



Rizzetta & Company

Harbor Bay Community Development District

harborbaycdd.org

Adopted Budget for Fiscal Year 2017/2018

Presented by: Rizzetta & Company, Inc.

**12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625
813-933-5571**

rizzetta.com

**Adopted Budget
Harbor Bay Community Development District
General Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll*	\$ 2,569,571
Street Light Assessment	\$ 154,740
Off Roll*	\$ 768,515
TOTAL REVENUES	\$ 3,492,826
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 3,492,826
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 18,000
Financial & Administrative	
Administrative Services	\$ 10,000
District Management	\$ 40,000
District Engineer	\$ 88,500
Disclosure Report	\$ 7,000
Trustees Fees	\$ 12,000
Assessment Roll	\$ 5,200
Financial & Revenue Collections	\$ 5,200
Accounting Services	\$ 22,350
Auditing Services	\$ 3,700
Arbitrage Rebate Calculation	\$ 1,500
Miscellaneous Mailings	\$ 1,500
Public Officials Liability Insurance	\$ 5,715
Legal Advertising	\$ 10,000
Dues, Licenses & Fees	\$ 4,000
Miscellaneous Fees	\$ 3,000
Property Taxes	\$ 3,615
Website Hosting, Maintenance, Backup (and	\$ 3,600
Legal Counsel	
District Counsel	\$ 120,000
Special Legal Services	
Special Legal Services	\$ 50,000
Administrative Subtotal	\$ 414,880
EXPENDITURES - FIELD OPERATIONS	
Law Enforcement	
Florida Highway Patrol	\$ 75,000
Security Operations (Leased System)	\$ 200,000
Electric Utility Services	
Street Lights	\$ 154,740
Utility - Recreation Facilities	\$ 95,000
Utility - Guardhouse & Gate Electric	\$ 5,000
Utility - Irrigation	\$ 19,000
Gas Utility Services	
Utility Services	\$ 5,700
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 2,000
Water-Sewer Combination Services	
Utility Services - Amenities	\$ 30,000
Utility - Irrigation	\$ 12,000
Stormwater Control	
Aquatic Maintenance	\$ 35,000
Fountain Service Repairs	\$ 550
Fountain Maintenance	\$ 3,900
Mitigation Area Monitoring & Maintenance	\$ 3,000
Other Physical Environment	
General Liability & Property Insurance	\$ 102,850
Insurance - Flood	\$ 15,760
Entry & Walls Maintenance	\$ 10,000
Landscape Maintenance - General	\$ 322,688
Lighting Maintenance & Repair	\$ 26,000

