

**HERITAGE HARBOR CDD**  
**FISCAL YEAR 2022-2023 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2022 AMENDED	FY 2022 ACTUAL THROUGH 3/31/2022	FY 2022 REMAINING THROUGH 9/30/2022	FY2022 ACTUAL & REMAINING TOTAL	FY 2023 PROPOSED	VARIANCE FY 2022 AMENDED & FY 2023 PROPOSED
<b>REVENUE</b>						
1 SPECIAL ASSESSMENTS - ON-ROLL	\$ 856,262	\$ 819,403	\$ 36,859	\$ 856,262	\$ 1,071,984	\$ 215,722
2 RESTAURANT LEASE	38,400	19,872	18,528	38,400	61,632	23,232
3 INTEREST	1,000	468	532	1,000	1,000	-
4 MISCELLANEOUS	-	34,879	-	34,879	-	-
5 FUND BALANCE FORWARD	50,000		50,000	50,000	-	(50,000)
6 <b>TOTAL REVENUE:</b>	<b>945,662</b>	<b>874,622</b>	<b>105,920</b>	<b>980,542</b>	<b>1,134,616</b>	<b>188,954</b>
<b>EXPENDITURES</b>						
8 <b>ADMINISTRATIVE:</b>						
9						
10 SUPERVISORS' COMPENSATION	12,000	6,000	6,000	12,000	12,000	-
11 PAYROLL TAXES & SERVICE	2,129	501	1,628	2,129	2,129	-
12 ENGINEERING SERVICES	10,000	1,206	8,795	10,000	10,000	-
13 LEGAL SERVICES	30,000	9,941	20,059	30,000	30,000	-
14 DISTRICT MANAGEMENT	69,445	34,085	35,360	69,445	73,500	4,055
15 DISSEMINATION FEE	2,000	-	2,000	2,000	2,500	500
16 AUDITING SERVICES	6,200	-	6,200	6,200	6,200	-
17 POSTAGE & FREIGHT	1,500	-	1,500	1,500	1,500	-
18 INSURANCE (Liability, Property and Casualty)	15,406	14,977	429	15,406	17,396	1,990
19 PRINTING & BINDING	1,500	-	1,500	1,500	1,500	-
20 LEGAL ADVERTISING	1,200	114	1,086	1,200	1,200	-
21 MISC. (BANK FEES, BROCHURES & MISC)	1,500	1,662	(162)	1,500	1,500	-
22 WEBSITE HOSTING & MANAGEMENT	2,615	2,315	300	2,615	2,115	(500)
23 EMAIL HOSTING				-	1,500	
24 OFFICE SUPPLIES	200	-	200	200	200	-
25 ANNUAL DISTRICT FILING FEE	175	175	-	175	175	-
26 ALLOCATION OF HOA SHARED EXPENDITURES	25,791	8,579	17,212	25,791	27,081	1,290
27 TRUSTEE FEE	4,041	3,367	674	4,041	4,041	-
29 SERIES 2018 BANK LOAN	-	-	-	-	329,422	329,422
30 SERIES 2021 BANK LOAN	20,000	-	20,000	20,000	17,170	(2,830)
31 RESTAURANT EXPENSES	50,644	22,731	27,913	50,644	50,644	-
32 STATE SALES TAX					4,314	4,314
33 <b>TOTAL ADMINISTRATION</b>	<b>256,346</b>	<b>105,652</b>	<b>150,694</b>	<b>256,346</b>	<b>596,087</b>	<b>338,241</b>
<b>FIELD OPERATIONS</b>						
35						
36 PAYROLL	45,000	25,172	19,828	45,000	55,406	10,406
37 FICA, TAXES & PAYROLL FEES	5,948	7,165	2,974	10,139	14,960	9,012
38 LIFE AND HEALTH INSURANCE	6,380	3,372	3,008	6,380	8,311	1,931
### CONTRACT- GUARD SERVICES	82,000	23,658	58,342	82,000	60,000	(22,000)
### CONTRACT-FOUNTAIN	1,680	930	750	1,680	-	(1,680)
### CONTRACT-LANDSCAPE	136,800	68,400	68,400	136,800	150,480	13,680
### CONTRACT-LAKE	35,732	17,866	17,866	35,732	36,000	268
### CONTRACT-GATES	46,680	25,189	21,491	46,680	51,889	5,209
### GATE - COMMUNICATIONS - TELEPHONE	4,440	1,590	2,850	4,440	4,440	-

