

**HARBOUR ISLES**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2022**

**Adopted Budget**

(Adopted 8/24/21)

Prepared by:



# HARBOUR ISLES

Community Development District

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**Harbour Isles**  
**Community Development District**

**Operating Budget**  
**Fiscal Year 2022**

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU Jul-2021	PROJECTED Aug - Sep-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>						
Interest - Investments	\$ 1,355	\$ 2,000	\$ 751	\$ 150	\$ 901	\$ 2,000
Interest - Tax Collector	-	-	309	-	309	-
Rental Income	20,348	16,000	23,043	-	23,043	16,000
Special Assmnts- Tax Collector	664,554	659,363	702,271	-	702,271	786,839
Special Assmnts- Delinquent	-	-	2,479	-	2,479	-
Special Assmnts- Discounts	-	-	(26,884)	-	(26,884)	(31,474)
Other Miscellaneous Revenues	636	500	3,352	-	3,352	500
Facility Revenue	46	200	382	76	458	200
<b>TOTAL REVENUES</b>	<b>686,939</b>	<b>678,063</b>	<b>705,703</b>	<b>227</b>	<b>705,930</b>	<b>774,066</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	10,000	12,000	8,200	1,640	9,840	12,000
FICA Taxes	-	-	490	125	615	918
ProfServ-Administrative	5,631	5,500	917	-	917	-
ProfServ-Arbitrage Rebate	500	500	500	-	500	600
ProfServ-Engineering	12,655	15,000	15,165	3,033	18,198	15,000
ProfServ-Legal Services	13,622	15,000	13,406	1,594	15,000	15,000
ProfServ-Mgmt Consulting Serv	31,090	31,090	36,048	7,717	43,765	46,299
ProfServ-Special Assessment	5,000	5,000	5,000	-	5,000	5,000
ProfServ-Trustee Fees	3,233	1,750	3,233	-	3,233	3,233
Accounting Services	18,000	18,000	3,000	-	3,000	-
Auditing Services	2,423	3,500	3,526	-	3,526	3,500
Website Hosting/Email services	6,157	5,000	2,352	2,648	5,000	5,000
Postage and Freight	-	-	-	-	-	500
Insurance-General Liability	2,750	3,101	2,960	-	2,960	3,256
Legal Advertising	2,307	500	2,062	-	2,062	1,000
Misc- Assessment Collecton Cost	-	-	8,115	-	8,115	15,737
Bank Fees	573	500	662	50	712	500
Financial & Revenue Collection Cost	4,000	5,000	833	-	833	-
Misc-Web Hosting	-	-	-	-	-	1,000
Miscellaneous Expenses	-	500	3,436	687	4,123	500
Annual District Filing Fee	-	-	-	-	-	175
Dues, Licenses, Subscriptions	175	175	175	-	175	-
<b>Total Administrative</b>	<b>118,116</b>	<b>122,116</b>	<b>110,080</b>	<b>17,495</b>	<b>127,575</b>	<b>129,218</b>
<i>Electric Utility Services</i>						
Electricity - Streetlighting	102,352	105,000	89,354	15,646	105,000	105,000
Utility Services	14,905	18,000	10,703	2,141	12,844	18,000
<b>Total Electric Utility Services</b>	<b>117,257</b>	<b>123,000</b>	<b>100,057</b>	<b>17,787</b>	<b>117,844</b>	<b>123,000</b>

