

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · 9428 Camden Field Parkway · Riverview, Florida 33578

August 26, 2019

Clerk of the Board of County Commissioners
Manatee County
1112 Manatee Ave. West
Bradenton, FL 34205

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Board of County Commissioners
Manatee County

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BCC
Jamie Pelletier

Re: Harbor Bay Community Development District
Proposed Fiscal Year 2019/2020 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2019/2020 budget ("Final Adopted Budget") approved by the Board of Supervisors (the "Board") of the Harbor Bay Community Development District. Transmittal of the enclosed Final Adopted Budget is being made pursuant to Section 189.046, *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Joseph Roethke

Joseph Roethke
Regional District Manager



Rizzetta & Company

Harbor Bay Community Development District

harborbaycdd.org

Proposed Budget for Fiscal Year 2019/2020

Presented by: Rizzetta & Company, Inc.

9428 Camden Field Parkway
Riverview, Florida 33578
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rizzetta.com

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Professionals in Community Management

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

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:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to day operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.



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Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.



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Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. 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.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



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Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational 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.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.



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Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball



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Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Proposed Budget
Harbor Bay Community Development District
General Fund
Fiscal Year 2019/2020

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	Chart of Accounts Classification	Actual YTD through 06/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
12	Interest Earnings							
13	Interest Earnings	\$ 31,677	\$ 42,236	\$ -	\$ 42,236	\$ 35,000	\$ 35,000	
14	Special Assessments							
15	Tax Roll*	\$ 2,947,145	\$ 2,947,145	\$ 2,314,202	\$ 632,943	\$ 1,894,980	\$ (419,222)	
16	Street Light Assessment	\$ 155,896	\$ 155,896	\$ 154,740	\$ 1,156	\$ 154,740	\$ -	
17	Off Roll*	\$ 916,696	\$ 916,696	\$ 916,695	\$ 1	\$ 608,365	\$ (308,330)	
31								
32	TOTAL REVENUES	\$ 4,051,414	\$ 4,061,973	\$ 3,385,637	\$ 676,336	\$ 2,693,085	\$ (692,552)	
33								
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ 1,559,285	\$ 1,559,285	
35								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 4,051,414	\$ 4,061,973	\$ 3,385,637	\$ 676,336	\$ 4,252,370	\$ 866,733	
37								
38								
39								
40	EXPENDITURES - ADMINISTRATIVE							
41								
42	Legislative							
43	Supervisor Fees	\$ 7,200	\$ 9,600	\$ 18,000	\$ 8,400	\$ 15,000	\$ (3,000)	5 paid supervisors
44	Financial & Administrative							
45	Administrative Services	\$ 7,500	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	DM fee
46	District Management	\$ 30,000	\$ 40,000	\$ 40,000	\$ -	\$ 41,290	\$ 1,290	DM fee
47	District Engineer	\$ 119,513	\$ 159,351	\$ 100,000	\$ (59,351)	\$ 150,000	\$ 50,000	increase
48	Disclosure Report	\$ 2,000	\$ 6,000	\$ 7,000	\$ 1,000	\$ 7,000	\$ -	includes potential seawall bond