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### UTILITY-GENERAL	88,000	40,106	47,894	88,000	80,500	(7,500)
### R&M-GENERAL	3,000	3,631	(631)	3,000	3,000	-
### R&M-GATE	3,000	-	3,000	3,000	3,000	-
### R&M-OTHER LANDSCAPE	34,240	11,468	22,772	34,240	25,000	(9,240)
### R&M-IRRIGATION	3,500	1,340	2,160	3,500	3,500	-
### R&M-MITIGATION	2,000	-	2,000	2,000	-	(2,000)
### R&M-TREES AND TRIMMING	7,500	-	7,500	7,500	7,500	-
### R&M-PARKS & FACILITIES	1,000	-	1,000	1,000	1,000	-
### MISC-HOLIDAY DÉCOR	8,500	7,412	1,088	8,500	8,500	-
### MISC-CONTINGENCY	77,800	-	77,800	77,800	24,043	(53,757)
### CAPITAL OUTLAY (Moved to Capital Reserve Fund-CRF)	-	-	-	-	-	-
### <b>TOTAL FIELD OPERATIONS</b>	<b>593,200</b>	<b>237,298</b>	<b>360,093</b>	<b>597,391</b>	<b>537,529</b>	<b>(55,671)</b>
### <b>RENEWAL &amp; REPLACEMENT RESERVE</b>						
### NEW RESERVE STUDY	8,000	-	8,000	8,000	-	(8,000)
### RESERVE STUDY CONTRIBUTION - CDD (Moved to Capital Reserve Fund-CRF)	61,016	-	61,016	61,016	-	(61,016)
### RESERVE STUDY - HOA SHARED CONTRIBUTION (Moved to Capital Reserve Fund-CRF)	27,100	10,950	16,150	27,100	-	(27,100)
### <b>TOTAL RENEWAL &amp; REPLACEMENT RESERVE</b>	<b>96,116</b>	<b>10,950</b>	<b>85,166</b>	<b>96,116</b>	<b>-</b>	<b>(96,116)</b>
### <b>TOTAL EXPENDITURES</b>	<b>945,662</b>	<b>353,900</b>	<b>595,953</b>	<b>949,853</b>	<b>1,133,616</b>	<b>186,454</b>
### <b>OTHER FINANCING SOURCES &amp; USES</b>						
### <b>TRANSFER IN (OUT)</b>		137,844			(304,133)	
### <b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.</b>	<b>-</b>	<b>658,565</b>	<b>(490,033)</b>	<b>30,688</b>	<b>(303,133)</b>	<b>2,499</b>
### <b>FUND BALANCE - BEGINNING - UNAUDITED</b>	547,785	603,323	-	782,871	793,887	
### INCREASE IN FUND BALANCE (RENEWAL AND REPLACEMENT)	61,016		61,016	61,016	(304,133)	(365,149)
### USE OF FUND BALANCE FORWARD	(50,000)		(50,000)	(50,000)	-	50,000
### <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 558,801</b>	<b>\$ 1,261,888</b>	<b>\$ (479,017)</b>	<b>\$ 793,887</b>	<b>\$ 489,754</b>	<b>\$ (315,149)</b>
### <b>COMMITTED</b>						
### NON SPENDABLE DEPOSITS	6,067	6,067	6,067	6,067	6,067	
### CAPITAL RESERVES	264,391	264,391	264,391	264,391	-	
### <b>ASSIGNED:</b>						
### OPERATING CAPITAL	157,610	191,412	191,412	191,412	188,936	31,326
### UNASSIGNED	130,733	800,018	321,001	332,017	294,751	164,018
### <b>FUND BALANCE - ENDING</b>	<b>\$ 558,801</b>	<b>\$ 1,261,888</b>	<b>\$ 782,871</b>	<b>\$ 793,887</b>	<b>\$ 483,687</b>	<b>\$ 195,344</b>

