

HARBOUR ISLES
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2023

Adopted Budget
(Adopted 8/23/22)

Prepared by:



HARBOUR ISLES

Community Development District

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Harbour Isles
Community Development District

Operating Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 1,355	\$ 1,070	\$ 2,000	\$ 1,080	\$ 920	\$ 2,000	\$ 1,133
Interest - Tax Collector	-	309	-	-	-	-	-
Rental Income	20,348	25,934	16,000	18,860	1,000	19,860	16,000
Special Assmnts- Tax Collector	664,554	702,271	786,839	786,839	-	786,839	944,189
Special Assmnts- Delinquent	-	2,479	-	-	-	-	-
Special Assmnts- Discounts	-	(26,884)	(31,474)	(29,853)	-	(29,853)	(37,768)
Other Miscellaneous Revenues	636	3,352	500	-	500	500	500
Facility Revenue	46	406	200	111	89	200	200
TOTAL REVENUES	686,939	708,937	774,065	777,037	2,509	779,546	924,255
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	10,000	10,000	12,000	9,400	2,600	12,000	12,000
FICA Taxes	-	627	918	719	199	918	918
ProfServ-Administrative	5,631	917	-	-	-	-	-
ProfServ-Arbitrage Rebate	500	500	600	600	-	600	600
ProfServ-Engineering	12,655	19,790	15,000	22,489	4,498	26,987	20,000
ProfServ-Legal Services	13,622	17,722	15,000	16,845	2,000	18,845	20,000
ProfServ-Mgmt Consulting	31,090	43,764	46,299	38,583	8,334	46,917	50,003
ProfServ-Special Assessment	5,000	5,000	5,000	5,000	-	5,000	5,000
ProfServ-Trustee Fees	3,233	3,233	3,233	1,616	1,617	3,233	3,233
Accounting Services	18,000	3,000	-	-	-	-	-
Auditing Services	2,423	3,526	3,500	4,100	-	4,100	4,200
Website Hosting/Email services	6,157	2,502	5,000	2,305	2,695	5,000	4,000
Postage and Freight	-	-	500	174	326	500	500
Insurance - General Liability	-	-	3,256	3,034	-	3,034	3,337
Public Officials Insurance	2,750	2,960	-	-	-	-	3,256
Legal Advertising	2,307	2,976	1,000	2,759	300	3,059	1,000
Misc-Assessment Collection Cost	4,000	2,589	15,737	15,140	-	15,140	18,884
Bank Fees	573	932	500	351	149	500	500
Misc-Web Hosting	-	-	1,000	-	1,000	1,000	1,000
Miscellaneous Expenses	-	4,102	500	113	387	500	500
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	118,116	125,148	129,218	123,403	24,105	147,508	149,106
<i>Electric Utility Services</i>							
Electricity - Streetlights	102,352	108,648	105,000	99,706	14,941	114,647	120,000
Utility Services	14,905	11,852	18,000	16,415	1,585	18,000	22,000
Total Electric Utility Services	117,257	120,500	123,000	116,121	16,526	132,647	142,000
<i>Garbage/Solid Waste Services</i>							
Garbage - Recreation Facility	1,517	1,892	2,035	1,862	339	2,201	2,500
Total Garbage/Solid Waste Services	1,517	1,892	2,035	1,862	339	2,201	2,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Water-Sewer Comb Services							
Utility Services	4,462	3,339	6,000	2,660	3,340	6,000	6,000
Total Water-Sewer Comb Services	4,462	3,339	6,000	2,660	3,340	6,000	6,000
Stormwater Control							
Midge Fly Treatment	7,875	-	8,000	-	8,000	8,000	8,000
R&M-Stormwater System	-	40	500	-	500	500	500
R&M-Wetland Monitoring	4,569	7,224	8,700	7,250	1,450	8,700	8,700
R&M Lake & Pond Bank	5,986	9,611	50,000	18,752	11,248	30,000	50,000
Fountain Maintenance	2,885	3,841	2,328	2,150	1,185	3,335	2,328
Aquatic Maintenance	35,122	27,058	25,704	20,171	4,284	24,455	25,704
Aquatic Plant Replacement	3,896	730	2,500	4,119	1,000	5,119	2,500