**Adopted Budget
Harbor Bay Community Development District
General Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
Landscape Maintenance - Sea Crest	\$ 26,495
Landscape Maintenance - Optional Areas	\$ 48,040
Landscape - Fertilization	\$ 74,300
Landscape - Pest Control	\$ 23,700
Irrigation Repairs and Maintenance	\$ 32,550
Landscape - Mulch	\$ 31,350
Landscape - Annuals	\$ 19,200
Landscape Replacement Plants, Shrubs, Trees	\$ 3,000
Hand Watering	\$ 2,100
Field Services	\$ 4,000
Minor Void Repairs	\$ 2,500
Freeze Protection	\$ 6,300
Road & Street Facilities	
Street/ Parking Lot Sweeping	\$ 4,750
Gate Facility Maintenance	\$ 12,000
Sidewalk Repair & Maintenance	\$ 5,000
Street Sign Repair & Replacement	\$ 2,000
Roadway Repair & Maintenance	\$ 1,000
Parks & Recreation	
Onsite Staffing/Employment	\$ 245,595
WTS Management Fee	\$ 36,000
Facility Contribution - Mirabay Club	\$ 588,383
Building Repairs & Maintenance	\$ 35,000
Maintenance Supplies	\$ 15,000
GEM Car Repairs & Maintenance	\$ 2,500
Pest Control	\$ 5,000
Clubhouse Audio Equipment	\$ 500
Computer Support, Maintenance & Repair	\$ 5,000
Cleaning Supplies	\$ 500
Pool Operation & Maintenance	\$ 50,000
Pool Heater Maintenance	\$ 3,200
Facility A/C & Heating Maintenance & Repair	\$ 3,500
Sign Maintenance & Repairs	\$ 5,000
Cell Phone - Maintenance Staff	\$ 775
Printing Supplies	\$ 500
Office Supplies	\$ 2,500
Playground Repairs	\$ 2,500
Telephone/Internet-Gate, Boat Lift & Club	\$ 25,000
Boat Lift Sling Repairs & Maintenance	\$ 18,000
Holiday Decorations	\$ 12,000
Tennis Court Maintenance & Supplies	\$ 10,000
Basketball Court Maintenance & Supplies	\$ 1,500
Elevator Maintenance	\$ 11,000
Dog Waste Station Supplies	\$ 5,000
Admiral Pointe Operations	
WTS Management Fee	\$ 11,250
Pool Operation & Maintenance	\$ 10,000
Electric Utility - Amenity Facilities	\$ 23,000
Water Utility - Amenity Facilities	\$ 1,020
Supplies	\$ 1,500
Landscape Maintenance	\$ 15,000
Clubhouse Pest Control	\$ 300
Building Repairs & Maintenance	\$ 5,000
Security Monitoring	\$ 18,000
Telephone/Internet	\$ 10,000
Street Tree Pruning	\$ -
Contingency	
Seawall Contingency	\$ 232,450
Litigation Contingency	\$ 50,000
Working Capital	\$ 200,000
Miscellaneous Contingency	\$ -
Bay Breeze	\$ -
Capital Outlay	\$ -
Field Operations Subtotal	\$ 3,077,946
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 3,492,826
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Adopted Budget
Harbor Bay Community Development District
Reserve Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Special Assessments	
Tax Roll	\$ 315,200
TOTAL REVENUES	\$ 315,200
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 315,200
EXPENDITURES	
Contingency	
Capital Reserves	\$ 315,200
TOTAL EXPENDITURES	\$ 315,200
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Adopted Budget
Harbor Bay Community Development District
Enterprise Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Amenity Center Revenue	
Personal Training	\$ 27,722
Group Exercise	\$ 22,779
Massage	\$ 5,200
Tennis Lessons	\$ 23,660
Swim Lessons	\$ 3,146
Facials	\$ 500
Facility Rental	\$ 11,081
Merchandise Sales	\$ 515
Food Sales	\$ 81,716
Beverage Sales (Alcohol)	\$ 58,768
Programs	\$ 164,770
Beverage Sales (Non-Alcoholic)	\$ 9,036
Other Miscellaneous Revenues	
Facility Funding	\$ 588,383
Proximity Card Replacement	\$ -
TOTAL REVENUES	\$ 997,276
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 997,276
EXPENDITURES	
Cost of Goods	
Merchandise Retail	\$ 450
Food	\$ 73,546
Beverage (Alcohol)	\$ 35,199
Beverage (Non-Alcoholic)	\$ 7,514
Payroll & Related Expenses	
Payroll Management	\$ 132,384
Payroll Administrative	\$ 14,195
Payroll Reception	\$ 82,980
Payroll Pool Attendants	\$ 88,580
Personal Training Commissions	\$ 15,000
Aerobics Commissions	\$ 14,763
Group Fitness Commissions	\$ 15,136
Yoga Commissions	\$ 500
Massage Therapist Commissions	\$ 2,860
Tennis Commissions	\$ 18,928
Aquatics Commissions	\$ 1,730
Nail Commissions	\$ -
Facial Commissions	\$ -
Payroll Outfitters	\$ 13,056
Payroll Café	\$ 90,014
Payroll Activities & Programs	\$ -
Maintenance Payroll	\$ 91,500
Payroll Taxes	\$ 55,582
Payroll HR Admin Support	\$ 14,689
Benefits	\$ 42,160
Workers Compensation	\$ 13,200
Parks & Recreation	
Credit Card Processing Fees	\$ 23,207
Cleaning Supplies	\$ 2,000
Daily Operations Software	\$ 7,824
General Liability Insurance	\$ 13,000
Continuing Education	\$ 400
Laundry, Towels, Linen	\$ 1,600
Marketing & Promotions	\$ 850
Postage & Shipping	\$ 500
Printing Supplies	\$ 5,500
Travel	\$ 700
Uniforms	\$ 4,000
Employee Recognition	\$ 400
Salon Supplies	\$ -
Miscellaneous	\$ 2,000
Computer Repairs & Maintenance	\$ 1,000
Cellular Phones & Other Reimbursements	\$ 2,150
Member & Guest Supplies	\$ 6,180

**Adopted Budget
Harbor Bay Community Development District
Enterprise Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
Operating Supplies	\$ 35,000
Amenities Office Expenses	\$ 1,000
Taxes	\$ 274
Program Supplies	\$ 55,725
Furniture, Fixtures, & Equipment	\$ 1,000
Equipment Maintenance/Repair	\$ 500
Fitness Repairs & Maintenance	\$ 3,500
Contingency	
Capital Projects	\$ 5,000
Field Operations Subtotal	\$ 997,276
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 997,276
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Adopted Budget
Harbor Bay Community Development District
Evergreen Fund
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Interest Earnings	
Interest Earnings	\$ 300
Other Miscellaneous Revenues	
Boat Registrations	\$ 8,250
Boat Renewals	\$ 11,200
Owner Collection Costs	\$ 500
TOTAL REVENUES	\$ 20,250
Balance Forward from Prior Year	\$ 3,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 23,250
EXPENDITURES - ADMINISTRATIVE	
Financial & Administrative	
Insurance	\$ 1,000
Bank Fees	\$ -
Office Expenses	\$ 1,000
Legal Counsel	
Legal Services	\$ 2,500
Administrative Subtotal	\$ 4,500
EXPENDITURES - FIELD OPERATIONS	
Law Enforcement	
Harbor Patrol	\$ 10,944
Harbor Patrol - Fuel Costs	\$ 7,200
Other	
Boating Safety Courses	\$ 303
Canal Inspections	\$ 303
Field Operations Subtotal	\$ 18,750
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 23,250
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Harbor Bay Community Development District
Debt Service
Fiscal Year 2017/2018