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU Jul-2021	PROJECTED Aug - Sep-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>Garbage/Solid Waste Services</b>						
Garbage - Recreation Facility	1,517	1,500	1,706	339	2,045	2,035
<b>Total Garbage/Solid Waste Services</b>	<b>1,517</b>	<b>1,500</b>	<b>1,706</b>	<b>339</b>	<b>2,045</b>	<b>2,035</b>
<b>Water-Sewer Comb Services</b>						
Utility Services	4,462	6,000	3,217	2,000	5,217	6,000
<b>Total Water-Sewer Comb Services</b>	<b>4,462</b>	<b>6,000</b>	<b>3,217</b>	<b>2,000</b>	<b>5,217</b>	<b>6,000</b>
<b>Stormwater Control</b>						
Midge Fly Treatment	7,875	7,000	-	7,000	7,000	8,000
R&M-Stormwater System	-	500	-	500	500	500
R&M-Wetland Monitoring	4,569	3,500	5,774	1,155	6,929	8,700
R&M Lake & Pond Bank	5,986	2,500	9,611	1,922	11,533	50,000
Fountain Maintenance	2,885	1,000	3,541	892	4,433	2,328
Mitigation Area Monitoring & Maintenance	-	2,740	-	2,740	2,740	-
Aquatic Maintenance	35,122	25,704	22,774	2,930	25,704	25,704
Aquatic Plant Replacement	3,896	2,500	1,095	1,405	2,500	2,500
<b>Total Stormwater Control</b>	<b>60,333</b>	<b>45,444</b>	<b>42,795</b>	<b>18,544</b>	<b>61,339</b>	<b>97,732</b>
<b>Other Physical Environment</b>						
Insurance - Property	22,650	22,707	27,705	-	27,705	24,982
Insurance - General Liability	3,250	3,664	3,498	-	3,498	3,848
Insurance - Flood	-	-	-	-	-	2,856
R&M-Other Landscape	504	1,000	9,300	1,000	10,300	1,000
R&M-Irrigation	19,063	20,000	13,123	6,877	20,000	20,000
R&M-Landscape Renovations	-	3,000	-	3,000	3,000	3,000
Landscape Maintenance	122,235	103,200	79,802	23,398	103,200	113,000
Landscape Replacement	11,832	15,000	6,643	8,357	15,000	15,000
Annual Mulching	7,500	15,500	-	15,500	15,500	15,450
Entry & Walls Maintenance	-	2,500	-	2,500	2,500	2,500
Holiday Lighting & Decorations	1,231	1,200	-	1,200	1,200	1,200
Annals Replacement	-	-	-	-	-	5,400
<b>Total Other Physical Environment</b>	<b>188,265</b>	<b>187,771</b>	<b>140,071</b>	<b>61,832</b>	<b>201,903</b>	<b>208,236</b>
<b>Security Operations</b>						
Contracts-Security Services	10,212	12,627	7,659	2,553	10,212	10,812
R&M-Security Cameras	-	1,000	842	158	1,000	1,000
Guard & Gate Facility Maintenance	3,218	2,000	8,550	1,710	10,260	2,000
Miscellaneous Expenses	3,713	4,000	12,362	2,472	14,834	4,000
<b>Total Security Operations</b>	<b>17,143</b>	<b>19,627</b>	<b>29,413</b>	<b>6,893</b>	<b>36,306</b>	<b>17,812</b>
<b>Contingency</b>						
Miscellaneous Expenses	-	500	126	374	500	13,364
<b>Total Contingency</b>	<b>-</b>	<b>500</b>	<b>126</b>	<b>374</b>	<b>500</b>	<b>13,364</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU Jul-2021	PROJECTED Aug - Sep-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b><i>Parks and Recreation - General</i></b>						
ProfServ-Pool Maintenance	10,800	10,800	9,000	1,800	10,800	10,800
Clubhouse - Facility Janitorial Service	4,637	4,200	4,500	900	5,400	5,400
Lighting Replacement	5,640	5,000	4,777	223	5,000	5,000
Contracts-Mgmt Services	101,001	114,445	79,074	21,261	100,335	117,510
Contracts-Pest Control	1,896	2,000	1,580	316	1,896	2,000
Telephone/Fax/Internet Services	5,215	6,000	3,718	524	4,242	6,000
R&M-Pools	419	1,500	-	1,500	1,500	1,500
R&M-Fitness Equipment	2,073	2,500	1,748	752	2,500	2,500
R&M-Dock	-	500	1,400	280	1,680	500
Maintenance & Repairs	18,707	20,000	29,800	5,960	35,760	20,000
Athletic/Park Court/Field Repairs	-	300	-	300	300	300
Furniture Repair/Replacement	-	360	-	360	360	360
Trail/Bike Path Maintenance	-	500	-	500	500	500
Playground Equipment and Maintenance	-	300	-	300	300	300
Access Control	634	500	-	500	500	500
Miscellaneous Expenses	1,595	1,000	6,630	1,326	7,956	1,000
Office Supplies	1,113	1,000	4,290	200	4,490	1,000
Dog Waste Station Supplies	950	1,200	1,075	216	1,291	1,499
<b><i>Total Parks and Recreation - General</i></b>	<b>154,680</b>	<b>172,105</b>	<b>147,592</b>	<b>37,218</b>	<b>184,810</b>	<b>176,669</b>
<b>TOTAL EXPENDITURES</b>	<b>661,773</b>	<b>678,063</b>	<b>575,057</b>	<b>162,481</b>	<b>737,538</b>	<b>774,066</b>
Excess (deficiency) of revenues						
Over (under) expenditures	25,166	-	130,646	(162,255)	(31,609)	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer- Out	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	25,166	-	130,646	(162,255)	(31,609)	-
<b>FUND BALANCE, BEGINNING</b>	<b>201,978</b>	<b>227,144</b>	<b>227,144</b>	<b>-</b>	<b>227,144</b>	<b>195,535</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 227,144</b>	<b>\$ 227,144</b>	<b>\$ 357,790</b>	<b>\$ (162,255)</b>	<b>\$ 195,535</b>	<b>\$ 195,535</b>