Total Stormwater Control	60,333	48,504	97,732	52,442	27,667	80,109	97,732
Other Physical Environment							
Insurance - Property	22,650	27,705	24,982	26,606	-	26,606	25,603
Insurance - General Liability	3,250	3,498	3,848	3,586	-	3,586	3,945
Insurance - Flood	-	-	2,856	-	-	-	-
R&M-Other Landscape	504	10,290	1,000	2,244	-	2,244	-
R&M-Irrigation	19,063	14,104	20,000	23,647	1,000	24,647	20,000
R&M-Landscape Renovations	-	-	3,000	-	-	-	-
Landscape Maintenance	122,235	96,485	113,000	77,349	15,470	92,819	150,000
Landscape Replacement	11,832	6,643	15,000	25,714	1,000	26,714	20,000
Landscape Replacement-Annals	-	-	5,400	-	5,400	5,400	6,000
Annual Mulching	7,500	-	15,450	17,457	-	17,457	20,000
Entry & Walls Maintenance	-	4,398	2,500	-	2,500	2,500	4,000
Holiday Lighting & Decorations	1,231	-	1,200	-	1,200	1,200	2,000
Total Other Physical Environment	188,265	163,123	208,236	176,603	26,570	203,173	251,548
Security Operations							
Contracts-Security Services	10,212	10,212	10,812	7,659	3,153	10,812	30,636
R&M-Security Cameras	-	1,417	1,000	-	1,000	1,000	1,000
Guard & Gate Facility Maintenance	3,218	9,146	2,000	-	2,000	2,000	3,000
Miscellaneous Expenses	3,713	12,362	4,000	1,105	2,895	4,000	-
Total Security Operations	17,143	33,137	17,812	8,764	9,048	17,812	34,636
Contingency							
Miscellaneous Expenses	-	126	13,364	-	364	364	15,500
Total Contingency	-	126	13,364	-	364	364	15,500
Parks and Recreation - General							
ProfServ-Pool Maintenance	10,800	12,775	10,800	9,000	1,800	10,800	10,800
Contracts - Field Mgmt	-	-	-	2,600	1,300	3,900	7,800
Clubhouse - Facility Janitorial Service	4,637	5,725	5,400	4,500	900	5,400	5,400
Lighting Replacement	5,640	4,777	5,000	6,743	1,000	7,743	6,000
Contracts-Mgmt Services	101,001	94,335	117,510	82,343	16,469	98,812	121,624
Contracts-Pest Control	1,896	1,896	2,000	1,580	420	2,000	2,000
Telephone/Fax/Internet Services	5,215	4,679	6,000	4,923	985	5,908	5,109
R&M-Pools	419	-	1,500	-	1,500	1,500	1,500
R&M-Fitness Equipment	2,073	1,748	2,500	1,766	734	2,500	2,500
R&M-Dock	-	1,400	500	-	500	500	500
Maintenance & Repairs	18,707	35,335	20,000	47,434	2,000	49,434	50,000
Athletic/Park Court/Field Repairs	-	-	300	-	300	300	500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Furniture Repair/Replacement	-	-	360	-	360	360	5,000
Trail/Bike Path Maintenance	-	-	500	-	500	500	500
Playground Equipment and Maintenance	-	-	300	-	300	300	1,000
Access Control	634	-	500	-	500	500	500
Miscellaneous Expenses	1,595	6,189	1,000	2,953	1,000	3,953	-
Office Supplies	1,113	5,230	1,000	3,675	1,000	4,675	2,500
Dog Waste Station Supplies	950	1,193	1,499	1,233	216	1,449	2,000
Total Parks and Recreation - General	154,680	175,282	176,669	168,750	31,783	200,533	225,233
TOTAL EXPENDITURES	661,773	671,051	774,066	650,605	139,742	790,347	924,255
Excess (deficiency) of revenues							
Over (under) expenditures	25,166	37,886	-	126,432	(137,233)	(10,801)	-
OTHER FINANCING SOURCES (USES)							
Transfer - Out	-	-	-	-	-	-	(15,000)
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	(15,000)
Net change in fund balance	25,166	37,886	-	126,432	(137,233)	(10,801)	(15,000)
FUND BALANCE, BEGINNING	201,978	227,144	265,030	265,030	-	265,030	254,229
FUND BALANCE, ENDING	\$ 227,144	\$ 265,030	\$ 265,030	\$ 391,462	\$ (137,233)	\$ 254,229	\$ 239,229