**HERITAGE HARBOR CDD  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	PAYMENT SCHEDULE	COMMENTS/SCOPE OF SERVICE
	<b>ADMINISTRATIVE:</b>				
1	Supervisors' Compensation		12,000.00	MONTHLY	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings and 10 workshops
2	Payroll Taxes & Service		2,129.00	MONTHLY	As an employer, the Distric is required to pay this tax.
3	Engineering Services	Stantec	10,000	Quarterly	The District has engaged Stantec, a District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
4	Legal Services	Straley, Robin, Vericker	30,000.00	VARIABLE	Straley, Robin, Vericker provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
5	District Management	DPFG	73,500.00	MONTHLY	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPFG-MC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on February 1, 2018, which remains in effect until such a time as either party terminates the agreement. The following services are provided under the District Management Agreement in addition to the District Management
6	Dissemination Agent		2,500		
7	Property Appraiser		-		No longer Utilized
8	Auditing Services		6,200.00	VARIABLE	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process.
9	Postage & Freight		1,500.00	VARIABLE	Postage for mailings, including the annual letters to residents related to the annual assessments and public hearings.
10	Insurance (Liability, Property, Casualty)	Egis	17,396.00	ANNUALLY	The District obtains general liability, property, and public officials insurance.
11	Printing & Binding		1,500.00	VARIABLE	Printing of District packages, mail printings and other special projects
12	Legal Advertising	Times Publishing	1,200.00	ANNUALLY	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
13	Miscellaneous (Bank Fees, Brochures, Misc)		1,500.00		The District pays fees to various fiancial institutions for its bank accounts.
14	MISC - Assessment Collection Cost	Hillsborough County	-	ANNUALLY	Assessments are reported net
15	Website Hosting & Management	Innersync	2,114.95	VARIABLE	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc.
16	EMAIL HOSTING	Vglobaltech	1,500.00		Vglobaltech - Waiting on Proposal, approximately \$1,200 annually for up to 10 email addresses
17	Office Supplies	Miscellaneous	200.00	VARIABLE	Office supplies used by the District Management company for the sole purpose of the District, billed annually in accordance with the adopted budget.
18	Annual District Filing Fee	Department of Economic Opportunity	175.00		The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
19	Allocation of HOA Shared Expenditures		72,000		
20	TRUSTEE FEE		4,041		SERIES 2018 DEBT SERVICE
21	2018 BANK LOAN		329,422		District pledge to re-pay series 2018 note - Matures in 2023
22	2021 BANK LOAN		17,170		Interest only payments of \$8585 due November 2022 and May 2023. P&I payments start in 2024 when the 2018 note is paid off
23	<b>ADMINISTRATIVE TOTAL:</b>		<b>586,048</b>		
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FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	PAYMENT SCHEDULE	COMMENTS/SCOPE OF SERVICE
25 <b>FIELD:</b>				
26 Payroll	Innovation	55,406.00	MONTHLY	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA (80% CDD Share is GF & 20% is Restaurant Share)
27 FICA Taxes	Innovation	14,960.00	MONTHLY	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA.
28 Life & Health Insurance	Innovation	8,311.00	MONTHLY	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA.
29 Contract - Guard Services	Hillborough County Sheriff	82,000.00	MONTHLY	The District has a contract with Hillsborough County Sheriff to provide rover and security services for the District. The HOA pays for 30% of the total of \$115,000.
30 Contract - Fountain Repairs & Maintenance	A-Quality Pool Service	-	MONTHLY	The District terminated this agreement in 2022.
31 Contract - Landscape	Greenview Landscape & OLM	150,480.00	MONTHLY	Monthly amount is \$10,400. OLM landscape inspection is \$1,000 monthly
32 Contract - Lake Maintenance	Steadfast Environmental	36,000.00	MONTHLY	Steadfast manages 88 waterways with a minimum of 4 events monthly; providing algae and aquatic weed control as well as shoreline grass control. Additional services include the removal of normal size trash and debris items
33 Contract - Gate Security Monitoring	Envera	51,889.00	MONTHLY	Contract provides for monitoring and database services (\$3,300 monthly) and repair and maintenance services (\$400 monthly). \$570/Qtr for East Gate Monitoring.
34 Gate Telephone Communications	Frontier	4,440.00	MONTHLY	Contracts with Frontier provide for East (\$275 monthly) & West Gate (\$95 monthly) telephone/internet service. (includes estimates for taxes and surcharges)
35 Utility - General	TECO	89,700.00	MONTHLY	Includes streetlight as well as water
36 R&M General		3,000.00		As needed
37 R&M Gate		3,000.00		
38 R&M Other Landscape	Greenview Landscape	34,240.00		Pursuant to the contract mulch is \$12,540 and Seasonal Plant Installation is \$21,700 annually
39 R&M Irrigation		3,500.00		The District will incur expenses for irrigation repairs and replacements.
40 R&M Lake		-		
41 R&M Mitigation		-		As needed
42 R&M Trees & Trimming		7,500.00		The District will incur expenses for tree pruning.
43 R&M Parks & Facilities		1,000.00		The District will incur expenses for parks and facilities.
44 MISC - Holiday Décor		8,500.00		The District will incur expenses for annual holiday light displays.
45 MISC - Contingency		25,000.00		Decreasing
46 CAPITAL OUTLAY		-		Moved to Capital Reserve Fund (CRF)
47 Total Restaurant Expenditure		50,644.30		Tish to review
48 <b>FIELD TOTAL:</b>		<b>629,570.30</b>		
49				
50 <b>RENEWAL &amp; REPLACEMENT RESERVE</b>				
51 NEW RESERVE STUDY		-		2023 Reserve Study Amount for Clubhouse
52 RESERVE STUDY - CDD				Moved to Capital Reserve Fund (CRF)
53 RESERVE STUDY - HOA SHARED CONTRIBUTION				Moved to Capital Reserve Fund (CRF)