49	Trustees Fees	\$ 1,414	\$ 7,812	\$ 12,000	\$ 4,188	\$ 12,000	\$ -	includes potential seawall bond
50	Assessment Roll	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ 5,200	\$ -	DM fee
51	Financial & Revenue Collections	\$ 3,900	\$ 5,200	\$ 5,200	\$ -	\$ 5,200	\$ -	DM fee
52	Accounting Services	\$ 18,675	\$ 24,900	\$ 24,900	\$ -	\$ 26,000	\$ 1,100	DM fee
53	Auditing Services	\$ 3,510	\$ 3,510	\$ 3,510	\$ -	\$ 3,510	\$ -	2017-2019 contract amount
54	Arbitrage Rebate Calculation	\$ -	\$ 1,000	\$ 1,500	\$ 500	\$ 1,500	\$ -	\$500 per bond - includes seawall
55	Miscellaneous Mailings	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	additional mailings
59	Public Officials Liability Insurance	\$ 3,525	\$ 3,525	\$ 3,878	\$ 353	\$ 3,701	\$ (177)	Egis estimate
60	Legal Advertising	\$ 5,826	\$ 7,768	\$ 10,000	\$ 2,232	\$ 10,000	\$ -	
61	Bank Fees	\$ 45	\$ 60	\$ -	\$ (60)	\$ -	\$ -	
62	Dues, Licenses & Fees	\$ 3,615	\$ 3,615	\$ 4,000	\$ 385	\$ 4,000	\$ -	
63	Miscellaneous Fees	\$ 1,375	\$ 1,833	\$ 3,000	\$ 1,167	\$ 3,000	\$ -	extra/extended meetings
65	Property Taxes	\$ 3,470	\$ 3,470	\$ 3,615	\$ 145	\$ 3,615	\$ -	
66	Website Hosting, Maintenance, Backup (and Email)	\$ 4,650	\$ 6,200	\$ 3,600	\$ (2,600)	\$ 22,000	\$ 18,400	new ADA compliant website
67	Legal Counsel							
68	District Counsel	\$ 192,295	\$ 256,393	\$ 200,000	\$ (56,393)	\$ 250,000	\$ 50,000	increase
73								
74	Administrative Subtotal	\$ 413,713	\$ 555,437	\$ 456,903	\$ (98,534)	\$ 574,516	\$ 117,613	
75								
76	EXPENDITURES - FIELD OPERATIONS							
77								
78	Security Services							
79	Security Assets and Fees	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	possible HCSO patrols
80	Remote Security	\$ 112,171	\$ 149,561	\$ 196,704	\$ 47,143	\$ 196,704	\$ -	\$16,392/mo Envera contract
90	Electric Utility Services							
92	Street Lights	\$ 115,945	\$ 154,593	\$ 154,740	\$ 147	\$ 154,740	\$ -	
93	Utility - Recreation Facilities	\$ 51,969	\$ 69,292	\$ 95,000	\$ 25,708	\$ 75,000	\$ (20,000)	
94	Utility - Guardhouse & Gate Electric	\$ 2,446	\$ 3,261	\$ 5,000	\$ 1,739	\$ 5,000	\$ -	
95	Utility - Irrigation	\$ 12,108	\$ 16,144	\$ 18,000	\$ 1,856	\$ 18,000	\$ -	
96	Gas Utility Services							
97	Utility Services	\$ 3,017	\$ 4,023	\$ 4,000	\$ (23)	\$ 4,000	\$ -	
99	Garbage/Solid Waste Control Services							
100	Garbage - Recreation Facility	\$ 1,898	\$ 2,531	\$ 2,500	\$ (31)	\$ 2,500	\$ -	
103	Water-Sewer Combination Services							
104	Utility Services - Amenities	\$ 20,342	\$ 27,123	\$ 33,000	\$ 5,877	\$ 31,000	\$ (2,000)	
108	Utility - Irrigation	\$ 11,229	\$ 14,972	\$ 11,000	\$ (3,972)	\$ 15,000	\$ 4,000	increase to match actuals
111	Stormwater Control							
113	Aquatic Maintenance	\$ 25,450	\$ 33,933	\$ 33,600	\$ (333)	\$ 35,100	\$ 1,500	added AP pond
114	Fountain Service Repairs	\$ 6,160	\$ 8,213	\$ 3,000	\$ (5,213)	\$ 3,000	\$ -	
115	Fountain Maintenance	\$ 5,362	\$ 7,149	\$ 1,036	\$ (6,113)	\$ 1,036	\$ -	\$259/qtr Vertex contract
117	Mitigation Area Monitoring & Maintenance	\$ 3,331	\$ 4,441	\$ 3,000	\$ (1,441)	\$ 4,000	\$ 1,000	
125	Other Physical Environment							
130	General Liability & Property Insurance	\$ 91,119	\$ 91,119	\$ 82,536	\$ (8,583)	\$ 89,877	\$ 7,341	Egis estimate
131	Insurance - Flood	\$ 9,871	\$ 9,871	\$ 15,760	\$ 5,889	\$ 15,760	\$ -	
134	Miscellaneous Maintenance	\$ 14,300	\$ 19,067	\$ 10,000	\$ (9,067)	\$ 10,000	\$ -	pressure washing, painting, etc.
135	Landscape Maintenance - General	\$ 242,016	\$ 322,688	\$ 322,688	\$ -	\$ 322,688	\$ -	CLM new contract
136	Lighting Maintenance & Repair	\$ 4,135	\$ 5,513	\$ 26,000	\$ 20,487	\$ 7,500	\$ (18,500)	reduce
140	Landscape Maintenance - Sea Crest	\$ 28,471	\$ 37,961	\$ 37,245	\$ (716)	\$ 37,245	\$ -	CLM new contract
141	Landscape Maintenance - Optional Areas	\$ 36,360	\$ 48,480	\$ 48,040	\$ (440)	\$ 48,040	\$ -	CLM new contract

