HERITAGE BAY

Community Development District

Annual Operating Budget

Fiscal Year 2027

Proposed Budget
Approved
June 4, 2026

Statement of Revenues, Expenditures and Changes in Fund Balances
Heritage Bay Community Development District
Proposed Fiscal Year 2027 Annual Budget

General Fund

	Actual FY 2024	Actual FY 2025	ADOPTED Budget FY2026	ACTUAL YTD OCT-FEB	PROJECTED MAR - SEPT	TOTAL PROJECTED FY 2026	PROPOSED BUDGET 2027
REVENUES							
Interest - Investments	75,572	80,821	49,717	28,114	20,715	48,829	50,000
Interest - Tax Collector	2,399	2,123	-	991	-	991	-
Special Assmnts- Tax Collector	505,604	553,756	601,252	570,271	30,980	601,251	612,700
Special Assmnts- Reserves	31,250	31,250	31,250	29,637	1,613	31,250	41,775
Special Assmnts- Discounts	(19,640)	(21,235)	(25,300)	(23,130)	(2,000)	(25,130)	-
Other Miscellaneous Revenues	32,023	-	-	932	-	932	-
TOTAL REVENUES	627,208	646,715	656,919	606,815	51,308	658,123	704,475
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	6,000	6,000	9,181	2,400	3,825	6,225	8,000
FICA Taxes	459	459	698	122	291	413	700
ProfServ-Arbitrage Rebate	-	600	600	-	250	250	600
ProfServ-Dissemination Agent	1,125	1,500	1,500	625	625	1,250	-
ProfServ-Engineering	7,445	9,225	12,000	1,498	5,000	6,498	12,000
ProfServ-Legal Services	4,758	8,224	11,500	2,400	4,792	7,192	10,000
ProfServ-Mgmt Consulting	52,078	53,640	55,250	23,021	23,021	46,042	68,000
ProfServ-Property Appraiser	8,271	8,375	8,306	8,306	-	8,306	8,400
ProfServ-Special Assessment	7,212	7,651	7,881	7,881	-	7,881	7,900
ProfServ-Trustee Fees	2,846	4,587	7,175	2,441	2,990	5,431	5,000
ProfServ-Web Site Maintenance	1,242	1,275	1,313	547	547	1,094	-
Auditing Services	4,200	4,300	4,400	4,400	1,833	6,233	4,500
Website Compliance	1,553	776	1,553	-	647	647	-
Postage and Freight	3,569	2,721	1,500	255	625	880	-
Insurance - General Liability	8,936	9,086	10,361	9,697	4,317	14,014	11,000
Printing and Binding	3,700	253	2,500	-	1,042	1,042	-
Legal Advertising	3,224	300	2,000	1,066	833	1,899	2,000
Misc-Bank Charges	-	82	100	32	42	74	100
Misc-Assessment Collection Cost	10,344	11,275	12,025	11,536	5,010	16,546	-
Misc-Web Hosting	-	2,761	2,000	1,374	833	2,207	-

Office Supplies	300	1,200	1,100	450	458	908	-
Annual District Filing Fee	175	175	175	175	73	248	175
Total Administrative	127,437	134,465	153,118	78,226	57,055	135,281	138,375
Field							
ProfServ-Field Management	1,203	4,958	5,107	2,128	2,128	4,256	7,000
R&M-Contingency	-	-	100	-	42	42	-
Total Field	1,203	4,958	5,207	2,128	2,170	4,298	7,000
Lakes and Ponds							
Contracts-Lake and Wetland	67,200	67,200	71,200	28,000	29,667	57,667	71,200
Contracts-Water Analysis	-	-	9,861	-	4,109	4,109	20,000
Contracts-Water Quality	12,843	19,950	20,905	9,682	8,710	18,392	20,000
Contracts-Lakes 30A & 30B	24,000	24,000	24,000	10,000	10,000	20,000	24,000
Contract-Sediment Testing	-	-	5,483	-	2,285	2,285	5,000
R&M-Aquascaping	3,700	7,432	9,000	2,280	3,750	6,030	9,000
R&M-Stormwater System	-	-	4,000	-	1,667	1,667	4,000
R&M-Lake Erosion	97,356	88,400	170,515	81,525	71,048	152,573	223,900
R&M-Contingency	4,000	5,665	8,175	-	3,406	3,406	5,000
Reserve - Lakes	-	-	157,000	-	65,417	65,417	157,000
Reserve-Stormwater System	-	-	18,455	-	7,690	7,690	20,000
Total Lakes and Ponds	209,099	212,647	498,594	131,487	207,748	339,235	559,100
TOTAL EXPENDITURES	337,739	352,070	656,919	211,841	266,972	478,813	704,475
Excess (deficiency) of revenues Over (under) expenditures	289,469	294,645	-	394,974	(215,663)	179,311	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	289,469	294,645	-	394,974	(215,663)	179,311	-
FUND BALANCE, BEGINNING	855,190	1,144,072	1,439,066			1,439,066	1,618,377
FUND BALANCE, ENDING	1,144,072	1,439,066	1,439,066			1,618,377	1,618,377

*Assessment revenue reflects gross amount assessed less projected discounts and commissions.

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Series 2018 Debt Service Fund	Actual FY 2025	Budget FY 2026	Actual OCT-FEB	Projected MAR-SEP	Total Projected FY 2026	Proposed Budget FY 2027
REVENUES						
203.361001.0000 Interest Income	48,883	-	22,733	3,000	25,733	10,000
203.363010.0000 Assessments - Tax Collector	1,689,155	1,689,155	1,602,120	87,035	1,689,155	1,587,806
203.363090.0000 Assessments - Discounts	(61,315)	(67,566)	(61,780)	(5,786)	(67,566)	-
TOTAL REVENUES	**1,676,723**	**1,621,589**	**1,563,073**	**84,249**	**1,647,322**	**1,597,806**
EXPENDITURES						
Administrative						
203.531035.0000 Profserv - Property Appraiser	-	25,337	10,660	14,677	25,337	25,337
203.549070.0000 Assessments - Collection Fees	32,557	33,783	30,807	2,976	33,783	-
Total Administrative	**32,557**	**59,120**	**41,467**	**17,653**	**59,120**	**25,337**
Other Sources/Uses						
Debt Service						
203.571001.0000 Principal Debt Retirement	1,135,000	1,175,000	-	1,175,000	1,175,000	1,200,000
203.571006.0000 Principal Prepayments	20,000	-	10,000	-	10,000	-
203.572001.0000 Interest Expense	425,850	395,094	197,097	197,097	394,194	358,944
Total Debt Service	**1,580,850**	**1,570,094**	**207,097**	**1,372,097**	**1,579,194**	**1,558,944**
TOTAL EXPENDITURES	**1,613,407**	**1,629,214**	**248,564**	**1,389,750**	**1,638,314**	**1,584,281**
Excess Revenue Over (Under) Expenditures	**63,316**	**(7,625)**	**1,314,509**	**(1,305,501)**	**9,008**	**13,525**

* Assessment revenue reflects gross amount assessed less projected discounts and commissions.