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RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Heron Isles Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, situated entirely within Nassau County, Florida; and

WHEREAS, the Board of Supervisors ("**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget ("**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget ("**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as Exhibit A and incorporated by reference, as amended by the Board ("**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget

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for Heron Isles Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 17, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$ 439,409
DEBT SERVICE FUND – SERIES 2017 A1 & SERIES 2017A2	$ 324,600
CAPITAL RESERVE FUND	$ 85,984
TOTAL ALL FUNDS	$ 849,993

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 17th day of November 2026.

ATTEST:

Signed by:
Daniel Laughlin
9A989FE97A6A40D...
Secretary/Assistant Secretary

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Greg Watson
6852A3DE8558488...
Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

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Exhibit A:
Amended Fiscal Year 2026 Budget

[*Attached Beginning on Following Page*]

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Heron Isles

Community Development District

General Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual 09-30-26
Revenues:				
Special Assessments - Tax Roll	$ 412,343	$ 8,197	$ 420,540	$ 420,540
Interest Income/Miscellaneous Income	10,000	8,869	18,869	18,869
Access Key Cards	100	(100)	-	-
Total Revenues	**$ 422,443**	**$ 16,966**	**$ 439,409**	**$ 439,409**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 4,000	$ (2,200)	$ 1,800	$ 1,800
PR-FICA	306	(168)	138	138
Engineering	7,200	1,775	8,975	8,975
Attorney	18,000	-	18,000	16,272
Annual Audit	3,460	-	3,460	3,460
Assessment Administration	8,348	-	8,348	8,348
Dissemination Agent	1,769	-	1,769	1,769
Trustee Fees	4,080	-	4,080	3,812
Management Fees	59,082	-	59,082	59,082
Information Technology	2,123	-	2,123	2,123
Website Maintenance	1,415	-	1,415	1,415
Telephone	200	(126)	74	74
Postage & Delivery	800	(531)	269	269
Meeting Room Rental	300	(300)	-	-
Insurance	19,928	(2,364)	17,564	17,564
Printing & Binding	600	(364)	236	236
Legal Advertising	3,200	(2,199)	1,001	1,001
Other Current Charges	7,400	(277)	7,123	7,123
Office Supplies	100	(96)	4	4
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 142,486**	**$ (6,851)**	**$ 135,635**	**$ 133,639**
Operations & Maintenance				
Utilities				
Electric	$ 35,750	$ (986)	$ 34,764	$ 34,764
Water & Sewer	14,700	18,867	33,567	33,567
Subtotal Utilities	**$ 50,450**	**$ 17,881**	**$ 68,331**	**$ 68,331**
Contract Services				
Landscape Maintenance (Brightview Landscaping)	$ 89,956	$ (2,620)	$ 87,336	$ 87,336
Landscape Contingency	15,000	(8,000)	7,000	4,114
Irrigation Maintenance	8,500	759	9,259	9,259
Lake Maintenance (Future Horizons)	9,243	-	9,243	8,803
Janitorial Services (Magic Touch)	7,400	-	7,400	7,314
Facility Management	14,594	695	15,289	15,289
Security Services	1,440	-	1,440	1,440
Pest Control Services (Naders Pest Raiders)	350	(78)	272	272
Holiday Decorations	1,500	-	1,500	-
Subtotal Contract Services	**$ 147,983**	**$ (9,244)**	**$ 138,739**	**$ 133,827**

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Heron Isles

Community Development District

General Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual 09-30-26
Repair and Maintenance				
Facility Repairs	$ 17,500	$ -	$ 17,500	$ 14,621
Miscellaneous Repairs & Maintenance	7,500	(7,230)	270	270
Road and Drainage Repairs	5,000	(5,000)	-	-
Subtotal Repair and Maintenance	**$ 30,000**	**$ (12,230)**	**$ 17,770**	**$ 14,891**
Total Operations & Maintenance	**$ 228,433**	**$ (3,594)**	**$ 224,840**	**$ 217,049**
Total Expenditures	**$ 370,920**	**$ (10,444)**	**$ 360,475**	**$ 350,688**
Excess (Deficiency) of Revenues over Expenditures	$ 51,524	$ 27,410	$ 78,934	$ 88,721
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ (64,717)	$ 2,500	$ (62,217)	$ (62,217)
Total Other Financing Sources/(Uses)	**$ (64,717)**	**$ 2,500**	**$ (62,217)**	**$ (62,217)**
Net Change in Fund Balance	**$ (13,193)**	**$ 29,910**	**$ 16,717**	**$ 26,504**
Fund Balance - Beginning	$ 13,193	$ 474,303	$ 487,496	$ 487,496
Fund Balance - Ending	$ -	$ 504,213	$ 504,213	$ 514,000

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Heron Isles

Community Development District

Capital Reserve Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual 09-30-26
Revenues				
Capital Reserve Transfer In	$ 64,717	$ 0	$ 64,717	$ 64,717
Interest	2,400	5,517	7,917	7,917
Insurance Proceeds	-	13,350	13,350	13,350
Total Revenues	**$ 67,117**	**$ 18,867**	**$ 85,984**	**$ 85,984**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Repair and Replacements	-	35,000	35,000	33,026
Other Service Charges	500	226	726	726
Total Expenditures	**$ 500**	**$ 35,226**	**$ 35,726**	**$ 33,752**
Excess (Deficiency) of Revenues over Expenditures	**$ 66,617**	**$ (16,359)**	**$ 50,258**	**$ 52,232**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ (2,500)	$ (2,500)	$ (2,500)
Total Other Financing Sources (Uses)	**$ -**	**$ (2,500)**	**$ (2,500)**	**$ (2,500)**
Net Change in Fund Balance	**$ 66,617**	**$ (18,859)**	**$ 47,758**	**$ 49,732**
Fund Balance - Beginning	$ 203,510	$ (18)	$ 203,492	$ 203,492
Fund Balance - Ending	$ 270,127	$ (18,877)	$ 251,250	$ 253,224