

**HERITAGE SPRINGS**  
Community Development District

***Annual Operating and Debt Service Budget***

Fiscal Year 2022

Version 1 - Approved Tentative Budget  
(Approved 5/17/21)

Prepared by:



# HERITAGE SPRINGS

Community Development District

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**Heritage Springs**  
Community Development District

**Operating Budget**  
Fiscal Year 2022

# HERITAGE SPRINGS

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU APR-2021	MAY - SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
<b>REVENUES</b>						
Interest - Investments	\$ 12,673	\$ 4,000	\$ 1,758	\$ 1,256	\$ 3,014	\$ 4,000
Special Assmnts- Tax Collector	399,429	399,429	395,387	4,042	399,429	399,429
Special Assmnts- Discounts	(14,881)	(15,977)	(15,106)	-	(15,106)	(15,977)
Other Miscellaneous Revenues	-	-	50	-	50	-
<b>TOTAL REVENUES</b>	<b>397,221</b>	<b>387,452</b>	<b>382,089</b>	<b>5,298</b>	<b>387,386</b>	<b>387,452</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	5,800	9,000	6,600	2,000	8,600	9,000
FICA Taxes	444	689	505	153	658	689
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	18,125	55,000	21,780	33,220	55,000	55,000
ProfServ-Legal Services	3,813	5,000	4,935	3,525	8,460	5,000
ProfServ-Mgmt Consulting Serv	36,950	36,950	21,554	15,397	36,950	36,950
ProfServ-Property Appraiser	150	150	-	150	150	150
ProfServ-Special Assessment	7,500	7,500	7,500	-	7,500	7,500
ProfServ-Trustee	9,541	9,108	4,771	-	4,771	4,771
ProfServ-Web Site Maintenance	138	750	165	585	750	750
Auditing Services	5,500	5,500	5,600	-	5,600	5,600
Postage and Freight	216	400	96	304	400	400
Insurance - General Liability	5,708	6,279	5,296	-	5,296	5,826
Printing and Binding	191	1,000	112	203	315	1,000
Legal Advertising	1,676	1,800	144	1,556	1,700	1,800
Miscellaneous Services	585	600	232	300	532	600
Misc-Assessmnt Collection Cost	6,135	7,989	7,606	81	7,687	7,989
Office Supplies	266	480	225	195	420	480
Annual District Filing Fee	175	175	175	-	175	175
<b>Total Administrative</b>	<b>103,913</b>	<b>149,370</b>	<b>87,296</b>	<b>58,669</b>	<b>145,964</b>	<b>144,680</b>
<i>Field</i>						
Contracts-Lakes	23,200	40,000	21,450	17,875	39,325	42,900
Electricity - Streetlighting	58,173	60,000	33,912	24,158	58,070	60,000
R&M-Aquascaping	-	3,892	-	3,892	3,892	5,000
R&M-Ponds	165,566	75,000	-	-	-	75,000
R&M-Stormwater System	52,187	15,000	-	-	-	15,000
Misc-Contingency	339	10,000	456	8,000	8,456	10,000
Reserve - Ponds	-	34,190	-	-	-	34,872
<b>Total Field</b>	<b>299,465</b>	<b>238,082</b>	<b>55,818</b>	<b>53,925</b>	<b>109,743</b>	<b>242,772</b>
<b>TOTAL EXPENDITURES</b>	<b>403,378</b>	<b>387,452</b>	<b>143,114</b>	<b>112,594</b>	<b>255,707</b>	<b>387,452</b>
Net change in fund balance	(6,157)	-	238,975	(107,296)	131,680	0
<b>FUND BALANCE, BEGINNING</b>	<b>1,222,776</b>	<b>1,216,619</b>	<b>1,216,619</b>	<b>-</b>	<b>1,216,619</b>	<b>1,348,299</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,216,619</b>	<b>\$ 1,216,619</b>	<b>\$ 1,455,594</b>	<b>\$ (107,296)</b>	<b>\$ 1,348,299</b>	<b>\$ 1,348,299</b>

**Budget Narrative**

Fiscal Year 2022

**REVENUES:****Interest Income - Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

**Special Assessments –Tax Collector**

The District will levy a non-ad valorem special assessment on all platted lots within Heritage Springs Community Development District in order to pay operating and maintenance expenses for the Fiscal Year.