HERITAGE HARBOR CDD  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
ENTERPRISE FUND - GOLF COURSE / PRO SHOP

	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2022 ACTUAL THROUGH 3/31/2022	FY 2022 REMAINING THROUGH 9/30/2022	FY 2023 PROPOSED	VARIANCE FY 2022 ADOPTED & FY 2023 PROPOSED
<b>REVENUE</b>						
<b>GOLF COURSE REVENUES:</b>						
GREEN FEES	1,006,526	\$ 931,997	\$ 579,505	\$ 352,492	\$ 1,013,175	\$ 81,178
RANGE FEES	77,902	50,000	41,242	8,758	62,500	12,500
HANDICAPS	60	100	-	-	1,000	900
INTEREST		-	-	-	100	
<b>TOTAL GOLF REVENUES</b>	<b>1,084,488</b>	<b>982,097</b>	<b>620,747</b>	<b>361,250</b>	<b>1,076,775</b>	<b>94,578</b>
<b>PRO SHOP REVENUES:</b>						
CLUB RENTALS	1,680	1,000	1,261		1,000	-
GOLF BALL SALES	25,419	22,800	12,798	10,002	22,800	-
GLOVES SALES	9,745	6,000	4,222	1,778	6,000	-
HEADWEAR SALES	2,370	3,775	1,518	2,257	3,000	(775)
LADIE'S WEAR SALES	-	-	150		100	100
MEN'S WEAR SALES	1,690	2,000	1,250	750	1,500	(500)
MISCELLANEOUS SALES	4,115	2,000	1,954	46	2,000	-
<b>TOTAL PRO SHOP REVENUES</b>	<b>45,019</b>	<b>37,575</b>	<b>23,153</b>	<b>14,833</b>	<b>36,400</b>	<b>(1,175)</b>
				-		
<b>TOTAL OPERATING REVENUE:</b>	<b>1,129,507</b>	<b>1,019,672</b>	<b>643,900</b>	<b>376,083</b>	<b>1,113,175</b>	<b>93,403</b>
<b>COST OF GOODS SOLD</b>				-		
GOLF BALL	14,482	12,136	5,890	6,247	12,500	364
GLOVES	3,043	3,314	1,492	1,821	3,500	186
HEADWEAR	5,078	1,880	697	1,183	1,300	(580)
LADIE'S WEAR	(1,176)	-	36		50	50
MEN'S WEAR	(1,676)	1,008	743	265	1,000	(8)
MISCELLANEOUS	1,927	858	1,824		1,000	142
<b>TOTAL COST OF GOODS SOLD</b>	<b>21,678</b>	<b>19,196</b>	<b>10,683</b>	<b>9,515</b>	<b>19,350</b>	<b>154</b>
				-		
<b>GROSS PROFIT</b>	<b>1,107,829</b>	<b>1,000,476</b>	<b>633,217</b>	<b>366,567</b>	<b>1,093,825</b>	<b>93,249</b>
<b>EXPENSES</b>						
<b>GOLF COURSE:</b>						
PAYROLL-HOURLY	286,735	285,000	157,490	127,510	297,825	12,825
INCENTIVE	2,300	500	500	-	5,000	4,500
FICA TAXES & ADMINISTRATIVE	44,993	42,750	19,175	23,575	44,674	1,924
LIFE AND HEALTH INSURANCE	19,825	28,800	9,354	19,446	31,680	2,880
WEBSITE DEVELOPMENT	-		-	-		-
ACCOUNTING SERVICES	3,940	4,379	2,866	1,513	4,880	501
CONTRACTS-SECURITY ALARMS	599	239	359		800	561
COMMUNICATION-TELEPHONE	2,609	3,120	1,798	1,322	3,600	480
POSTAGE AND FREIGHT	158	200	-	200	200	-

