HERITAGE BAY

Community Development District

Annual Operating Budget
Fiscal Year 2027

Adopted Budget
Approved
August 6, 2026

Premier District Management | 3820 Colonial Boulevard - Suite 101 | Fort Myers, FL 33966

Heritage Bay Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2027 Annual Budget

General Fund	Actual FY 2024	Actual FY 2025	Budget FY 2026	Actual YTD OCT-FEB	Projected MAR - SEPT	Total Projected FY 2026	Budget 2027
Revenues							
001.361001.0000 Interest - Investments	75,572	80,821	49,717	28,114	20,715	48,829	50,000
001.361006.0000 Interest - Tax Collector	2,399	2,123	-	991	-	991	-
001.363010.0000 Special Assmnts- Tax Collector	505,604	553,756	601,252	570,271	30,980	601,251	612,700
001.363050.0000 Special Assmnts- Reserves	31,250	31,250	31,250	29,637	1,613	31,250	41,775
001.363090.0000 Special Assmnts- Discounts	(19,640)	(21,235)	(25,300)	(23,130)	(2,000)	(25,130)	-
001.369900.0000 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							
001.511001.0000 P/R-Board of Supervisors	6,000	6,000	9,181	2,400	3,825	6,225	8,000
001.521001.0000 Payroll Taxes	459	459	698	122	291	413	700
001.531002.0000 ProfServ-Arbitrage Rebate	-	600	600	-	250	250	600
001.531012.0000 ProfServ-Dissemination Agent	1,125	1,500	1,500	625	625	1,250	-
001.531013.0000 ProfServ-Engineering	7,445	9,225	12,000	1,498	5,000	6,498	12,000
001.531023.0000 ProfServ-Legal Services	4,758	8,224	11,500	2,400	4,792	7,192	10,000
001.531027.0000 ProfServ-Mgmt Consulting Serv	52,078	53,640	55,250	23,021	23,021	46,042	68,000
001.531035.0000 ProfServ-Property Appraiser	8,271	8,375	8,306	8,306	-	8,306	8,400
001.531038.0000 ProfServ-Special Assessment	7,212	7,651	7,881	7,881	-	7,881	7,900
001.531045.0000 ProfServ-Trustee Fees	2,846	4,587	7,175	2,441	2,990	5,431	5,000
001.531094.0000 ProfServ-Web Site Maintenance	1,242	1,275	1,313	547	547	1,094	-
001.532002.0000 Auditing Services	4,200	4,300	4,400	4,400	1,833	6,233	4,500
001.534397.0000 Website Compliance Service	1,553	776	1,553	-	647	647	-
001.541006.0000 Postage and Freight	3,569	2,721	1,500	255	625	880	-
001.545002.0000 Insurance - Liability / Property	8,936	9,086	10,361	9,697	4,317	14,014	11,000
001.547001.0000 Printing and Binding	3,700	253	2,500	-	1,042	1,042	-
001.548002.0000 Legal Advertising	3,224	300	2,000	1,066	833	1,899	2,000
001.549009.0000 Misc-Bank Charges	-	82	100	32	42	74	100
001.549070.0000 Misc-Assessment Collection Cost	10,344	11,275	12,025	11,536	5,010	16,546	-
001.549915.0000 Misc-Web Hosting & Email	-	2,761	2,000	1,374	833	2,207	-
001.551002.0000 Office Supplies	300	1,200	1,100	450	458	908	-
001.554007.0000 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							
001.531016.0000 ProfServ-Field Management	1,203	4,958	5,107	2,128	2,128	4,256	7,000
001.546335.5000 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							
001.534021.0000 Contracts-Lake and Wetland	67,200	67,200	71,200	28,000	29,667	57,667	71,200
001.534046.0000 Contracts-Water Analysis	-	-	9,861	-	4,109	4,109	20,000
001.534048.0000 Contracts-Water Quality	12,843	19,950	20,905	9,682	8,710	18,392	20,000
001.534166.0000 Contracts-Lakes 30A & 30B	24,000	24,000	24,000	10,000	10,000	20,000	24,000
001.534167.0000 Contract-Sediment Testing	-	-	5,483	-	2,285	2,285	5,000
001.546006.0000 R&M-Aquascaping	3,700	7,432	9,000	2,280	3,750	6,030	9,000
001.546090.0000 R&M-Stormwater System	-	-	4,000	-	1,667	1,667	4,000
001.546132.0000 R&M-Lake Erosion	97,356	88,400	170,515	81,525	71,048	152,573	223,900
001.546335.5001 R&M-Contingency-Lake	4,000	5,665	8,175	-	3,406	3,406	5,000
001.568102.0000 Reserve - Lakes	-	-	157,000	-	-	-	157,000
001.568169.0000 Reserve-Stormwater System	-	-	18,455	-	-	-	20,000
Total Lakes and Ponds	**209,099**	**212,647**	**498,594**	**131,487**	**134,641**	**266,128**	**559,100**
Total Expenditures	**337,739**	**352,070**	**656,919**	**211,841**	**193,865**	**405,706**	**704,475**
Excess (deficiency) of revenues Over (under) expenditures	**289,469**	**294,645**	**-**	**394,974**	**(142,557)**	**252,417**	**-**
Fund Balance, Beginning	**855,190**	**1,144,072**	**1,439,066**			**1,439,066**	**1,691,483**
Fund Balance, Ending	**1,144,072**	**1,439,066**	**1,439,066**			**1,691,483**	**1,868,483**

