

*Adopted Budget
Fiscal Year 2014*

*Heron Isles Community
Development District*

August 1, 2013



Heron Isles
Community Development District

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Heron Isles

Community Development District

General Fund

| Description | Adopted Budget FY 2013 | Actual Thru 6/30/2013 | Projected Next 3 Months | Total Projected 9/30/2013 | Adopted Budget FY 2014 |
|---|---------------------------|--------------------------|----------------------------|------------------------------|---------------------------|
| Revenues | | | | | |
| Assessments - On Roll | \$127,086 | \$129,874 | \$0 | \$129,874 | \$127,086 |
| Assessments - Direct | \$62,699 | \$51,939 | \$10,388 | \$62,326 | \$62,699 |
| Interest Income | \$0 | \$73 | \$24 | \$98 | \$0 |
| Fund Balance | \$69,396 | \$168,319 | \$0 | \$168,319 | \$76,359 |
| TOTAL REVENUES | \$259,181 | \$350,205 | \$10,412 | \$360,617 | \$266,144 |
| Expenditures | | | | | |
| <i>Administrative</i> | | | | | |
| Supervisor Fees | \$3,200 | \$2,600 | \$1,000 | \$3,600 | \$4,000 |
| FICA Expense | \$245 | \$199 | \$77 | \$275 | \$306 |
| Engineering | \$500 | \$1,500 | \$250 | \$1,750 | \$1,800 |
| Assessment Roll | \$7,500 | \$7,500 | \$0 | \$7,500 | \$7,500 |
| Dissemination | \$500 | \$500 | \$0 | \$500 | \$500 |
| Attorney | \$15,000 | \$4,702 | \$10,298 | \$15,000 | \$15,000 |
| Annual Audit | \$4,900 | \$3,300 | \$0 | \$3,300 | \$3,300 |
| Trustee Fees | \$3,500 | \$3,500 | \$0 | \$3,500 | \$3,500 |
| Management Fees | \$43,260 | \$32,445 | \$10,815 | \$43,260 | \$43,260 |
| Computer Time | \$1,000 | \$750 | \$250 | \$1,000 | \$1,000 |
| Telephone | \$100 | \$31 | \$19 | \$50 | \$50 |
| Postage | \$1,000 | \$243 | \$7 | \$250 | \$500 |
| Printing & Binding | \$1,000 | \$334 | \$166 | \$500 | \$500 |
| Insurance | \$5,500 | \$5,750 | \$0 | \$5,750 | \$6,038 |
| Legal Advertising | \$3,600 | \$931 | \$750 | \$1,681 | \$1,500 |
| Other Current Charges | \$1,000 | \$613 | \$105 | \$718 | \$1,000 |
| Office Supplies | \$150 | \$11 | \$44 | \$55 | \$100 |
| Meeting Room Rental | \$400 | \$300 | \$100 | \$400 | \$400 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 |
| Capital Outlay | \$250 | \$0 | \$250 | \$250 | \$250 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$92,780 | \$65,384 | \$24,131 | \$89,514 | \$90,679 |
| UTILITIES: | | | | | |
| Electric | \$15,000 | \$11,038 | \$3,679 | \$14,717 | \$15,000 |
| Water & Sewer | \$27,600 | \$14,448 | \$13,152 | \$27,600 | \$27,600 |
| SUBTOTAL UTILITIES | \$42,600 | \$25,485 | \$16,832 | \$42,317 | \$42,600 |
| CONTRACT SERVICES | | | | | |
| Landscape Maintenance | \$65,000 | \$49,725 | \$15,275 | \$65,000 | \$65,000 |
| Lake Maintenance | \$9,912 | \$7,434 | \$2,478 | \$9,912 | \$9,912 |
| Janitorial Services | \$7,200 | \$5,400 | \$1,800 | \$7,200 | \$7,200 |
| Trash Removal Services | \$6,000 | \$4,500 | \$1,500 | \$6,000 | \$6,000 |
| Management Company | \$9,000 | \$6,750 | \$2,250 | \$9,000 | \$9,000 |
| SUBTOTAL CONTRACT SERVICES | \$97,112 | \$73,809 | \$23,303 | \$97,112 | \$97,112 |
| REPAIRS & MAINTENANCE | | | | | |
| Repairs & Maintenance | \$10,000 | \$2,307 | \$7,693 | \$10,000 | \$10,000 |
| SUBTOTAL REPAIRS & MAINTENANCE | \$10,000 | \$2,307 | \$7,693 | \$10,000 | \$10,000 |
| RESERVES | | | | | |
| Road Maintenance | \$20,000 | \$0 | \$0 | \$0 | \$20,000 |
| Capital Improvements | \$7,616 | \$0 | \$0 | \$0 | \$7,616 |
| SUBTOTAL RESERVES | \$27,616 | \$0 | \$0 | \$0 | \$27,616 |
| TOTAL FIELD EXPENDITURES | \$177,328 | \$101,601 | \$47,828 | \$149,429 | \$177,328 |
| TOTAL EXPENDITURES | \$270,108 | \$166,985 | \$71,959 | \$238,944 | \$268,007 |
| OTHER SOURCES/(USES) | | | | | |
| Interfund Transfers In/(Out) | \$10,927 | \$11,562 | \$0 | \$11,562 | \$1,863 |
| TOTAL OHER SOURCES/(USES) | \$10,927 | \$11,562 | \$0 | \$11,562 | \$1,863 |
| Excess Revenues/Expenses | \$0 | \$194,782 | (\$61,547) | \$133,235 | \$0 |