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ENTERPRISE FUND - GOLF COURSE / PRO SHOP

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44	ELECTRICITY	9,765	13,200	8,757	4,443	20,141	6,941
45	UTILITY-REFUSE REMOVAL - MAINTENANCE	5,665	5,567	1,604	3,963	6,235	668
46	UTILITY-WATER AND SEWER	7,417	6,800	2,866	3,934	7,616	816
47	RENTAL/LEASE - VEHICLE/EQUIP	38,929	35,600	27,650	7,950	34,996	(604)
48	LEASE - ICE MACHINES	1,525	1,500	375	1,125	1,500	-
49	INSURANCE-PROPERTY and GENERAL LIABILITY	37,381	44,733	44,761		52,568	7,835
50	R&M-BUILDINGS	-	500	-	500	500	-
51	R&M-EQUIPMENT	12,905	17,000	6,707	10,293	17,000	-
52	R&M-FERTILIZER	43,894	30,000	11,230	18,770	42,000	12,000
53	R&M-IRRIGATION	1,871	5,000	-	5,000	5,000	-
54	R&M-GOLF COURSE	11,702	4,000	-	4,000	4,000	-
55	R&M-PUMPS	3,408	9,748	9,022	726	11,000	1,252
56	MISC-PROPERTY TAXES	-	2,100	-	2,100	2,100	-
57	MISC-LICENSES AND PERMITS	2,587	600	338	262	600	-
58	OP SUPPLIES - GENERAL	11,802	6,000	6,901		7,000	1,000
60	OP SUPPLIES - FUEL / OIL	16,539	15,500	8,448	7,052	25,000	9,500
61	OP SUPPLIES - CHEMICALS	17,259	22,456	4,089	18,367	33,000	10,544
62	OP SUPPLIES - HAND TOOLS	-	750	1,053		1,750	1,000
63	SUPPLIES - SAND	-	1,800	-	1,800	3,000	1,200
64	SUPPLIES - TOP DRESSING	5,574	2,400	2,427		3,400	1,000
65	SUPPLIES - SEEDS	5,361	2,000	-	2,000	6,500	4,500
67	ALLOCATION OF HOA SHARED EXPENDITURES	678	969	277	692	969	0
68	RESERVE	2,711	11,661	-	11,661	12,000	339
69	GOLF COURSE TOTAL	598,132	604,872	328,048	278,203	686,534	81,662
70							
71	PRO SHOP:						
72	PAYROLL- HOURLY	137,713	162,000	83,589	78,411	181,993	19,993
73	BONUS					2,500	
74	FICA TAXES & ADMINISTRATIVE	21,086	25,920	12,999	12,921	27,299	1,379
75	LIFE AND HEALTH INSURANCE	11,938	17,000	6,014	10,986	18,700	1,700
77	ACCOUNTING SERVICES	3,940	4,379	-	4,379	4,880	501
79	CONTRACT-SECURITY ALARMS	299	2,157	-	2,157	2,157	-
81	POSTAGE AND FREIGHT	-	250	-	250	250	-
82	ELECTRICITY	8,517	8,400	3,136	5,264	9,660	1,260
83	UTILITY-REFUSE REMOVAL	-	-	-	-	-	-
84	UTILITY-WATER AND SEWER	-	-	-	-	-	-
85	LEASE - COPIER	-	-	-	-	-	-
86	LEASE-CARTS	83,355	92,672	50,338	42,334	92,669	(3)
87	INSURANCE-PROPERTY	-	-	-	-	-	-
88	R&M-GENERAL	-	3,000	-	3,000	3,000	-
89	R&M-AIR CONDITIONING	-	-	-	-	-	-
90	R&M-PEST CONTROL	-	-	-	-	-	-