Proposed Budget
Harbor Bay Community Development District
General Fund
Fiscal Year 2019/2020

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	Chart of Accounts Classification	Actual YTD through 06/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
142	Landscape - Fertilization	\$ 61,500	\$ 82,000	\$ 74,300	\$ (7,700)	\$ 74,300	\$ -	CLM new contract
143	Landscape - Pest Control	\$ 58,178	\$ 77,571	\$ 23,700	\$ (53,871)	\$ 43,302	\$ 19,602	CLM + Greenworks + Yellowstone
144	Irrigation Repairs and Maintenance	\$ 28,020	\$ 37,360	\$ 32,550	\$ (4,810)	\$ 32,550	\$ -	\$13,200 contract + repairs
145	Landscape - Mulch	\$ -	\$ -	\$ 31,350	\$ 31,350	\$ 31,350	\$ -	one top dressing
146	Landscape - Annuals	\$ 8,524	\$ 11,365	\$ 19,200	\$ 7,835	\$ 19,200	\$ -	\$4,800/qtr
147	Landscape Replacement Plants, Shrubs, Trees	\$ 50,285	\$ 67,047	\$ 3,000	\$ (64,047)	\$ 50,000	\$ 47,000	additional replacement projects
149	Hand Watering	\$ -	\$ -	\$ 2,100	\$ 2,100	\$ -	\$ (2,100)	removed
150	Field Services	\$ 4,913	\$ 6,551	\$ 4,000	\$ (2,551)	\$ 6,500	\$ 2,500	landscape inspections
151	Minor Void Repairs	\$ 212	\$ 283	\$ 1,000	\$ 717	\$ 1,000	\$ -	in-house maintenance staff
152	Freeze Protection	\$ -	\$ -	\$ 6,300	\$ 6,300	\$ 6,300	\$ -	if necessary
153	Road & Street Facilities							
155	Street/Parking Lot Sweeping	\$ 4,050	\$ 5,400	\$ 4,750	\$ (650)	\$ 4,750	\$ -	
157	Maintenance	\$ 367	\$ 489	\$ 12,000	\$ 11,511	\$ 13,000	\$ 1,000	combine lines 157/158/160/161
158	Sidewalk Repair & Maintenance	\$ 321	\$ 428	\$ 5,000	\$ 4,572	\$ -	\$ (5,000)	removed
160	Street Sign Repair & Replacement	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ (2,000)	removed
161	Roadway Repair & Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)	removed
162	Parks & Recreation							
163	Onsite Staffing/Employment	\$ 169,607	\$ 226,143	\$ 270,000	\$ 43,857	\$ 270,000	\$ -	RASI contract
167	WTS Management Fee	\$ 27,000	\$ 36,000	\$ 36,000	\$ -	\$ 36,000	\$ -	
168	Facility Contribution - Mirabay Club	\$ 398,836	\$ 531,781	\$ 531,782	\$ 1	\$ 422,290	\$ (109,492)	club funding
171	Building Repairs & Maintenance	\$ 26,855	\$ 35,807	\$ 35,000	\$ (807)	\$ 35,000	\$ -	
172	Maintenance Supplies	\$ 11,469	\$ 15,292	\$ 15,000	\$ (292)	\$ 15,000	\$ -	more projects done in-house
174	GEM Car Repairs & Maintenance	\$ 1,666	\$ 2,221	\$ 2,500	\$ 279	\$ 2,500	\$ -	gem car + truck
176	Pest Control	\$ 5,954	\$ 7,939	\$ 10,000	\$ 2,061	\$ 10,000	\$ -	Terminix + hog trapping
177	Clubhouse Audio Equipment	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
178	Computer Support, Maintenance & Repair	\$ 9,081	\$ 12,108	\$ 5,000	\$ (7,108)	\$ 10,000	\$ 5,000	
179	Project Management System	\$ -	\$ -	\$ -	\$ -	\$ 4,102	\$ 4,102	new item
181	Cleaning Supplies	\$ 289	\$ 385	\$ 500	\$ 115	\$ 500	\$ -	
182	Pool Operation & Maintenance	\$ 17,005	\$ 22,673	\$ 40,000	\$ 17,327	\$ 40,000	\$ -	\$2200/mo + repairs
183	Pool Heater Maintenance	\$ -	\$ -	\$ 3,200	\$ 3,200	\$ 3,200	\$ -	
187	Facility A/C & Heating Maintenance & Repair	\$ 10,291	\$ 13,721	\$ 3,500	\$ (10,221)	\$ 3,500	\$ -	major repairs from reserves
188	Sign Maintenance & Repairs	\$ 3,199	\$ 4,265	\$ 5,000	\$ 735	\$ 5,000	\$ -	
189	Cell Phone - Maintenance Staff	\$ -	\$ -	\$ 775	\$ 775	\$ -	\$ (775)	paid for under line 163
191	Printing Supplies	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
194	Office Supplies	\$ 3,260	\$ 4,347	\$ 2,500	\$ (1,847)	\$ 2,500	\$ -	
198	Playground Repairs	\$ 1,520	\$ 2,027	\$ 2,500	\$ 473	\$ 2,500	\$ -	
203	Telephone/Internet-Gate, Boat Lift & Club	\$ 20,464	\$ 27,285	\$ 30,000	\$ 2,715	\$ 30,000	\$ -	includes line 226
204	Boat Lift Sling Repairs & Maintenance	\$ 7,067	\$ 9,423	\$ 18,000	\$ 8,577	\$ 18,000	\$ -	major repairs from reserves
205	Holiday Decorations	\$ 11,832	\$ 11,832	\$ 12,000	\$ 168	\$ 12,000	\$ -	
210	Tennis Court Maintenance & Supplies	\$ 2,341	\$ 3,121	\$ 5,000	\$ 1,879	\$ 5,000	\$ -	
211	Basketball Court Maintenance & Supplies	\$ 1,519	\$ 2,025	\$ 1,500	\$ (525)	\$ 1,500	\$ -	
212	Elevator Maintenance	\$ 6,333	\$ 8,444	\$ 7,000	\$ (1,444)	\$ 3,500	\$ (3,500)	new contract
213	Dog Waste Station Supplies	\$ 6,118	\$ 8,157	\$ 5,000	\$ (3,157)	\$ 5,000	\$ -	
216	Admiral Pointe Operations							
217	WTS Management Fee	\$ 6,750	\$ 9,000	\$ 11,250	\$ 2,250	\$ 9,000	\$ (2,250)	
218	Pool Operation & Maintenance	\$ 2,498	\$ 3,331	\$ 10,000	\$ 6,669	\$ 7,000	\$ (3,000)	
219	Electric Utility - Amenity Facilities	\$ 19,794	\$ 26,392	\$ 30,000	\$ 3,608	\$ 30,000	\$ -	
220	Water Utility - Amenity Facilities	\$ 781	\$ 1,041	\$ 1,020	\$ (21)	\$ 1,020	\$ -	
221	Supplies	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
223	Clubhouse Pest Control	\$ 360	\$ 480	\$ 300	\$ (180)	\$ 300	\$ -	
224	Building Repairs & Maintenance	\$ 339	\$ 452	\$ 5,000	\$ 4,548	\$ 1,000	\$ (4,000)	
226	Telephone/Internet	\$ 627	\$ 836	\$ -	\$ (836)	\$ -	\$ -	moved to line 203
228	Contingency							
231	Working Capital	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	
232	Miscellaneous Contingency	\$ 38,763	\$ 51,684	\$ 426,808	\$ 375,124	\$ 656,500	\$ 229,692	
235								
236	Field Operations Subtotal	\$ 1,825,688	\$ 2,396,643	\$ 2,928,734	\$ 532,091	\$ 3,677,854	\$ 749,120	
237								
238	Contingency for County TRIM Notice							
239								
240	TOTAL EXPENDITURES	\$ 2,239,401	\$ 2,952,081	\$ 3,385,637	\$ 433,556	\$ 4,252,370	\$ 866,733	
241								
242	EXCESS OF REVENUES OVER EXPENDITURES	\$ 1,812,013	\$ 1,109,892	\$ -	\$ 1,109,892	\$ -	\$ -	
243								