**Special Assessment – Discount**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

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**EXPENDITURES:****Administrative:****P/R- Board of Supervisors & FICA Taxes**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year per supervisor.

**Profserv-Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5), which relates to additional reporting requirements for unrelated bond issues. The District has contracted for this service and the amount is based on the contracted amount.

**Profserv - Engineering**

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**Profserv – Legal Services**

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

**Profserv - Management Consulting Services**

The District receives management, accounting and administrative services as part of a Management Agreement with Inframark.

**Profserv - Property Appraiser**

The District contracts with the Pasco County Property Appraiser for the purpose of placing the District's non-ad valorem tax assessments on the Notice of Proposed Property Taxes, thereby allowing the Tax Collector to collect such assessments. The District will fund the Property Appraiser's general budget in the amount of \$150 for the annual inclusion of Notice of Proposed Property Taxes.

**Budget Narrative**

Fiscal Year 2022

**Profserv - Special Assessment**

The District has contracted with Inframark to prepare the assessment roll for the District. This includes collection of prepaid assessments, maintaining the assessment roll and annually levying a non- ad valorem assessment for operating and debt service expenses.

**Profserv - Trustee**

The District issued Series 2006 Special Assessment Bond that is deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out of pockets expenses.

**Profserv – Web Site Maintenance**

The cost of web hosting services and regular maintenance of the District’s website performed by Inframark.

**Auditing Services**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The budget is based on the current engagement fee with Grau & Associates CPA.

**Postage & Freight**

Represents the cost of mailing agenda packages, overnight deliveries, correspondence, etc.

**Insurance – General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with The Florida League of Cities, Inc. The Florida League of Cities, Inc. specializes in providing insurance coverage to governmental agencies. A 10% increase is projected for FY22.

**Printing & Binding**

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

**Legal Advertising**

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

**Miscellaneous Services**

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

**Misc. Assessment Collection Fee**

The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Office Supplies**

Miscellaneous office supplies required for the preparation of agendas.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

**Budget Narrative**

Fiscal Year 2022

**Maintenance:****Contracts-Lakes**

The District has contracted American EcoSystems to perform lake maintenance services within the District. The estimated cost for these services is \$3,575 per month.

**Electricity – Streetlighting**

The District incurs electrical expenses which are paid to Duke Energy.

**R&M - Aquascaping**

Installation and maintenance of Aquatic Plants.

**R&M - Ponds**

Costs associated with the maintenance and repair of ponds throughout the district.

**R&M – Stormwater System**

Costs associated with the maintenance and repair of storm water system throughout the district.

**Misc. - Contingency**

This category is for any unexpected expenditures that the District may incur during the Fiscal Year.

**Reserve - Ponds**

The District will restrict a portion of the fund balance for future repairs & maintenance deemed necessary and approved by the board.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 1,348,299
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	34,872
<b>Total Funds Available (Estimated) - 9/30/2022</b>	<b>1,383,170</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve		88,145 <sup>(1)</sup>
Reserves - Ponds	902,391	
Reserves - Ponds (FY21)	34,190	
Reserves - Ponds (FY22)	34,872	
	Subtotal	<u>971,453</u>
<b>Total Allocation of Available Funds</b>		<b>1,059,598</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 323,572</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures



