



Rizzetta & Company

# Harbour Isles Community Development District

[www.harbourislescdd.org](http://www.harbourislescdd.org)

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**Adopted Budget for Fiscal Year 2017/2018**

**Presented by: Rizzetta & Company, Inc.**

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**Final Budget**  
**Harbour Isles Community Development District**  
**General Fund**  
**Fiscal Year 2017/2018**

	Chart of Accounts Classification	Budget for 2017/2018
1		
2	<b>REVENUES</b>	
3		
12	Interest Earnings	
13	Interest Earnings	\$ 1,000
14	Special Assessments	
15	Tax Roll*	\$ 656,069
21	Other Miscellaneous Revenues	
23	Facilities Rentals	\$ 400
24	Miscellaneous Revenues	\$ 500
25	Rental Revenues	\$ 13,000
31		
32	<b>TOTAL REVENUES</b>	<b>\$ 670,969</b>
33		
34	Balance Forward from Prior Year	\$ -
35		
36	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 670,969</b>
37		
38	<i>*Allocation of assessments between the Tax Roll and Off Roll</i>	
39		
40	<b>EXPENDITURES - ADMINISTRATIVE</b>	
41		
42	Legislative	
43	Supervisor Fees	\$ 12,000
44	Financial & Administrative	
45	Administrative Services	\$ 5,500
46	District Management	\$ 30,758
47	District Engineer	\$ 15,000
49	Trustees Fees	\$ 3,000
50	Financial & Revenue Collections	\$ 3,600
51	Assesment Roll	\$ 5,000
52	Accounting Services	\$ 17,000
53	Auditing Services	\$ 4,100
59	Public Officials Liability Insurance	\$ 3,025
60	Legal Advertising	\$ 500
61	Bank Fees	\$ 500
62	Dues, Licenses & Fees	\$ 175
63	Miscellaneous Fees	\$ 500
66	Website Hosting, Maintenance, Backup (and	\$ 2,100
67	Legal Counsel	
68	District Counsel	\$ 15,000
73		
74	<b>Administrative Subtotal</b>	<b>\$ 117,758</b>
75		
76	<b>EXPENDITURES - FIELD OPERATIONS</b>	
77		
81	Security Operations	
82	Security Monitoring Services	\$ 12,000
83	Security Services & Patrols	\$ 32,500
84	Security Camera Maintenance	\$ 2,000
85	Guard & Gate Facility Maintenance	\$ 2,000
86	Miscellaneous Expenses	\$ 500
90	Electric Utility Services	
91	Utility Services	\$ 20,000
92	Street Lights	\$ 106,000
99	Garbage/Solid Waste Control Services	
100	Garbage - Recreation Facility	\$ 800
103	Water-Sewer Combination Services	
104	Utility Services	\$ 2,500
111	Stormwater Control	
113	Aquatic Maintenance	\$ 24,240
114	Fountain Service Repairs & Maintenance	\$ 2,000
115	Lake/Pond Bank Maintenance	\$ 5,000
116	Mitigation Area Monitoring & Maintenance	\$ 4,656
117	Wetland Montitoring & Maintenance	\$ 3,800
119	Stormwater System Maintenance	\$ 1,500
120	Miscellaneous Expenses	\$ -
121	Aquatic Plant Replacement	\$ 6,500
125	Other Physical Environment	
130	General Liability Insurance	\$ 3,575
131	Property Insurance	\$ 20,000

**Final Budget**  
**Harbour Isles Community Development District**  
**General Fund**  
**Fiscal Year 2017/2018**

	Chart of Accounts Classification	Budget for 2017/2018
134	Entry & Walls Maintenance	\$ 10,000
135	Landscape Maintenance	\$ 100,000
136	Irrigation Repairs	\$ 10,000
137	Landscape Miscellaneous	\$ 2,000
138	Holiday Decorations	\$ 1,000
141	Landscape Design & Renovation	\$ 11,000
148	Annual Mulching	\$ 12,000
151	Fire Ant Treatment	\$ 2,000
152	Landscape Replacement Plants, Shrubs, Trees	\$ 20,000
153	Road & Street Facilities	
159	Parking Lot Repair & Maintenance	\$ -
162	Parks & Recreation	
167	Management Contract	\$ 75,000
171	Maintenance & Repair	\$ 20,000
180	Clubhouse - Facility Janitorial Service	\$ 3,900
189	Telephone Fax, Internet	\$ 5,000
199	Pest Control	\$ 1,200
200	Fitness Equipment Maintenance & Repairs	\$ 2,500
201	Pool Service Contract	\$ 6,400
202	Pool Repairs	\$ 1,500
209	Trail/Bike Path Maintenance	\$ 5,000
210	Furniture Repair/Replacement	\$ 2,000
211	Playground Equipment & Maintenance	\$ 500
212	Dock Repairs & Maintenance	\$ 500
213	Lighting Replacement	\$ 3,500
215	Access Control Maintenance & Repair	\$ 2,000
217	Dog Waste Station Supplies	\$ 750
217	Athletic/Park Court/Field Repairs	\$ 1,000
217	Miscellaneous Expense	\$ 1,000
217	Office Supplies	\$ 2,500
218	Contingency	
220	Miscellaneous Fees	\$ 1,390
223		
224	<b>Field Operations Subtotal</b>	<b>\$ 553,211</b>
225		
227		
228	<b>TOTAL EXPENDITURES</b>	<b>\$ 670,969</b>
229		
230	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
231		