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ENTERPRISE FUND - GOLF COURSE / PRO SHOP

	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2022 ACTUAL THROUGH 3/31/2022	FY 2022 REMAINING THROUGH 9/30/2022	FY 2023 PROPOSED	VARIANCE FY 2022 ADOPTED & FY 2023 PROPOSED
91 R&M-RANGE	-	1,000	-	1,000	8,000	7,000
92 ADVERTISING	6,049	8,500	4,776	3,724	7,500	(1,000)
93 MISC-BANK CHARGES	24,108	22,000	13,833		26,000	4,000
94 MISC-CABLE TV EXPENSES	348	1,680	-	1,680	1,680	-
95 MISC-PROPERTY TAXES	-	5,500	-	5,500	5,500	-
96 MISC-HANDICAP FEES	708	558	-	558	500	(58)
97 OFFICE SUPPLIES	1,112	1,200	-	1,200	1,200	-
98 COMPUTER EXPENSE	1,551	1,000	425	575	2,000	1,000
99 OP SUPPLIES - GENERAL	1,344	2,000	2,654		2,000	-
100 SUPPLIES - SCORECARDS	400	500	-	500	1,000	500
101 CONTINGENCY	300	2,000	60	1,940	2,000	-
102 ALLOCATION OF HOA SHARED EXPENDITURES	15,749	6,804	2,284	4,520	6,804	-
103 RESERVE CONTRIBUTION - GOLF	70,715	27,100	-	27,100	-	(27,100)
104 <b>PRO SHOP TOTAL</b>	<b>389,232</b>	<b>395,620</b>	<b>180,108</b>	<b>207,999</b>	<b>407,291</b>	<b>9,171</b>
105						
106 <b>TOTAL EXPENSES</b>	<b>987,364</b>	<b>1,000,491</b>	<b>508,156</b>	<b>486,202</b>	<b>1,093,825</b>	<b>90,833</b>
107						
108 OTHER FINANCING SOURCES & USES						
109 TRANSFER IN (OUT)			(137,844)			
110						
111 <b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.</b>	<b>120,465</b>	<b>(15)</b>	<b>125,060</b>	<b>(119,634)</b>	<b>0</b>	<b>2,416</b>
112						
113 <b>FUND BALANCE - BEGINNING - UNAUDITED</b>	<b>540,506</b>	<b>462,274</b>	<b>462,259</b>	<b>587,319</b>	<b>467,685</b>	
114 INCREASE IN FUND BALANCE (RENEWAL AND REPLACEMENT)		-	-	-	0	0
115 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>540,506</b>	<b>462,259</b>	<b>587,319</b>	<b>467,685</b>	<b>467,685</b>	<b>2,416</b>
116 COMMITTED						
117 NON SPENDABLE DEPOSITS	10,247	11,571	11,571	11,571	11,571	
118 CAPITAL RESERVES	-	-	-	-	175,000	
119 ASSIGNED						
120 OPERATING CAPITAL	-	-	-	-	182,304	182,304
121 UNASSIGNED	530,259	450,688	575,748	456,114	98,810	(351,878)
122 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>540,506</b>	<b>462,259</b>	<b>587,319</b>	<b>467,685</b>	<b>467,685</b>	<b>(169,574)</b>