Chart of Accounts Classification	Series 2001A	Series 2002	Budget for 2017/2018
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$311,544.56	\$938,484.56	\$1,250,029.12
TOTAL REVENUES	\$311,544.56	\$938,484.56	\$1,250,029.12
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			
Debt Service Obligation	\$311,544.56	\$938,484.56	\$1,250,029.12
Administrative Subtotal	\$311,544.56	\$938,484.56	\$1,250,029.12
TOTAL EXPENDITURES	\$311,544.56	\$938,484.56	\$1,250,029.12
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Collection and Discount % applicable to the county: 6.0%

Gross assessments \$1,329,818.21

Notes:

Tax Roll Collection Costs for Hillsborough County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Hillsborough County collection costs decreased by 2%.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

Harbor Bay Community Development District
FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$3,808,026.00
Hillsborough Co. 6% Collection Cost :	<u>\$243,065.49</u>
2017/2018 Total:	<u>\$4,051,091.49</u>

2016/2017 O&M Budget	\$3,389,327.00
2017/2018 O&M Budget	\$3,808,026.00
Total Difference:	<u>\$418,699.00</u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	2016/2017	2017/2018	\$	%
Series 2002 Debt Service - Townhome	\$336.68	\$336.68	\$0.00	0%
O&M/Street Lights - Townhome	\$938.19	\$1,053.48	\$115.29	12%
Total	<u>\$1,274.87</u>	<u>\$1,390.16</u>	<u>\$115.29</u>	<u>9%</u>
Series 2002 Debt Service - Villas	\$538.30	\$538.30	\$0.00	0%
O&M/Street Lights - Villas	\$1,501.10	\$1,685.56	\$184.46	12%
Total	<u>\$2,039.40</u>	<u>\$2,223.86</u>	<u>\$184.46</u>	<u>9%</u>
Series 2002 Debt Service - Single Family 50'	\$672.38	\$672.38	\$0.00	0%
O&M/Street Lights - Single Family 50'	\$1,876.38	\$2,106.95	\$230.57	12%
Total	<u>\$2,548.76</u>	<u>\$2,779.33</u>	<u>\$230.57</u>	<u>9%</u>
Series 2001A Debt Service - Single Family 60'	\$769.28	\$769.28	\$0.00	0%
O&M/Street Lights - Single Family 60'	\$2,251.65	\$2,528.34	\$276.69	12%
Total	<u>\$3,020.93</u>	<u>\$3,297.62</u>	<u>\$276.69</u>	<u>9%</u>
Series 2002 Debt Service - Single Family 60'	\$807.45	\$807.45	\$0.00	0%
O&M/Street Lights - Single Family 60'	\$2,251.65	\$2,528.34	\$276.69	12%
Total	<u>\$3,059.10</u>	<u>\$3,335.79</u>	<u>\$276.69</u>	<u>9%</u>
Series 2001A Debt Service - Single Family 70'	\$897.49	\$897.49	\$0.00	0%
O&M/Street Lights - Single Family 70'	\$2,626.92	\$2,949.72	\$322.80	12%
Total	<u>\$3,524.41</u>	<u>\$3,847.21</u>	<u>\$322.80</u>	<u>9%</u>
Series 2001A Debt Service - Single Family 80'	\$1,025.70	\$1,025.70	\$0.00	0%
O&M/Street Lights - Single Family 80'	\$3,002.20	\$3,371.12	\$368.92	12%
Total	<u>\$4,027.90</u>	<u>\$4,396.82</u>	<u>\$368.92</u>	<u>9%</u>
Series 2002 Debt Service - Single Family 80'	\$1,076.60	\$1,076.60	\$0.00	0%
O&M/Street Lights - Single Family 80'	\$3,002.20	\$3,371.12	\$368.92	12%
Total	<u>\$4,078.80</u>	<u>\$4,447.72</u>	<u>\$368.92</u>	<u>9%</u>
Series 2001A Debt Service - Single Family 100'	\$1,282.13	\$1,282.13	\$0.00	0%
O&M/Street Lights - Single Family 100'	\$3,752.75	\$4,213.89	\$461.14	12%
Total	<u>\$5,034.88</u>	<u>\$5,496.02</u>	<u>\$461.14</u>	<u>9%</u>
Series 2002 Debt Service - Single Family 100'	\$1,345.74	\$1,345.74	\$0.00	0%
O&M/Street Lights - Single Family 100'	\$3,752.75	\$4,213.89	\$461.14	12%
Total	<u>\$5,098.49</u>	<u>\$5,559.63</u>	<u>\$461.14</u>	<u>9%</u>
Series 2002 Debt Service - Commercial	\$3,028.17	\$3,028.17	\$0.00	0%
O&M/Street Lights - Commercial	\$1,115.26	\$1,357.28	\$242.02	22%
Total	<u>\$4,143.43</u>	<u>\$4,385.45</u>	<u>\$242.02</u>	<u>6%</u>