**Proposed Budget
Harbor Bay Community Development District
Reserve Fund
Fiscal Year 2019/2020**

12

	Chart of Accounts Classification	Actual YTD through 06/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 13,496	\$ 17,995	\$ -	\$ 17,995	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll	\$ 418,000	\$ 418,000	\$ 418,000	\$ -	\$ 425,900	\$ 7,900	as per reserve study
12								
13	TOTAL REVENUES	\$ 431,496	\$ 435,995	\$ 418,000	\$ 17,995	\$ 425,900	\$ 7,900	
14								
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
16								
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 431,496	\$ 435,995	\$ 418,000	\$ 17,995	\$ 425,900	\$ 7,900	
18								
19								
20								
21	EXPENDITURES							
22								
23	Contingency							
24	Capital Reserves	\$ 282,546	\$ 282,546	\$ 418,000	\$ 135,454	\$ 425,900	\$ 7,900	as per reserve study
26								
27	TOTAL EXPENDITURES	\$ 282,546	\$ 282,546	\$ 418,000	\$ 135,454	\$ 425,900	\$ 7,900	
28								
29	EXCESS OF REVENUES OVER EXPENDITURES	\$ 148,950	\$ 153,449	\$ -	\$ 153,449	\$ -	\$ -	
30								

Proposed Budget
Harbor Bay Community Development District
Seawall Fund
Fiscal Year 2019/2020

13

	Chart of Accounts Classification	Actual YTD through 06/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 6,995	\$ 9,327	\$ -	\$ 9,327	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll	\$ 270,534	\$ 270,534	\$ 600,000	\$ (329,466)	\$ -	\$ (600,000)	
10	Other Miscellaneous Revenues							
11	Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES	\$ 277,529	\$ 279,861	\$ 600,000	\$ (320,139)	\$ -	\$ (600,000)	
14								
15	Balance Forward from Prior Year	\$ 1,837,248	\$ 1,837,248	\$ 2,192,000	\$ (354,752)	\$ 680,000	\$ (1,512,000)	
16								
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 2,114,777	\$ 2,117,109	\$ 2,792,000	\$ (674,891)	\$ 680,000	\$ (2,112,000)	
18								
19								
20								
21	EXPENDITURES							
22								
23	Legal Counsel							
24	District Counsel	\$ 104,430	\$ 139,240	\$ 157,200	\$ 17,960	\$ -	\$ (157,200)	to be paid from bond funds
25	Special Legal Services	\$ 20,316	\$ 27,088	\$ 64,764	\$ 37,676	\$ 30,000	\$ (34,764)	MPD
26	Seawall Inspections							
27	District Engineer	\$ 154,132	\$ 205,509	\$ 135,233	\$ (70,276)	\$ 20,000	\$ (115,233)	Cardno - upland claims
28	Special Engineer Services	\$ 20,613	\$ 27,484	\$ 89,268	\$ 61,784	\$ 30,000	\$ (59,268)	Burby
29	Contingency							
30	Seawall Repairs	\$ 896,840	\$ 1,195,787	\$ 1,392,139	\$ 196,352	\$ -	\$ (1,392,139)	to be paid from bond funds
31	Upland Claims	\$ 312,705	\$ 416,940	\$ 453,396	\$ 36,456	\$ 500,000	\$ 46,604	
32	Miscellaneous Contingency	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 100,000	\$ (400,000)	
33								
34	TOTAL EXPENDITURES	\$ 1,509,036	\$ 2,012,048	\$ 2,792,000	\$ 779,952	\$ 680,000	\$ (2,112,000)	
35								
36	EXCESS OF REVENUES OVER EXPENDITURES	\$ 605,741	\$ 105,061	\$ -	\$ 105,061	\$ -	\$ -	
37								