**Heritage Springs**  
Community Development District

**Debt Service Budget**  
Fiscal Year 2022

# HERITAGE SPRINGS

Community Development District

2006 Debt Service Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU APR-2021	MAY - SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
<b>REVENUES</b>						
Interest - Investments	\$ 933	\$ -	\$ 4	\$ 4	\$ 8	\$ -
Special Assmnts- Tax Collector	141,027	141,027	139,600	1,427	141,027	141,027
Special Assmnts- Discounts	(5,254)	(5,641)	(5,334)	-	(5,334)	(5,641)
<b>TOTAL REVENUES</b>	<b>136,706</b>	<b>135,386</b>	<b>134,270</b>	<b>1,431</b>	<b>135,701</b>	<b>135,386</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	2,166	2,821	2,685	29	2,714	2,821
<b>Total Administrative</b>	<b>2,166</b>	<b>2,821</b>	<b>2,685</b>	<b>29</b>	<b>2,714</b>	<b>2,821</b>
<i>Debt Service</i>						
Debt Retirement Series A	90,000	90,000	-	85,000	85,000	95,000
Prepayments Series A	10,000	-	5,000	-	5,000	-
Interest Expense Series A	37,406	32,288	16,144	16,013	32,157	27,563
<b>Total Debt Service</b>	<b>137,406</b>	<b>122,288</b>	<b>21,144</b>	<b>101,013</b>	<b>122,157</b>	<b>122,563</b>
<b>TOTAL EXPENDITURES</b>	<b>139,572</b>	<b>125,109</b>	<b>23,829</b>	<b>101,041</b>	<b>124,869</b>	<b>125,384</b>
Excess (deficiency) of revenues Over (under) expenditures	(2,866)	10,277	110,441	(99,610)	10,831	10,002
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	10,277	-	-	-	10,002
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>10,277</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,002</b>
Net change in fund balance	(2,866)	10,277	110,441	(99,610)	10,831	10,002
<b>FUND BALANCE, BEGINNING</b>	<b>132,221</b>	<b>129,356</b>	<b>129,356</b>	<b>-</b>	<b>129,356</b>	<b>140,187</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 129,356</b>	<b>\$ 139,633</b>	<b>\$ 239,797</b>	<b>\$ (99,610)</b>	<b>\$ 140,187</b>	<b>\$ 150,189</b>

# HERITAGE SPRINGS

Community Development District

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## Debt Service Amortization Schedule Series 2006A Capital Improvement Revenue Bonds

Date	Regular Principal	Principal Prepayments	Interest Expense	Outstanding Principal
11/1/2021			\$13,781.25	\$525,000.00
5/1/2022	\$95,000.00		\$13,781.25	\$430,000.00
11/1/2022			\$11,287.50	\$430,000.00
5/1/2023	\$100,000.00		\$11,287.50	\$330,000.00
11/1/2023			\$8,662.50	\$330,000.00
5/1/2024	\$105,000.00		\$8,662.50	\$225,000.00
11/1/2024			\$5,906.25	\$225,000.00
5/1/2025	\$110,000.00		\$5,906.25	\$115,000.00
11/1/2025			\$3,018.75	\$115,000.00
5/1/2026	\$115,000.00		\$3,018.75	\$0.00
<b>totals</b>	<b>\$525,000.00</b>	<b>\$0.00</b>	<b>\$85,312.50</b>	

**Heritage Springs**  
Community Development District

**Supporting Budget Schedule**  
Fiscal Year 2022

# HERITAGE SPRINGS

Community Development District

## Comparison of Assessment Rates Fiscal Year 2022 vs. Fiscal Year 2021

Bond Series	General Fund			Debt Service			Total Assessments per Unit			Units	Prepaid Units	GF Total	DS Total
	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	On-Roll			
2006	\$298.75	\$298.75	0.0%	\$198.63	\$198.63	0.0%	\$497.38	\$497.38	0.0%	739	29	\$220,776	\$141,027
2008	\$298.75	\$298.75	0.0%	\$0.00	\$77.06	n/a	\$298.75	\$375.81	-20.5%	598	40	\$178,652	\$0
										<b>1,337</b>	<b>69</b>	<b>\$399,429</b>	<b>\$141,027</b>