# HARBOUR ISLES

## Community Development District

### Exhibit "A" Allocation of Fund Balances

#### **AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 195,535
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2022</b>	<b>195,535</b>

#### **ALLOCATION OF AVAILABLE FUNDS**

1st Quarter Operating Reserves	129,011 <sup>(1)</sup>
	-
	-
Subtotal	129,011
<b>Total Allocation of Available Funds</b>	<b>129,011</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 66,524</b>
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#### **Notes**

(1) Represents approximately 2 months of operating expenditures

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU Jul-2021	PROJECTED Aug - Sep-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>						
Interest - Investments	\$ 2,878	\$ -	\$ 27	\$ 9	\$ 36	\$ -
Special Assmnts- Tax Collector	13,558	12,864	12,864	-	12,864	-
Special Assmnts- Discounts	-	-	(492)	-	(492)	-
<b>TOTAL REVENUES</b>	<b>16,436</b>	<b>12,864</b>	<b>12,399</b>	<b>9</b>	<b>12,408</b>	<b>-</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	-	247	-	247	-
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>247</b>	<b>-</b>	<b>247</b>	<b>-</b>
<i>Contingency</i>						
Capital Outlay	-	150,000	150,900	-	150,900	-
Capital Reserve	53,760	12,864	12,830	-	12,830	-
<b>Total Contingency</b>	<b>53,760</b>	<b>162,864</b>	<b>163,730</b>	<b>-</b>	<b>163,730</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>53,760</b>	<b>162,864</b>	<b>163,977</b>	<b>-</b>	<b>163,977</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	(37,324)	(150,000)	(151,578)	9	(151,569)	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer In	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(150,000)	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(150,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(37,324)	(150,000)	(151,578)	9	(151,569)	-
<b>FUND BALANCE, BEGINNING</b>	<b>475,563</b>	<b>438,239</b>	<b>438,239</b>	<b>-</b>	<b>438,239</b>	<b>286,670</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 438,239</b>	<b>\$ 288,239</b>	<b>\$ 286,661</b>	<b>\$ 9</b>	<b>\$ 286,670</b>	<b>\$ 286,670</b>



**Budget Narrative**  
Fiscal Year 2022**REVENUES****Interest-Investments**

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

**Rental Income**

The District may receive monies for event rentals such as weddings, birthday parties, etc.

**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.

**Other Miscellaneous Revenues**

The District may receive monies for the sale or provision of electronic access cards, entry decals, etc.

**Facilities Rentals**

The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants, etc.

**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. FICA Taxes are calculated at 7.65% of gross payroll.

**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-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.

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Administrative (cont'd)****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 Inframark Infrastructure Management Services. Inframark 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-Special Assessment**

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

**Professional Services-Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2015 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

**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.

**Website Hosting/Email Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Infrastructure Management Services.

**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 is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

**Legal Advertising**

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

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Administrative (cont'd)****Miscellaneous-Assessment Collection Costs**

The District reimburses the 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.

**Bank Fees**

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

**Miscellaneous-Web Hosting**

The District incurs the cost of owning the Harbour Isles CDD web domain.

**Miscellaneous Expenses**

Additional expenses incurred by the District.

**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.

**Field****Electric Utility Services****Electricity – Streetlighting**

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases, to all streetlights within the District's boundaries.

**Utility Services**

The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Garbage/Solid Waste Services****Garbage – Recreation Facility**

The District will incur expenditures related to the removal of garbage and solid waste.