| | FY 2012 | FY 2013 | FY 2014 |
|---------------------------|-----------|-----------|-----------|
| NET ASSESSMENTS | \$189,785 | \$189,785 | \$189,785 |
| PLUS COLLECTION FEES (6%) | \$12,108 | \$12,108 | \$12,108 |
| GROSS ASSESSMENTS | \$201,893 | \$201,893 | \$201,893 |
| NO. OF UNITS | 740 | 740 | 740 |
| PER UNIT ASSESSMENT | \$273 | \$273 | \$273 |

Heron Isles
Community Development District
General Fund

Exhibit "A"

Allocation of Operating Reserves

Estimated Funds Available

| | |
|---|-------------------------|
| <i>Beginning Fund Balance - Fiscal Year 2013</i> | \$168,319 |
| <i>Estimated Excess Revenues - Fiscal Year 2013</i> | (\$36,831) |
| Total Estimated Funds Available - 9/30/13 | <u>\$131,488</u> |

Allocation of Funds Available

| | |
|---|------------------------|
| ⁽¹⁾ <i>Operating Reserve - First Quarter Operating Capital</i> | \$55,129 |
| <i>Capital Reserve/Renewal & Replacement</i> | \$0 |
| Total Allocation of Funds | <u>\$55,129</u> |
| Total Undesignated Cash | <u>\$76,359</u> |

⁽¹⁾ Represents approximately (2 1/2) two and a half months operating expenditures

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2014

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the General Operating Expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c) (2)-12(b) (5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2005 Capital Improvement Revenue Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2014

Computer Time

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Meeting Room Rental

This item includes the cost to rent a boardroom for the Heron Isles Community Development District monthly supervisor meetings. The rental fees are based on the quarterly meetings.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Utilities:

Electric

This item includes the cost of electricity for Heron Isles CDD that will be provided by FPL.

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2014

Water & Sewer

This item includes the cost of water and/or sewer from JEA.

Contract Services:

Landscape Maintenance

Landscape and irrigation services are to maintain the common areas within the District. The District has contracted with Ronda Landscaping for these services pertaining to entryway maintenance and Rhonda Landscaping in regards to lake bed maintenance. The contract provides for a 30 day termination by either party.

| <u>Vendor</u> | <u>Monthly</u> | <u>Yearly</u> |
|-----------------------|-----------------------|----------------------|
| Ronda Landscaping | \$4,750. | \$57,000 |
| Landscape Contingency | | \$8,000 |
| Total | \$4,750. | \$65,000 |

Lake Maintenance

The District has a contract with The Lake Doctors who provide monthly water management services to all the lakes throughout the District.

Janitorial Services

The District has a contract with All Repairs & Maintenance for Janitorial services for the District.

Trash Removal Service

The District has a contract with All Repairs & Maintenance for Trash Removal Services.

Management Company

Management Fees include managing, supervising and coordinating the management, operation and maintenance. The District has a contract with Property Management Systems to provide these services, the monthly charge is \$750.00 and the contract can be terminated by either party within 30 days notice.

Repairs & Maintenance:

Repairs & Maintenance

Unscheduled repairs and maintenance to the District's facilities through the community

Reserves:

Road Maintenance

The District will contract with a company for maintenance to the District's roadways

Capital Improvements

Represents any Capital expenditures the District may need outside of the regular maintenance.