Proposed Budget
Harbor Bay Community Development District
Enterprise Fund
Fiscal Year 2019/2020

14

	Chart of Accounts Classification	Actual YTD through 06/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
8	Amenity Center Revenue							
9	Personal Training	\$ 27,188	\$ 36,251	\$ 33,000	\$ 3,251	\$ 34,835	\$ 1,835	
10	Group Exercise	\$ 14,038	\$ 18,717	\$ 19,872	\$ (1,155)	\$ 20,075	\$ 203	
11	Massage	\$ 60	\$ 80	\$ 7,100	\$ (7,020)	\$ -	\$ (7,100)	
12	Tennis Lessons	\$ 38,535	\$ 51,380	\$ 50,025	\$ 1,355	\$ 52,477	\$ 2,452	
13	Swim Lessons	\$ 990	\$ 1,320	\$ 3,302	\$ (1,982)	\$ 3,863	\$ 561	
15	Facility Rental	\$ 6,710	\$ 8,947	\$ 9,859	\$ (912)	\$ 9,859	\$ -	
16	Merchandise Sales	\$ 245	\$ 327	\$ 449	\$ (122)	\$ 449	\$ -	
17	Food Sales	\$ 58,140	\$ 77,520	\$ 62,382	\$ 15,138	\$ 86,546	\$ 24,164	
18	Beverage Sales (Alcohol)	\$ 8,721	\$ 11,628	\$ 50,381	\$ (38,753)	\$ -	\$ (50,381)	totals broken out in lines 22, 24, 25
19	Programs	\$ 103,449	\$ 137,932	\$ 170,300	\$ (32,368)	\$ 171,593	\$ 1,293	
20	Beverage Sales (Non-Alcoholic)	\$ 6,860	\$ 9,147	\$ 7,403	\$ 1,744	\$ 9,230	\$ 1,827	
22	Beer	\$ 22,309	\$ 29,745	\$ -	\$ 29,745	\$ 30,928	\$ 30,928	
24	Liquor	\$ 14,317	\$ 14,317	\$ -	\$ 14,317	\$ 23,143	\$ 23,143	
25	Wine	\$ 10,049	\$ 10,049	\$ -	\$ 10,049	\$ 16,207	\$ 16,207	
30	Other Miscellaneous Revenues							
36	Facility Funding	\$ 398,836	\$ 531,781	\$ 531,782	\$ (1)	\$ 422,290	\$ (109,492)	
39	Proximity Card Replacement	\$ 1,660	\$ 2,213	\$ -	\$ 2,213	\$ 2,115	\$ 2,115	
40								
41	TOTAL REVENUES	\$ 712,107	\$ 941,354	\$ 945,855	\$ (4,501)	\$ 883,610	\$ (62,245)	
42								
43	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
44								
45	TOTAL REVENUES AND BALANCE FORWARD	\$ 712,107	\$ 941,354	\$ 945,855	\$ (4,501)	\$ 883,610	\$ (62,245)	
46								
47								
48								
85	EXPENDITURES							
86								
134	Cost of Goods							
135	Merchandise Retail	\$ 315	\$ 420	\$ 315	\$ (105)	\$ 269	\$ (46)	
136	Food	\$ 38,661	\$ 51,548	\$ 43,667	\$ (7,881)	\$ 54,524	\$ 10,857	
137	Beverage (Alcohol)	\$ 18	\$ 24	\$ 22,674	\$ 22,650	\$ -	\$ (22,674)	totals broken out in lines 139, 140, 141
138	Beverage (Non-Alcoholic)	\$ 3,735	\$ 4,980	\$ 3,331	\$ (1,649)	\$ 3,507	\$ 176	
139	Beer	\$ 11,747	\$ 15,663	\$ -	\$ (15,663)	\$ 11,752	\$ 11,752	
140	Liquor	\$ 4,986	\$ 6,648	\$ -	\$ (6,648)	\$ 8,794	\$ 8,794	
141	Wine	\$ 10,297	\$ 13,729	\$ -	\$ (13,729)	\$ 6,159	\$ 6,159	
162	Payroll & Related Expenses							
163	Payroll Management	\$ 77,363	\$ 103,151	\$ 106,905	\$ 3,754	\$ 103,008	\$ (3,897)	
164	Payroll Administrative	\$ 14,140	\$ 18,853	\$ 37,644	\$ 18,791	\$ 20,628	\$ (17,016)	
165	Payroll Reception	\$ 46,594	\$ 62,125	\$ 71,808	\$ 9,683	\$ 66,732	\$ (5,076)	
166	Payroll Pool Attendants	\$ 34,823	\$ 46,431	\$ 80,616	\$ 34,185	\$ 75,482	\$ (5,134)	Pool & Program staff
167	Personal Training Commissions	\$ 21,810	\$ 29,080	\$ 16,500	\$ (12,580)	\$ 17,418	\$ 918	
168	Program Attendants	\$ 20,080	\$ 26,773	\$ -	\$ (26,773)	\$ -	\$ -	