**Final Budget  
Harbour Isles Community Development District  
Reserve Fund  
Fiscal Year 2017/2018**

	Chart of Accounts Classification	Budget for 2017/2018
1		
2	<b>REVENUES</b>	
3	Interest Earnings	
5	Interest Earnings	\$ -
4	Special Assessments	
5	Tax Roll*	\$ 16,158
12		
13	<b>TOTAL REVENUES</b>	<b>\$ 16,158</b>
14		
15	Balance Forward from Prior Year	\$ -
16		
17	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 16,158</b>
18		
19	<i>*Allocation of assessments between the Tax Roll and Off Roll</i>	
20		
21	<b>EXPENDITURES</b>	
22		
23	Contingency	
24	Capital Reserves	\$ 16,158
26		
27	<b>TOTAL EXPENDITURES</b>	<b>\$ 16,158</b>
28		
29	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
30		

**Budget Template**  
**Harbour Isles Community Development District**  
**Debt Service**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Series 2015	Budget for 2017/2018
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$326,029.78	\$326,029.78
<b>TOTAL REVENUES</b>	<b>\$326,029.78</b>	<b>\$326,029.78</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$326,029.78	\$326,029.78
<b>Administrative Subtotal</b>	<b>\$326,029.78</b>	<b>\$326,029.78</b>
<b>TOTAL EXPENDITURES</b>	<b>\$326,029.78</b>	<b>\$326,029.78</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county: 6.0%

**Gross assessments \$346,545.26**

**Notes:**

1. Tax Roll Collection Costs for Hillsborough County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

**HARBOUR ISLES**

**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET	\$672,227.00
COLLECTION COST @ 6.0%	<u>\$42,908.11</u>
TOTAL O&M ASSESSMENT	<u><u>\$715,135.11</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED <sup>(1)</sup></u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>				<u>TOTAL</u>	<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&amp;M</u>	<u>DEBT SERVICE <sup>(2)</sup></u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>	<u>SERIES 2015 DEBT SERVICE ASSESSMENT</u>	<u>O&amp;M</u>	<u>DEBT SERVICE <sup>(3)</sup></u>	<u>TOTAL <sup>(4)</sup></u>
Single Family 70'	243	239	1.00	243.00	44.04%	\$314,968.97	\$154,546.96	\$1,296.17	\$646.64	\$1,942.81
Single Family 80'	152	152	1.14	173.28	31.41%	\$224,600.10	\$108,895.84	\$1,477.63	\$716.42	\$2,194.05
Single Family 90'	105	103	1.29	135.45	24.55%	\$175,566.04	\$83,102.46	\$1,672.06	\$806.82	\$2,478.88
	<u>500</u>	<u>494</u>		<u>551.73</u>	<u>100.00%</u>	<u>\$715,135.11</u>	<u>\$346,545.26</u>			
LESS: Hillsborough County Collection Costs and Early Payment Discount Costs						<u>(\$42,908.11)</u>	<u>(\$20,515.48)</u>			
<b>Net Revenue to be Collected</b>						<u><u>\$672,227.00</u></u>	<u><u>\$326,029.78</u></u>			

<sup>(1)</sup> Reflects 6 (six) Series 2015 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2015 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

<sup>(4)</sup> Annual assessment that will appear on November 2017 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Harbour Isles Community Development District

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$672,227.00
Hillsborough County 6% Collection Cost:	<u>\$42,908.11</u>
2017/2018 Total:	<u>\$715,135.11</u>

2016/2017 O&M Budget	\$672,227.00
2017/2018 O&M Budget	<u>\$672,227.00</u>
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - SF 70'	\$646.64	\$646.64	\$0.00	0.00%
Operations/Maintenance - SF 70'	\$1,296.17	\$1,296.17	\$0.00	0.00%
<b>Total</b>	<b>\$1,942.81</b>	<b>\$1,942.81</b>	<b>\$0.00</b>	<b>0.00%</b>
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Debt Service - SF 80'	\$716.42	\$716.42	\$0.00	0.00%
Operations/Maintenance - SF 80'	\$1,477.63	\$1,477.63	\$0.00	0.00%
<b>Total</b>	<b>\$2,194.05</b>	<b>\$2,194.05</b>	<b>\$0.00</b>	<b>0.00%</b>
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Debt Service - SF 90'	\$806.82	\$806.82	\$0.00	0.00%
Operations/Maintenance - SF 90'	\$1,672.06	\$1,672.06	\$0.00	0.00%
<b>Total</b>	<b>\$2,478.88</b>	<b>\$2,478.88</b>	<b>\$0.00</b>	<b>0.00%</b>