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Water-Sewer Comb Services****Utility Services**

The District will incur water/sewer utility expenditures related to District operations.

**Stormwater Control****Midge Fly Treatment**

The District may incur expenses for midge fly treatments throughout the year.

**R&M- Stormwater System**

The District may incur expenses for the repair and maintenance of the stormwater system.

**R&M-Wetland Monitoring**

The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities. The District may also be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**R&M Lake & Pond Bank**

The District may incur expenditures to maintain lake banks for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Fountain Maintenance**

The District may incur expenses related to maintaining the aeration and fountains.

**Aquatic Maintenance**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Aquatic Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Other Physical Environment****Property Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**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.

**Insurance – Flood**

The District will incur fees for flood insurance.

**R&M- Other Landscape**

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

**R&M- Irrigation**

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

**R&M- Landscape Renovations**

The District may incur expenses for repair and maintenance for landscape renovation.

**Landscape Maintenance**

The District will incur expenditures to maintain the rights-of-way, median strips, recreation facilities including pond banks, entryways, and similar planting areas within the District. These services include, but are not limited to, monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs.

**Landscape Replacement**

The District will incur expenses for the landscape replacement of annuals, perennials and shrubberies.

**Annual Mulching**

The District will incur expenses for annual mulching.

**Entry & Walls Maintenance**

The District will incur expenditures to maintain the entry monuments and the fencing.

**Holiday Lighting & Decorations**

The District will incur expenses for holiday lighting and decoration.

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Other Physical Environment (cont'd)****Annuals Replacement**

The District will incur expenses for the installation of annuals.

**Security Operations****Contracts – Security Services**

The District will incur expenditures for the quarterly video monitoring services.

**R&M- Security Cameras**

The District may incur expenses for the repair and maintenance of the security monitoring cameras.

**Guard & Gate Facility Maintenance**

The District may incur any ongoing gate repairs and maintenance.

**Miscellaneous Expenses**

The District may incur any expenses in security operations not included in the contract.

**Contingency****Miscellaneous Expenses**

Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Parks and Recreation - General****ProfServ-Pool Maintenance**

Expenses related to the maintenance of swimming pools and other water features.

**Clubhouse- Facility Janitorial Service**

Expenses related to the cleaning of the facility including supplies.

**Lighting Replacement**

Expenses for the replacement of lighting throughout the park and recreational area.

**Contracts – Mgmt Services**

The District may incur expenses for employees//staff members needed for the recreational facilities such as Clubhouse Staff.

**Contract – Pest Control**

Monthly service for the control of rodents and general pests.

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Parks and Recreation – General (cont'd)****Telephone/Fax/Internet Services**

The District may incur telephone, fax and internet expenses related to the recreational facilities.

**R&M Pools**

Expenses related to the repair of swimming pools and other water features.

**R&M Fitness Equipment**

Quarterly preventative maintenance of fitness equipment.

**R&M Dock**

The District may incur expenses for the repair and maintenance of the dock, ie. Pressure washing and sealing.

**Maintenance & Repairs**

The District may incur expenses to maintain its recreation facilities.

**Athletic/Park Court/Field Repairs**

Expenses related to any facilities, such as tennis, basketball, etc.

**Furniture Repair/Replacement**

The District may incur expenses for the repair or replacement of furniture in the recreation facilities.

**Trail/Bike Path Maintenance**

Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Playground Equipment and Maintenance**

The District may incur expenses for the maintenance of the playground equipment.

**Access Control**

The District may incur expenses for access control.

**Miscellaneous Expenses**

Expenses which may not fit into a defined category in parks and recreational section.

**Office Supplies**

The District may have an office in its facilities which require various office related supplies.

**Dog Waste Station Supplies**

Expenses for the supplies for the dog waste station in the recreational section.