169	Group Fitness Commissions	\$ 14,918	\$ 19,891	\$ 14,352	\$ (5,539)	\$ 14,352	\$ -	
171	Massage Therapist Commissions	\$ -	\$ -	\$ 3,550	\$ 3,550	\$ -	\$ (3,550)	
172	Tennis Commissions	\$ 26,345	\$ 35,127	\$ 37,519	\$ 2,392	\$ 36,734	\$ (785)	
173	Aquatics Commissions	\$ 352	\$ 469	\$ 1,761	\$ 1,292	\$ 2,189	\$ 428	
176	Payroll Outfitters	\$ 20,276	\$ 27,035	\$ 27,693	\$ 658	\$ 3,080	\$ (24,613)	
177	Payroll Café	\$ 58,327	\$ 77,769	\$ 83,094	\$ 5,325	\$ 79,994	\$ (3,100)	
179	Maintenance Payroll	\$ 65,262	\$ 87,016	\$ 88,476	\$ 1,460	\$ 86,832	\$ (1,644)	tennis court maint. and clubhouse housekeeping
180	Payroll Taxes	\$ 31,241	\$ 41,655	\$ 48,772	\$ 7,117	\$ 42,708	\$ (6,064)	
181	Payroll HR Admin Support	\$ 9,836	\$ 13,115	\$ 14,248	\$ 1,133	\$ 12,661	\$ (1,587)	
182	Benefits	\$ 35,775	\$ 47,700	\$ 56,120	\$ 8,420	\$ 59,920	\$ 3,800	slight increase to health benefits
183	Workers Compensation	\$ 12,886	\$ 17,181	\$ 18,636	\$ 1,455	\$ 16,561	\$ (2,075)	
184	Parks & Recreation							
185	Credit Card Processing Fees	\$ 16,958	\$ 22,611	\$ 24,844	\$ 2,233	\$ 16,072	\$ (8,772)	
186	Cleaning Supplies	\$ 5,860	\$ 7,813	\$ 7,500	\$ (313)	\$ 7,500	\$ -	
187	Daily Operations Software	\$ 6,084	\$ 8,112	\$ 7,068	\$ (1,044)	\$ 10,592	\$ 3,524	
188	General Liability Insurance	\$ 9,397	\$ 12,529	\$ 10,812	\$ (1,717)	\$ 10,812	\$ -	GL along with boaters liability insurance (watercrafts)
189	Continuing Education	\$ -	\$ -	\$ 400	\$ 400	\$ 400	\$ -	
190	Laundry, Towels, Linen	\$ 1,328	\$ 1,771	\$ 1,600	\$ (171)	\$ 1,600	\$ -	
191	Marketing & Promotions	\$ 979	\$ 1,305	\$ 850	\$ (455)	\$ 850	\$ -	
192	Postage & Shipping	\$ 11	\$ 15	\$ 525	\$ 510	\$ 150	\$ (375)	
193	Printing Supplies	\$ 3,555	\$ 4,740	\$ 4,600	\$ (140)	\$ 4,600	\$ -	
194	Travel	\$ 187	\$ 249	\$ 700	\$ 451	\$ 700	\$ -	
195	Uniforms	\$ 966	\$ 1,288	\$ 1,000	\$ (288)	\$ 1,000	\$ -	
196	Employee Recognition	\$ 366	\$ 488	\$ 300	\$ (188)	\$ 300	\$ -	
198	Miscellaneous	\$ 1,460	\$ 1,947	\$ 1,000	\$ (947)	\$ 1,000	\$ -	
199	Computer Repairs & Maintenance	\$ 1,765	\$ 2,353	\$ 1,200	\$ (1,153)	\$ 1,200	\$ -	
200	Cellular Phones & Other Reimbursements	\$ 692	\$ 923	\$ 900	\$ (23)	\$ 900	\$ -	
201	Member & Guest Supplies	\$ 5,242	\$ 6,989	\$ 5,000	\$ (1,989)	\$ 5,000	\$ -	
202	Operating Supplies	\$ 25,170	\$ 33,560	\$ 28,000	\$ (5,560)	\$ 28,000	\$ -	
203	Amenities Office Expenses	\$ 827	\$ 1,103	\$ 1,295	\$ 192	\$ 1,295	\$ -	
205	Program Supplies	\$ 42,787	\$ 57,049	\$ 62,960	\$ 5,911	\$ 62,960	\$ -	
206	Furniture, Fixtures, & Equipment	\$ 479	\$ 639	\$ 1,000	\$ 361	\$ 1,000	\$ -	
207	Equipment Maintenance/Repair	\$ 420	\$ 560	\$ 500	\$ (60)	\$ 500	\$ -	
208	Fitness Repairs & Maintenance	\$ 2,735	\$ 3,647	\$ 6,120	\$ 2,473	\$ 3,875	\$ (2,245)	
240	Contingency							
244	Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Proposed Budget
Harbor Bay Community Development District
Enterprise Fund
Fiscal Year 2019/2020