**HERITAGE HARBOR CDD**  
**FISCAL YEAR 2022-2023 PROPOSED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

	<b>FY 2023 PROPOSED</b>
1 <b>REVENUES</b>	
2     SPECIAL ASSESSMENTS - ON ROLL (NET)	113,700
3     INTEREST	100
4 <b>TOTAL REVENUES</b>	<b>113,700</b>
5	
6 <b>EXPENDITURES</b>	
7     HOA RESERVE CONTRIBUTION	29,700
8     SITE RESERVE CONTRIBUTION	44,000
9     CAPITAL IMPROVEMENT PLAN	40,000
10 <b>TOTAL EXPENDITURES</b>	<b>113,700</b>
11	
12 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>
13	
14 <b>OTHER FINANCING SOURCES &amp; USES</b>	
15     TRANSFER IN (OUT)	304,133
16 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>304,133</b>
17	
18 <b>FUND BALANCE</b>	
19     FUND BALANCE - BEGINNING - UNAUDITED	-
20     NET CHANGE IN FUND BALANCE	304,133
21 <b>FUND BALANCE - ENDING</b>	<b>304,133</b>



**HERITAGE HARBOR CDD  
FISCAL YEAR 2023 THROUGH 2033  
RESERVE STUDY-TARGETED GOAL ANALYSIS**

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Change in Fund Balance Gain / (Use)	Net Reserve Funds
2023	\$29,700	\$4,802	\$40,255	-\$10,555	\$233,937
2024	\$32,300	\$3,519	\$148,040	-\$115,740	\$121,716
2025	\$33,300	\$2,424	\$24,151	\$9,149	\$133,289
2026	\$34,300	\$2,916	\$3,507	\$30,793	\$166,998
2027	\$35,300	\$2,427	\$116,381	-\$81,081	\$88,344
2028	\$36,400	\$1,882	\$9,754	\$26,646	\$116,872
2029	\$37,500	\$2,099	\$48,196	-\$10,696	\$108,275
2030	\$38,600	\$2,225	\$20,616	\$17,984	\$128,484
2031	\$39,800	\$2,853	\$5,194	\$34,606	\$165,943
2032	\$41,000	\$3,585	\$14,757	\$26,243	\$195,771
2033	\$42,200	\$3,878	\$48,972	-\$6,772	\$192,877

**Beginning Fund Balance      \$      239,690.00**  
According to the RS

**HERITAGE HARBOR CDD - GOLF  
FISCAL YEAR 2023 THROUGH 2033  
RESERVE STUDY-TARGETED GOAL ANALYSIS**

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Change in Fund Balance Gain / (Use)	Ending Fund Balance
2023	\$1,273,100	\$25,401	\$2,381,140	-\$1,108,040	\$625,990
2024	\$1,311,300	\$9,838	\$1,668,909	-\$357,609	\$278,219
2025	\$312,000	\$9,553	\$0	\$312,000	\$599,772
2026	\$321,400	\$16,730	\$0	\$321,400	\$937,902
2027	\$331,000	\$20,645	\$329,980	\$1,020	\$959,567
2027	\$340,900	\$24,341	\$47,251	\$293,649	\$1,277,557
2027	\$351,100	\$31,968	\$0	\$351,100	\$1,660,625
2030	\$361,600	\$39,479	\$93,811	\$267,789	\$1,967,893
2031	\$372,400	\$47,390	\$0	\$372,400	\$2,387,683
2032	\$383,600	\$55,617	\$102,883	\$280,717	\$2,724,017
2033	\$395,100	\$62,617	\$150,678	\$244,422	\$3,031,056