Heron Isles

Community Development District

Debt Service Fund

Series 2005

| Description | Adopted Budget FY 2013 | Actual Thru 6/30/2013 | Projected Next 3 Months | Total Projected 9/30/2013 | Adopted Budget FY 2014 |
|--|---------------------------|--------------------------|----------------------------|------------------------------|---------------------------|
| Revenues | | | | | |
| ⁽¹⁾ Special Assessments - On Roll | \$202,100 | \$205,959 | \$0 | \$205,959 | \$198,496 |
| Special Assessments - Off Roll | \$114,210 | \$85,658 | \$28,553 | \$114,210 | \$114,210 |
| Interest Income | \$0 | \$104 | \$0 | \$104 | \$0 |
| Prepayments | \$0 | \$78,162 | \$0 | \$78,162 | \$0 |
| ⁽²⁾ Carry Forward Surplus | \$138,946 | \$158,423 | \$0 | \$158,423 | \$169,834 |
| TOTAL REVENUES | \$455,256 | \$528,306 | \$28,553 | \$556,858 | \$482,540 |
| Expenditures | | | | | |
| Series 2005 | | | | | |
| Interest - 11/1 | \$118,019 | \$118,019 | \$0 | \$118,019 | \$113,994 |
| Special Call - 11/1 | \$10,000 | \$20,000 | \$0 | \$20,000 | \$50,000 |
| Interest - 5/1 | \$118,019 | \$117,444 | \$0 | \$117,444 | \$113,994 |
| Principal - 5/1 | \$80,000 | \$80,000 | \$0 | \$80,000 | \$85,000 |
| Special Call - 5/1 | \$0 | \$40,000 | \$0 | \$40,000 | \$0 |
| TOTAL EXPENDITURES | \$326,038 | \$375,463 | \$0 | \$375,463 | \$362,988 |
| Other Sources/(Uses) | | | | | |
| ⁽³⁾ Interfund Transfer In/Out | (\$10,927) | (\$11,562) | \$0 | (\$11,562) | (\$5,840) |
| TOTAL OTHER SOURCES/USES | (\$10,927) | (\$11,562) | \$0 | (\$11,562) | (\$5,840) |
| EXCESS REVENUES | \$118,291 | \$141,281 | \$28,553 | \$169,834 | \$113,713 |

11/1/2014 \$111,550

⁽¹⁾ Maximum Annual Debt Service

⁽²⁾ Carry forward surplus is net of the reserve requirement

⁽³⁾ Represents excess funds in DS after Nov. 1 payments

| | FY 2012 | FY 2013 |
|---------------------------|-----------|-----------|
| NET ASSESSMENTS | \$329,470 | \$310,670 |
| PLUS COLLECTION FEES (6%) | \$21,030 | \$19,830 |
| GROSS ASSESSMENTS | \$350,500 | \$330,500 |
| NO. OF UNITS | 701 | 661 |
| PER UNIT ASSESSMENT: | | |
| S/F 40' - 202 | \$500 | \$500 |
| S/F 50' - 389 | \$500 | \$500 |
| S/F 60' - 149 | \$500 | \$500 |