**Harbour Isles**  
**Community Development District**

**Debt Service Budget**  
**Fiscal Year 2022**



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU Jul -2021	PROJECTED Aug- Sep-21	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	-	-	-	-	-	312,608
Special Assmnts- Discounts	-	-	-	-	-	(12,504)
<b>TOTAL REVENUES</b>	-	-	-	-	-	<b>300,104</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc Collection Costs	-	-	-	-	-	6,252
Cost of Issuance	-	-	104,145	-	104,145	-
<b>Total Administrative</b>	-	-	<b>104,145</b>	-	<b>104,145</b>	<b>6,252</b>
<i>Debt Service</i>						
Principal Debt Retirement	-	-	-	-	-	224,000
Principal Prepayments	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	53,095
<b>Total Debt Service</b>	-	-	-	-	-	<b>277,095</b>
<b>TOTAL EXPENDITURES</b>	-	-	<b>104,145</b>	-	<b>104,145</b>	<b>283,347</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	(104,145)	-	(104,145)	16,757
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer-In	-	-	17,829	-	17,829	-
Proceeds of Refunding Bonds	-	-	131,512	-	131,512	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	16,757
<b>TOTAL OTHER SOURCES (USES)</b>	-	-	<b>149,341</b>	-	<b>149,341</b>	<b>16,757</b>
Net change in fund balance	-	-	45,196	-	45,196	16,757
<b>FUND BALANCE, BEGINNING</b>	-	-	43,184	-	43,184	88,380
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 88,380</b>	<b>\$ -</b>	<b>\$ 88,380</b>	<b>\$ 105,137</b>

**Debt Amortization Schedule  
Special Assessment Refunding Bonds, Series 2021**

<b>Period Ending</b>	<b>Bond Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2021	3,515,000			17,829	17,829	
5/1/2022	3,291,000	224,000	0.9928%	35,266	259,266	277,095
11/1/2022	3,291,000			34,154	34,154	
5/1/2023	3,065,000	226,000	1.0890%	34,154	260,154	294,308
11/1/2023	3,065,000			32,923	32,923	
5/1/2024	2,836,000	229,000	1.2709%	32,923	261,923	294,847
11/1/2024	2,836,000			31,468	31,468	
5/1/2025	2,604,000	232,000	1.4831%	31,468	263,468	294,937
11/1/2025	2,604,000			29,748	29,748	
5/1/2026	2,368,000	236,000	1.6838%	29,748	265,748	295,496
11/1/2026	2,368,000			27,761	27,761	
5/1/2027	2,128,000	240,000	1.8684%	27,761	267,761	295,522
11/1/2027	2,128,000			25,519	25,519	
5/1/2028	1,883,000	245,000	2.0307%	25,519	270,519	296,038
11/1/2028	1,883,000			23,031	23,031	
5/1/2029	1,633,000	250,000	2.1634%	23,031	273,031	296,063
11/1/2029	1,633,000			20,327	20,327	
5/1/2030	1,377,000	256,000	2.2766%	20,327	276,327	296,654
11/1/2030	1,377,000			17,413	17,413	
5/1/2031	1,115,000	262,000	2.3755%	17,413	279,413	296,826
11/1/2031	1,115,000			14,301	14,301	
5/1/2032	847,000	268,000	2.4614%	14,301	282,301	296,602
11/1/2032	847,000			11,003	11,003	
5/1/2033	572,000	275,000	2.5351%	11,003	286,003	297,006
11/1/2033	572,000			7,517	7,517	
5/1/2034	290,000	282,000	2.5995%	7,517	289,517	297,034
11/1/2034	290,000			3,852	3,852	
5/1/2035		290,000	2.6564%	3,852	293,852	297,704
<b>Total</b>		<b>3,515,000</b>		<b>611,130</b>	<b>4,126,130</b>	<b>4,126,130</b>

**Budget Narrative**

Fiscal Year 2022

**REVENUES****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****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.

**Harbour Isles**  
**Community Development District**

**Supporting Budget Schedules**  
**Fiscal Year 2022**

**Comparison of Assessment Rates  
Fiscal Year 2022 vs. Fiscal Year 2021**

Product & Phase	General Fund 001			Series 2021 Debt Service			Total Assessments per Unit			Total Units
	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change	
Single Family 70'	\$1,426.13	\$1,296.17	10.0%	\$585.62	\$646.64	-9.4%	\$2,011.75	\$1,942.81	3.5%	243
Single Family 80'	\$1,625.79	\$1,477.63	10.0%	\$648.81	\$716.42	-9.4%	\$2,274.60	\$2,194.05	3.7%	152
Single Family 90'	\$1,839.71	\$1,672.06	10.0%	\$730.68	\$806.82	-9.4%	\$2,570.39	\$2,478.88	3.7%	105
										<b>500</b>