



Rizzetta & Company

# Harbour Isles Community Development District

---

**Final Budget Fiscal Year 2016/2017**

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

**Riverview Office  
9428 Camden Field Parkway  
Riverview, FL 33578  
813.533.2950**

**[www.rizzetta.com](http://www.rizzetta.com)**

**Final Budget**  
**Harbour Isles Community Development District**  
**General Fund**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
<b>REVENUES</b>	
Interest Earnings	
Interest Earnings	\$ 1,000
Special Assessments	
Tax Roll*	\$ 656,069
Other Miscellaneous Revenues	
Miscellaneous Revenues	\$ 500
Rental Revenues	\$ 13,000
Facilities Rentals	\$ 400
<b>TOTAL REVENUES</b>	<b>\$ 670,969</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 670,969</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services	\$ 4,400
District Management	\$ 30,758
District Engineer	\$ 15,000
Disclosure Report	\$ -
Trustees Fees	\$ 3,000
Assessment Roll	\$ 5,000
Financial Consulting Services	\$ 3,600
Accounting Services	\$ 16,242
Auditing Services	\$ 4,000
Arbitrage Rebate Calculation	\$ -
Public Officials Liability Insurance	\$ 3,025
Legal Advertising	\$ 500
Bank Fees	\$ 500
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 500
Website Hosting, Maintenance, Backup (and Email)	\$ 2,100
Legal Counsel	
District Counsel	\$ 15,000
<b>Administrative Subtotal</b>	<b>\$ 115,800</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Security Operations	
Security Services and Patrols	\$ 40,000
Guard & Gate Facility Maintenance	\$ 3,000
Misc. Expenses	\$ 500
Security Camera Maintenance	\$ 2,000
Security Monitoring Services	\$ 12,000
Electric Utility Services	
Utility Services	\$ 20,000
Street Lights	\$ 96,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 750
Water-Sewer Combination Services	
Utility Services	\$ 2,500
Stormwater Control	
Aquatic Maintenance	\$ 22,440
Fountain Service Repairs & Maintenance	\$ 1,500
Lake/Pond Bank Maintenance	\$ 6,000
Wetland Monitoring & Maintenance	\$ 2,990
Mitigation Area Monitoring & Maintenance	\$ 4,540
Aquatic Plant Replacement	\$ 6,500
Stormwater System Maintenance	\$ 1,500
Miscellaneous Expense	\$ 1,500
Other Physical Environment	
General Liability Insurance	\$ 3,575
Property Insurance	\$ 22,683
Entry & Walls Maintenance	\$ 10,000
Landscape Maintenance	\$ 100,000
Landscape Design & Renovation	\$ 11,000

**Final Budget**  
**Harbour Isles Community Development District**  
**General Fund**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
Holiday Decorations	\$ 1,000
Irrigation Repairs	\$ 10,000
Landscape Miscellaneous	\$ 2,000
Landscape Replacement Plants, Shrubs, Trees	\$ 20,000
Annual Mulching	\$ 13,110
Fire Ant Treatment	\$ 2,000
Road & Street Facilities	
Parking Lot Repair & Maintenance	\$ 2,000
Parks & Recreation	
Management Contract	\$ 75,000
Maintenance & Repair	\$ 20,000
Pest Control	\$ 1,200
Fitness Equipment Maintenance & Repairs	\$ 2,500
Clubhouse - Facility Janitorial Service	\$ 3,900
Pool Service Contract	\$ 6,400
Pool Repairs	\$ 1,500
Office Supplies	\$ 5,000
Furniture Repair/Replacement	\$ 2,500
Playground Equipment and Maintenance	\$ 500
Miscellaneous Expense	\$ 1,000
Dock Repairs and Maintenance	\$ 500
Athletic/Park Court/Field Repairs	\$ 1,000
Lighting Replacement	\$ 3,500
Access Control Maintenance & Repair	\$ 2,000
Trail/Bike Path Maintenance	\$ 5,000
Dog Waste Station Supplies	\$ 1,000
Contingency	
Miscellaneous Fees	\$ 1,581
Capital Outlay	\$ -
<b>Field Operations Subtotal</b>	<b>\$ 555,169</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 670,969</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Final Budget**  
**Harbour Isles Community Development District**  
**Reserve Fund**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 16,158
<b>TOTAL REVENUES</b>	<b>\$ 16,158</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 16,158</b>
<b>EXPENDITURES</b>	
Contingency	
Capital Reserves	\$ 16,158
Capital Outlay	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 16,158</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**Harbour Isles Community Development District**  
**Debt Service**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Series 2015	Budget for 2016/2017
<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.
2. Debt Service assessments decreased by 2% due to Hillsborough County decrease in collection costs.

Harbour Isles Community Development District

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$672,227.00
Hillsborough County 6% Collection Cost: <sup>(1)</sup>	<u>\$42,908.11</u>
2016/2017 Total:	<u>\$715,135.11</u>

2015/2016 O&M Budget	\$657,925.00
2016/2017 O&M Budget	<u>\$672,227.00</u>
Total Difference:	<u><u>\$14,302.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017	\$	%
Debt Service - SF 70'	\$660.11	\$646.64	-\$13.47	-2.04%
Operations/Maintenance - SF 70'	\$1,296.17	\$1,296.17	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,956.28</u></b>	<b><u>\$1,942.81</u></b>	<b><u>-\$13.47</u></b>	<b><u>-0.69%</u></b>
Debt Service - SF 80'	\$731.35	\$716.42	-\$14.93	-2.04%
Operations/Maintenance - SF 80'	\$1,477.63	\$1,477.63	\$0.00	0.00%
<b>Total</b>	<b><u>\$2,208.98</u></b>	<b><u>\$2,194.05</u></b>	<b><u>-\$14.93</u></b>	<b><u>-0.68%</u></b>
Debt Service - SF 90'	\$823.65	\$806.82	-\$16.83	-2.04%
Operations/Maintenance - SF 90'	\$1,672.06	\$1,672.06	\$0.00	0.00%
<b>Total</b>	<b><u>\$2,495.71</u></b>	<b><u>\$2,478.88</u></b>	<b><u>-\$16.83</u></b>	<b><u>-0.67%</u></b>

<sup>(1)</sup> Operation & Maintenance and Debt Service assessments decreased by 2% due to Hillsborough County decrease in collection costs.

**HARBOUR ISLES**

**FISCAL YEAR 2016/2017 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>SERIES 2015</u>		<u>EAU FACTOR</u>	<u>TOTAL</u>		<u>O&amp;M BUDGET</u>	<u>DEBT SERVICE ASSESSMENT</u>	<u>DEBT</u>		
	<u>O&amp;M</u>	<u>DEBT SERVICE <sup>(2)</sup></u>		<u>EAU's</u>	<u>% TOTAL</u>			<u>O&amp;M <sup>(5)</sup></u>	<u>SERVICE <sup>(3)(5)</sup></u>	<u>TOTAL <sup>(4)(5)</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						<b><u>(\$42,908.11)</u></b>	<b><u>(\$20,515.48)</u></b>			
<b>Net Revenue to be Collected</b>						<b><u>\$672,227.00</u></b>	<b><u>\$326,029.78</u></b>			

<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 2016 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.

<sup>(5)</sup> Operation & Maintenance and Debt Service assessments decreased by 2% due to Hillsborough County decrease in collection costs.