15

	Chart of Accounts Classification	Actual YTD through 06/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
245								
246	Field Operations Subtotal	\$ 687,055	\$ 916,073	\$ 945,855	\$ 29,782	\$ 883,610	\$ (62,245)	
247								
248	Contingency for County TRIM Notice							
249								
250	TOTAL EXPENDITURES	\$ 687,055	\$ 916,073	\$ 945,855	\$ 29,782	\$ 883,610	\$ (62,245)	
251								
252	EXCESS OF REVENUES OVER EXPENDITURES	\$ 25,052	\$ 25,281	\$ -	\$ 25,281	\$ -	\$ -	
253								

**Proposed Budget
Harbor Bay Community Development District
Evergreen Fund
Fiscal Year 2019/2020**

16

	Chart of Accounts Classification	Actual YTD through 06/30/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
12	Interest Earnings							
13	Interest Earnings	\$ 543	\$ 724	\$ -	\$ 724	\$ -	\$ -	
21	Other Miscellaneous Revenues							
22	Boat Registrations	\$ 19,800	\$ 26,400	\$ 13,750	\$ 12,650	\$ 13,750	\$ -	\$550 each @ 25 new vessels
23	Boat Renewals	\$ 10,600	\$ 14,133	\$ 12,850	\$ 1,283	\$ 12,850	\$ -	\$50 each @ 257 vessels
25	Resident Fines	\$ 1,000	\$ 1,333	\$ 800	\$ 533	\$ 800	\$ -	
31								
32	TOTAL REVENUES	\$ 31,943	\$ 42,591	\$ 27,400	\$ 15,191	\$ 27,400	\$ -	
33								
34	Balance Forward from Prior Year	\$ -	\$ -	\$ 850	\$ (850)	\$ 40,850	\$ 40,000	
35								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 31,943	\$ 42,591	\$ 28,250	\$ 14,341	\$ 68,250	\$ 40,000	
37								
38								
39								
40	EXPENDITURES - ADMINISTRATIVE							
41								
44	Financial & Administrative							
63	Office Expenses	\$ 279	\$ 372	\$ 1,000	\$ 628	\$ 1,000	\$ -	
67	Legal Counsel							
68	Legal Services	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	contingency
73								
74	Administrative Subtotal	\$ 279	\$ 372	\$ 3,500	\$ 3,128	\$ 3,500	\$ -	
75								
76	EXPENDITURES - FIELD OPERATIONS							
77								
78	Law Enforcement							
79	Harbor Patrol	\$ 10,980	\$ 14,640	\$ 10,944	\$ (3,696)	\$ 18,144	\$ 7,200	combine 79 & 80
80	Harbor Patrol - Fuel Costs	\$ -	\$ -	\$ 7,200	\$ 7,200	\$ -	\$ (7,200)	
81	Other							
82	Boating Safety Courses	\$ -	\$ -	\$ 303	\$ 303	\$ 303	\$ -	
83	Canal Inspections	\$ -	\$ -	\$ 1,303	\$ 1,303	\$ 1,303	\$ -	
84	Vessel Purchase	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000	possible vessel purchase for staff
160	Navigational Post & Sign Repair	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
223								
224	Field Operations Subtotal	\$ 10,980	\$ 14,640	\$ 24,750	\$ 10,110	\$ 64,750	\$ 40,000	
225								
226	Contingency for County TRIM Notice							
227								
228	TOTAL EXPENDITURES	\$ 11,259	\$ 15,012	\$ 28,250	\$ 13,238	\$ 68,250	\$ 40,000	
229								
230	EXCESS OF REVENUES OVER EXPENDITURES	\$ 20,684	\$ 27,579	\$ -	\$ 27,579	\$ -	\$ -	
231								

Budget Template
Harbor Bay Community Development District
Debt Service
Fiscal Year 2019/2020

Chart of Accounts Classification	Series 2019A-2 Area One	Series 2019A-2 Area Two	Series 2019A-1	Budget for 2019/2020
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾⁽²⁾	\$200,730.00	\$670,552.14	\$1,056,875.63	\$1,928,157.77
TOTAL REVENUES	\$200,730.00	\$670,552.14	\$1,056,875.63	\$1,928,157.77
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$200,730.00	\$670,552.14	\$1,056,875.63	\$1,928,157.77
Administrative Subtotal	\$200,730.00	\$670,552.14	\$1,056,875.63	\$1,928,157.77
TOTAL EXPENDITURES	\$200,730.00	\$670,552.14	\$1,056,875.63	\$1,928,157.77
EXCESS OF REVENUES OVER EXPENDITURE	0	0	0	\$0.00

Hillsborough County Collection (2%) and Early payment Discounts (4%)

6.0%

Gross assessments

\$2,051,231.67

Notes:

Tax Roll Collection Costs and Early Payment Discount is 6% of Tax Roll. Budgeted net tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

⁽²⁾ Debt Service assessments are preliminary and subject to change.