**HERITAGE HARBOR CDD  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

<b>GENERAL FUND (O&amp;M) BUDGET</b>	<b>\$1,071,984.25</b>	<b>CAPITAL RESERVE FUND (CRF)</b>	<b>\$113,700.00</b>
COUNTY COLLECTION COSTS	\$22,808.18	COUNTY COLLECTION COSTS	\$2,419.15
EARLY PAYMENT DISCOUNT	\$45,616.35	EARLY PAYMENT DISCOUNT	\$4,838.30
<b>GROSS O&amp;M ASSESSMENT</b>	<b><u>\$1,140,408.78</u></b>	<b>GROSS CRF ASSESSMENT</b>	<b><u>\$120,957.45</u></b>

	UNITS ASSESSED	ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF CRF ASSESSMENT			
	O&M & CRF	ERU FACTOR	TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	TOTAL CAPITAL RESERVE FUND	CAPITAL RESERVE PER LOT
PLATTED LOT	670	1.00	670.00	\$1,140,408.78	\$1,702.10	1.00	670.00	\$120,957.45	\$180.53

	PER UNIT ANNUAL ASSESSMENT				
	O&M PER LOT	CRF PER LOT	FY 2023 ASSMT. PER UNIT <sup>(1)</sup>	FY 2022 PER LOT	VARIANCE FY22 VS FY23 PER LOT
PLATTED LOT	\$1,702.10	\$180.53	<b>\$1,882.64</b>	\$1,882.64	\$0.00

0.00%

<sup>(1)</sup> Annual assessments that will appear on the November, 2022 Hillsborough County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**HERITAGE HARBOR CDD  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
SERIES 2018 BANK LOAN**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Assessment</b>	<b>Annual Assessment</b>	<b>Amount Outstanding</b>
11/1/2018			15,349	15,349	15,349	1,495,000
5/1/2019	276,000	3.850%	28,779	304,779		1,219,000
11/1/2019		3.850%	23,466	23,466	328,245	1,219,000
5/1/2020	287,000	3.850%	23,466	310,466		932,000
11/1/2020		3.850%	17,941	17,941	328,407	932,000
5/1/2021	298,000	3.850%	17,941	315,941		634,000
11/1/2021		3.850%	12,205	12,205	328,146	634,000
5/1/2022	311,000	3.850%	12,205	323,205		323,000
11/1/2022		3.850%	6,218	6,218	329,422	323,000
5/1/2023	323,000	3.850%	6,218	329,218		-
11/1/2023		3.850%	-	-	329,218	-
<b>Total</b>	<b>\$ 1,495,000</b>		<b>\$ 163,785</b>	<b>\$ 1,658,785</b>	<b>\$ 1,658,785</b>	

**HERITAGE HARBOR CDD**  
**FISCAL YEAR 2022-2023 PROPOSED BUDGET**  
**SERIES 2021 BANK LOAN (PRELIMINARY SCHEUDLE)**

Period Ending	Principal	Coupon	Interest	Assessment	Annual Assessment	Amount Outstanding
						425,000
5/1/2022		4.040%	8,585	8,585		425,000
11/1/2022		4.040%	8,585	8,585	17,170	425,000
5/1/2023		4.040%	8,585	8,585		425,000
11/1/2023		4.040%	8,585	8,585	17,170	425,000
5/1/2024	136,000	4.040%	8,585	144,585		289,000
11/1/2024		4.040%	5,838	5,838	150,423	289,000
5/1/2025	142,000	4.040%	5,838	147,838		147,000
11/1/2025		4.040%	2,969	2,969	150,807	147,000
5/1/2026	147,000	4.040%	2,969	149,969		-
11/1/2026		4.040%	-	-	149,969	-
<b>Total</b>	<b>\$ 425,000</b>		<b>\$ 60,539</b>	<b>\$ 485,539</b>	<b>\$ 485,539</b>	