HARBOUR ISLES

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 254,229
Net Change in Fund Balance - Fiscal Year 2023	(15,000)
Reserves - Fiscal Year 2023 Additions	
Total Funds Available (Estimated) - 9/30/2023	239,229

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	45,450
Subtotal	45,450

Assigned Fund Balance

1st Quarter Operating Reserves	154,042 ⁽¹⁾
Subtotal	154,042

Total Allocation of Available Funds	199,492
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Total Unassigned (undesignated) Cash	\$ 39,737
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Notes

(1) Represents approximately 2 months of operating expenditures

Budget Narrative
Fiscal Year 2023**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 2023**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 2023**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 – Streetlights**

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 2023**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 2023**EXPENDITURES****Other Physical Environment****Insurance – Property**

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.

Landscape Replacement - Annuals

The District will incur expenses for the installation of annuals.

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 2023**EXPENDITURES****Other Physical Environment (cont'd)****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.

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.

Budget Narrative
Fiscal Year 2023**EXPENDITURES****Parks and Recreation – General (cont'd)****R&M Fitness Equipment**

Quarterly preventative maintenance of fitness equipment.

R&M Dock

The District may incur expenss 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 Budgets
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES						
Interest - Investments	-	-	\$ 5	3	\$ 8	\$ -
Special Assmnts- Tax Collector	-	312,608	312,608	-	312,608	312,608
Special Assmnts- Discounts	-	(12,504)	(11,860)	-	(11,860)	(12,504)
TOTAL REVENUES	-	300,104	300,753	3	300,756	300,104
EXPENDITURES						
<i>Administrative</i>						
Misc Collection Costs	-	6,252	6,015	-	6,015	6,252
Total Administrative	-	6,252	6,015	-	6,015	6,252
<i>Debt Service</i>						
Principal Debt Retirement	750	224,000	224,000	-	224,000	226,000
Interest Expense	-	53,095	53,095	-	53,095	68,308
Cost of Issuance	127,395	-	-	-	-	-
Total Debt Service	128,145	277,095	277,095	-	277,095	294,308
TOTAL EXPENDITURES	128,145	283,347	283,110	-	283,110	300,560
Excess (deficiency) of revenues						
Over (under) expenditures	(128,145)	16,757	17,643	3.00	17,646	(456)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer-In	63,731	-	-	-	-	-
Proceeds of Refunding Bonds	131,512	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	16,757	-	-	-	(456)
TOTAL OTHER SOURCES (USES)	195,243	16,757	-	-	-	(456)
Net change in fund balance	67,098	16,757	17,643	3.00	17,646	(456)
FUND BALANCE, BEGINNING	-	67,098	67,098	-	67,098	84,744
FUND BALANCE, ENDING	\$ 67,098	\$ 83,855	\$ 84,741	3.00	\$ 84,744	\$ 84,288

Debt Amortization Schedule
Special Assessment Refunding Bonds, Series 2021

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
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
Total		3,291,000		558,036	3,849,036	3,849,036

Budget Narrative
Fiscal Year 2023**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 2023

Comparison of Assessment Rates Fiscal Year 2023 vs. Fiscal Year 2022

Product & Phase	General Fund 001			Series 2021 Debt Service			Total Assessments per Unit			Total Units
	FY 2023	FY 2022	% Change	FY 2023	FY 2022	% Change	FY 2023	FY 2022	% Change	
Single Family 70'	\$1,711.32	\$1,426.13	20.0%	\$585.62	\$585.62	0.0%	\$2,296.94	\$2,011.75	14.2%	243
Single Family 80'	\$1,950.91	\$1,625.79	20.0%	\$648.81	\$648.81	0.0%	\$2,599.72	\$2,274.60	14.3%	152
Single Family 90'	\$2,207.61	\$1,839.71	20.0%	\$730.68	\$730.68	0.0%	\$2,938.29	\$2,570.39	14.3%	105
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