Harbor Bay Community Development District
FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget	\$3,083,985.00
Collection Cost @ 2%	\$65,616.70
Early Payment Discount @4%	\$131,233.40
2019/2020Total:	<u>\$3,280,835.11</u>

2018/2019 O&M Budget	\$4,403,637.00
2019/2020 O&M Budget	\$3,083,985.00
Total Difference:	<u><u>-\$1,319,652.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2018/2019	2019/2020	\$	%
Series 2019A-2 Area Two Debt Service - Townhome (1)	\$336.68	\$240.22	-\$96.46	-29%
O&M/Street Lights - Townhome	\$1,210.52	\$849.42	-\$361.10	-30%
Series 2019A-1 Debt Service (1)	\$0.00	\$279.57	\$279.57	100%
Total	\$1,547.20	\$1,369.21	-\$177.99	-12%
Series 2019A-2 Area Two Debt Service - Villas (1)	\$538.30	\$384.30	-\$154.00	-29%
O&M/Street Lights - Villas	\$1,936.83	\$1,359.08	-\$577.75	-30%
Series 2019A-1 Debt Service (1)	\$0.00	\$447.32	\$447.32	100%
Total	\$2,475.13	\$2,190.70	-\$284.43	-11%
Series 2019A-2 Area Two Debt Service - 50' (1)	\$672.38	\$480.38	-\$192.00	-29%
O&M/Street Lights - 50'	\$2,421.04	\$1,698.85	-\$722.19	-30%
Series 2019A-1 Debt Service (1)	\$0.00	\$559.15	\$559.15	100%
Total	\$3,093.42	\$2,738.38	-\$355.04	-11%
Series 2019A-2 Area One Debt Service - 60' (1)	\$769.28	\$495.23	-\$274.05	-36%
O&M/Street Lights - 60'	\$2,905.23	\$2,038.61	-\$866.62	-30%
Series 2019A-1 Debt Service (1)	\$0.00	\$670.97	\$670.97	100%
Total	\$3,674.51	\$3,204.81	-\$469.70	-13%
Series 2019A-2 Area Two Debt Service - 60' (1)	\$807.45	\$576.46	-\$230.99	-29%
O&M/Street Lights - 60'	\$2,905.23	\$2,038.61	-\$866.62	-30%
Series 2019A-1 Debt Service (1)	\$0.00	\$670.97	\$670.97	100%
Total	\$3,712.68	\$3,286.04	-\$426.64	-11%
Series 2019A-2 Area One Debt Service - 70' (1)	\$897.49	\$577.77	-\$319.72	-36%
O&M/Street Lights - 70'	\$3,389.44	\$2,378.38	-\$1,011.06	-30%
Series 2019A-1 Debt Service (1)	\$0.00	\$782.80	\$782.80	100%
Total	\$4,286.93	\$3,738.95	-\$547.98	-13%
Series 2019A-2 Area One Debt Service - 80' (1)	\$1,025.70	\$660.30	-\$365.40	-36%
O&M/Street Lights - 80'	\$3,873.65	\$2,718.16	-\$1,155.49	-30%
Series 2019A-1 Debt Service (1)	\$0.00	\$894.63	\$894.63	100%
Total	\$4,899.35	\$4,273.10	-\$626.25	-13%

Harbor Bay Community Development District
FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget	\$3,083,985.00
Collection Cost @ 2%	\$65,616.70
Early Payment Discount @4%	\$131,233.40
2019/2020 Total:	<u>\$3,280,835.11</u>

2018/2019 O&M Budget	\$4,403,637.00
2019/2020 O&M Budget	\$3,083,985.00
Total Difference:	<u><u>-\$1,319,652.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2018/2019	2019/2020	\$	%
Series 2019A-2 Area Two Debt Service - 80' (1)	\$1,076.60	\$768.61	-\$307.99	-29%
O&M/Street Lights - 80'	\$3,873.65	\$2,718.16	-\$1,155.49	-30%
Series 2019A-1 Debt Service (1)	\$0.00	\$894.63	\$894.63	100%
Total	\$4,950.25	\$4,381.40	-\$568.85	-11%
Series 2019A-2 Area One Debt Service - 100' (1)	\$1,282.13	\$825.38	-\$456.75	-36%
O&M/Street Lights - 100'	\$4,842.05	\$3,397.70	-\$1,444.35	-30%
Series 2019A-1 Debt Service (1)	\$0.00	\$1,118.29	\$1,118.29	100%
Total	\$6,124.18	\$5,341.37	-\$782.81	-13%
Series 2019A-2 Area Two Debt Service - 100' (1)	\$1,345.74	\$960.76	-\$384.98	-29%
O&M/Street Lights - 100'	\$4,842.05	\$3,397.70	-\$1,444.35	-30%
Series 2019A-1 Debt Service (1)	\$0.00	\$1,118.29	\$1,118.29	100%
Total	\$6,187.79	\$5,476.75	-\$711.04	-11%
Series 2019A-2 Area Two Debt Service - Commercial (1)	\$3,028.17	\$2,161.71	-\$866.46	-29%
O&M/Street Lights - Commercial	\$2,887.07	\$1,737.65	-\$1,149.42	-40%
Series 2019A-1 Debt Service (1)	\$0.00	\$2,516.16	\$2,516.16	100%
Total	\$5,915.24	\$6,415.51	\$500.27	8%

(1) Debt service assessments are preliminary and subject to change.

(4) Debt service assessments are preliminary and subject to change.