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

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

Series 2018 Debt Service Fund	Actual FY 2025	Budget FY 2026	Actual OCT-FEB	Projected MAR-SEP	Total Projected FY 2026	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.

HERITAGE BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2027 Annual Budget

ALLOCATION OF FUND BALANCES

AVAILABLE FUNDS

Beginning Fund Balance (Estimated) - 10/1/2026	1,691,483
Net Change in Fund Balance	-
Reserves - Budgeted Additions	177,000
Total Funds Available (Estimated) - 09/30/2027	**1,868,483**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance	-		
		Subtotal	-

Assigned Fund Balances	*Beginning Balance*	*Adjustments FY 2027 Budget*	*Ending Balance (Estimated) 9/30/2027*
Reserves - Operating	120,366	-	120,366
Reserves - Erosion Control	14,687	-	14,687
Reserves - Lakes	518,725	157,000	675,725
Reserves - Parking Lot	30,000	-	30,000
Reserves - Stormwater System	11,040	20,000	31,040

Total Allocation of Available Funds	**871,818**

Total Unassigned Cash	**$ 996,665**

HERITAGE BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2027 Annual Budget

DEBT SERVICE

Capital Improvement Revenue Refunding Bonds Series 2018A

Date	Principal	Rate	Interest	Total Payment
11/1/2026			179,471.88	179,471.88
5/1/2027	1,200,000	3.000%	179,471.88	1,379,471.88
11/1/2027			161,471.88	161,471.88
5/1/2028	1,235,000	3.000%	161,471.88	1,396,471.88
11/1/2028			142,946.88	142,946.88
5/1/2029	1,275,000	3.000%	142,946.88	1,417,946.88
11/1/2029			123,821.88	123,821.88
5/1/2030	965,000	3.125%	123,821.88	1,088,821.88
11/1/2030			108,743.75	108,743.75
5/1/2031	1,000,000	3.250%	108,743.75	1,108,743.75
11/1/2031			92,493.75	92,493.75
5/1/2032	1,030,000	3.250%	92,493.75	1,122,493.75
11/1/2032			75,756.25	75,756.25
5/1/2033	1,065,000	3.250%	75,756.25	1,140,756.25
11/1/2033			58,450.00	58,450.00
5/1/2034	1,100,000	3.375%	58,450.00	1,158,450.00
11/1/2034			39,887.50	39,887.50
5/1/2035	1,140,000	3.375%	39,887.50	1,179,887.50
11/1/2035			20,650.00	20,650.00
5/1/2036	1,180,000	3.500%	20,650.00	1,200,650.00
Totals:	**11,190,000**		**2,007,388**	**13,197,388**

HERITAGE BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2027 Annual Budget

ASSESSMENT SCHEDULE

	Fiscal Year 2026			Fiscal Year 2027		
Unit Type	**General Fund**	**Debt Service**	**Total Assessment**	**General Fund**	**Debt Service**	**Total Assessment**
Executive	506.00	1,928.85	2,434.85	557.00	1,928.85	2,485.85
Classics	506.00	3,050.09	3,556.09	557.00	3,050.09	3,607.09
Classics II	506.00	3,294.57	3,800.57	557.00	3,294.57	3,851.57
Coach	506.00	1,361.54	1,867.54	557.00	1,361.54	1,918.54
2 Story	506.00	1,134.62	1,640.62	557.00	1,134.62	1,691.62
4 Story	506.00	907.69	1,413.69	557.00	907.69	1,464.69

General Fund	
Gross Assessments:	696,250
Discounts and Collection Costs:	41,775
Net Assessments Budgeted:	**654,475**

Debt Service	
Gross Assessments:	1,689,157
Discounts and Collection Costs:	101,349
Net Assessments Budgeted:	**1,587,806**