Heron Isles

Community Development District

Amortization Schedule

Series 2005, Capital Improvement Revenue Bonds

| DATE | BALANCE | RATE | PRINCIPAL | INTEREST | TOTAL |
|--------------|----------------|-------|-----------------------|-----------------------|-----------------------|
| 11/01/13 | \$3,965,000.00 | 5.75% | \$0.00 | \$113,993.75 | \$113,993.75 |
| 05/01/14 | \$3,965,000.00 | 5.75% | \$85,000.00 | \$113,993.75 | |
| 11/01/14 | \$3,880,000.00 | 5.75% | \$0.00 | \$111,550.00 | \$310,543.75 |
| 05/01/15 | \$3,880,000.00 | 5.75% | \$90,000.00 | \$111,550.00 | |
| 11/01/15 | \$3,790,000.00 | 5.75% | \$0.00 | \$108,962.50 | \$310,512.50 |
| 05/01/16 | \$3,790,000.00 | 5.75% | \$95,000.00 | \$108,962.50 | |
| 11/01/16 | \$3,695,000.00 | 5.75% | \$0.00 | \$106,231.25 | \$310,193.75 |
| 05/01/17 | \$3,695,000.00 | 5.75% | \$100,000.00 | \$106,231.25 | |
| 11/01/17 | \$3,595,000.00 | 5.75% | \$0.00 | \$103,356.25 | \$309,587.50 |
| 05/01/18 | \$3,595,000.00 | 5.75% | \$110,000.00 | \$103,356.25 | |
| 11/01/18 | \$3,485,000.00 | 5.75% | \$0.00 | \$100,193.75 | \$313,550.00 |
| 05/01/19 | \$3,485,000.00 | 5.75% | \$115,000.00 | \$100,193.75 | |
| 11/01/19 | \$3,370,000.00 | 5.75% | \$0.00 | \$96,887.50 | \$312,081.25 |
| 05/01/20 | \$3,370,000.00 | 5.75% | \$120,000.00 | \$96,887.50 | |
| 11/01/20 | \$3,250,000.00 | 5.75% | \$0.00 | \$93,437.50 | \$310,325.00 |
| 05/01/21 | \$3,250,000.00 | 5.75% | \$130,000.00 | \$93,437.50 | |
| 11/01/21 | \$3,120,000.00 | 5.75% | \$0.00 | \$89,700.00 | \$313,137.50 |
| 05/01/22 | \$3,120,000.00 | 5.75% | \$135,000.00 | \$89,700.00 | |
| 11/01/22 | \$2,985,000.00 | 5.75% | \$0.00 | \$85,818.75 | \$310,518.75 |
| 05/01/23 | \$2,985,000.00 | 5.75% | \$145,000.00 | \$85,818.75 | |
| 11/01/23 | \$2,840,000.00 | 5.75% | \$0.00 | \$81,650.00 | \$312,468.75 |
| 05/01/24 | \$2,840,000.00 | 5.75% | \$150,000.00 | \$81,650.00 | |
| 11/01/24 | \$2,690,000.00 | 5.75% | \$0.00 | \$77,337.50 | \$308,987.50 |
| 05/01/25 | \$2,690,000.00 | 5.75% | \$160,000.00 | \$77,337.50 | |
| 11/01/25 | \$2,530,000.00 | 5.75% | \$0.00 | \$72,737.50 | \$310,075.00 |
| 05/01/26 | \$2,530,000.00 | 5.75% | \$170,000.00 | \$72,737.50 | |
| 11/01/26 | \$2,360,000.00 | 5.75% | \$0.00 | \$67,850.00 | \$310,587.50 |
| 05/01/27 | \$2,360,000.00 | 5.75% | \$180,000.00 | \$67,850.00 | |
| 11/01/27 | \$2,180,000.00 | 5.75% | \$0.00 | \$62,675.00 | \$310,525.00 |
| 05/01/28 | \$2,180,000.00 | 5.75% | \$190,000.00 | \$62,675.00 | |
| 11/01/28 | \$1,990,000.00 | 5.75% | \$0.00 | \$57,212.50 | \$309,887.50 |
| 05/01/29 | \$1,990,000.00 | 5.75% | \$200,000.00 | \$57,212.50 | |
| 11/01/29 | \$1,790,000.00 | 5.75% | \$0.00 | \$51,462.50 | \$308,675.00 |
| 05/01/30 | \$1,790,000.00 | 5.75% | \$215,000.00 | \$51,462.50 | |
| 11/01/30 | \$1,575,000.00 | 5.75% | \$0.00 | \$45,281.25 | \$311,743.75 |
| 05/01/31 | \$1,575,000.00 | 5.75% | \$225,000.00 | \$45,281.25 | |
| 11/01/31 | \$1,350,000.00 | 5.75% | \$0.00 | \$38,812.50 | \$309,093.75 |
| 05/01/32 | \$1,350,000.00 | 5.75% | \$240,000.00 | \$38,812.50 | |
| 11/01/32 | \$1,110,000.00 | 5.75% | \$0.00 | \$31,912.50 | \$310,725.00 |
| 05/01/33 | \$1,110,000.00 | 5.75% | \$255,000.00 | \$31,912.50 | |
| 11/01/33 | \$855,000.00 | 5.75% | \$0.00 | \$24,581.25 | \$311,493.75 |
| 05/01/34 | \$855,000.00 | 5.75% | \$270,000.00 | \$24,581.25 | |
| 11/01/34 | \$585,000.00 | 5.75% | \$0.00 | \$16,818.75 | \$311,400.00 |
| 05/01/35 | \$585,000.00 | 5.75% | \$285,000.00 | \$16,818.75 | |
| 11/01/35 | \$300,000.00 | 5.75% | \$0.00 | \$8,625.00 | \$310,443.75 |
| 05/01/36 | \$300,000.00 | 5.75% | \$300,000.00 | \$8,625.00 | \$308,625.00 |
| TOTAL | | | \$3,965,000.00 | \$3,294,175.00 | \$7,259,175.00 |