(10,823)	-	(10,823)	(12,317)
TOTAL REVENUES	297,019	295,611	297,175	12	297,187	295,611
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Property Appraiser	5,797	6,159	5,873	-	5,873	6,159
ProfServ-Trustee	3,771	3,771	3,771	-	3,771	4,337
Misc-Assessmnt Collection Cost	4,353	6,159	5,873	-	5,873	6,159
Total Administrative	13,921	16,089	15,517	-	15,517	16,655
<i>Debt Service</i>						
Principal Debt Retirement	210,000	220,000	220,000	-	220,000	230,000
Principal Prepayments	10,000	-	-	-	-	-
Interest Expense Series A	71,781	62,409	62,409	-	62,409	53,037
Total Debt Service	291,781	282,409	282,409	-	282,409	283,037
TOTAL EXPENDITURES	305,702	298,498	297,926	-	297,926	299,692
Excess (deficiency) of revenues						
Over (under) expenditures	(8,683)	(2,887)	(751)	12	(739)	(4,081)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	8,715	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(2,887)	-	-	-	(4,081)
TOTAL OTHER SOURCES (USES)	8,715	(2,887)	-	-	-	(4,081)
Net change in fund balance	32	(2,887)	(751)	12	(739)	(4,081)
FUND BALANCE, BEGINNING	97,362	97,394	97,394	-	97,394	96,655
FUND BALANCE, ENDING	\$ 97,394	\$ 94,507	\$ 96,643	\$ 12	\$ 96,655	\$ 92,574

SERIES 2008 REFUNDING BONDS

AMORTIZATION SCHEDULE

Date	Balance	Rate	Extraordinary Redemptions	Principal	Interest	Fiscal Year Total
11/01/14	1,245,000.00	4.26%		-	26,518.50	
05/01/15	1,245,000.00	4.26%		230,000.00	26,518.50	283,037.00
11/01/15	1,015,000.00	4.26%		-	21,619.50	
05/01/16	1,015,000.00	4.26%		240,000.00	21,619.50	283,239.00
11/01/16	775,000.00	4.26%		-	16,507.50	
05/01/17	775,000.00	4.26%		250,000.00	16,507.50	283,015.00
11/01/17	525,000.00	4.26%		-	11,182.50	
05/01/18	525,000.00	4.26%		255,000.00	11,182.50	277,365.00
11/01/18	270,000.00	4.26%		-	5,751.00	
05/01/19	270,000.00	4.26%		270,000.00	5,751.00	281,502.00
11/01/19	-	4.26%		-	-	
			\$ -	\$ 1,245,000.00	\$ 163,158.00	\$ 1,408,158.00

HERITAGE HARBOR
Community Development District

Supporting Schedule
Fiscal Year 2015

**Comparison of Assessment Rates
Fiscal Year 2015 vs. Fiscal Year 2014**

Product	General Fund			Debt Service			Total Assessments per Unit			Units	Bond Units
	FY 2015	FY 2014	Percent Change	FY 2015	FY 2014	Percent Change	FY 2015	FY 2014	Percent Change		
50 x 110	\$1,102.07	\$1,102.07	0.0%	\$425.42	\$425.42	0%	\$1,527.49	\$1,527.49	0.0%	393	392
50 x 120,125	\$1,102.07	\$1,102.07	0.0%	\$436.41	\$436.41	0%	\$1,538.48	\$1,538.48	0.0%	91	91
65 x 110	\$1,102.07	\$1,102.07	0.0%	\$481.15	\$481.15	0%	\$1,583.22	\$1,583.22	0.0%	50	50
75 x 115	\$1,102.07	\$1,102.07	0.0%	\$533.74	\$533.74	0%	\$1,635.81	\$1,635.81	0.0%	91	91
90 x 130	\$1,102.07	\$1,102.07	0.0%	\$640.49	\$640.49	0%	\$1,742.56	\$1,742.56	0.0%	45	45
										670	669