

BOARD OF SUPERVISOR'S

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

**ADOPTED BUDGET
FISCAL YEAR 2012**

October 1, 2011 through September 30, 2012

Board of Supervisor's

**W. Lee Bettes, Chairman
Rosalie Ann Celio, Vice Chairperson
Anthony Burdett, Assistant Secretary
Joseph Jaudon, Assistant Secretary
Richard Lane, Assistant Secretary**

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District Manager
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TABLE OF CONTENTS

BUDGET MESSAGE	1-6
GENERAL FUND—OPERATIONS	
Adopted Budget	7-9
Adopted Budget—Fiscal Year 2012	
Assessment Rate Comparison	
Budget Comparison	
Description of Budgeted items	10-14
GENERAL FUND—EMERGENCY RESERVES	
Adopted Budget	
Adopted Budget—Fiscal Year 2012	15
DEBT SERVICE FUNDS	
Series 2002 A Bonds	16-18
Adopted Budget—Fiscal Year 2012	
Budget Comparison	
Assessment Rate Comparison	
Bond Amortization Schedule	
Series 2003 A Bonds	19-21
Adopted Budget—Fiscal Year 2011	
Budget Comparison	
Assessment Rate Comparison	
Bond Amortization Schedule	
CAPITAL PROJECTS FUND	
Adopted Budget—Fiscal Year 2012	22
ASSESSMENT LEVY	
Summary of All Funds	23-24

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

September 1, 2011

Board of Supervisors
Heritage Harbour South Community Development District

Dear Board Members:

I am pleased to enclose the Fiscal Year 2012 Adopted Budget, which begins on October 1, 2011 and ends on September 30, 2012. This Budget is the culmination of work which began in January 2011 and culminated on September 1, 2011 with the adoption of the FY 2012 Budget. The District heard over 20 hours of Public Comment on the Budget and made significant changes to the Budget based on those hearings.

First, I would like to thank the District's professional staff, both Morris-Riley Development, LLC and Kenza vanAssenderp in assisting the District in developing goals, objectives and policy directives for the District that protect the environment while balancing the needs and desires of the Community. These firms dedication and professionalism have been instrumental in the success of the delivery of the District's programs and services.

In continuing the District's efforts to identify the most appropriate and effective solutions for the provision of services to the Heritage Harbour South community, the Board began the process in January, 2011 by reviewing the criteria required to identify the methods to levy an assessment for the various services to be provided by the District, then to review all of the District's assets that are being maintained by the various Homeowner's Association to specifically review and decide on weather these assets should be maintained by the District in Fiscal Year 2012.

The Adopted Budget reflects the transition of the operations and maintenance responsibilities from the Community Associations of the District's Roadway's that are within both the Stoneybrook and Lighthouse Cove communities. The remaining District asset's including the Gate Operations, Landscaping and Street Lighting will remain in the Stoneybrook Association and/or the Lighthouse Cove Association. Additionally, all District Assets outside of Stoneybrook and Lighthouse Cove will continue to be maintained by the Master Homeowner's Association.



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GENERAL FUNDS:

In Fiscal Year 2012, we have established two (2) general funds, the primary general fund will continue to provide the overall operational requirements of the District and a new general fund called Emergency Reserves.

This newly established fund will provide funding over a period of years to provide sufficient reserves to begin the clean-up efforts in the event of a natural disaster. The funding level for FY 2012 is established at \$50,000.00. One of the keys to a successful restoration program is insuring that the District has sufficient funds to put emergency services in place both prior to a storm event and after the storm event to immediately begin restoration efforts, such as clearing roads of debris, opening/repairing drainage pipes, removing fallen street lights or street signs, etc.

The Operations and Maintenance General Fund is the fund which includes all of the operational requirements of the District and for Fiscal Year 2012 includes the following programs and services.

➤ **Fiscal Year 2012 Programs**

- Administration
- Water Management Services
- Roadways – Stoneybrook and Lighthouse Cove (New Program)
- Emergency Reserves (New Program)
- Mainline Irrigation Transmission Facilities

➤ **District Assets included in HOA Budgets**

- Landscaped Areas, Gate Operations, Street Lighting Operations
- Common Area – outside of Stoneybrook and Lighthouse Cove – Master HOA

The Administrative Services of the District have remained relatively constant throughout the years, and provide the underlying legislative, executive, financial and administrative requirements to maintain the District's operations.

The water management system consists of lake and wetland maintenance for the 300 acres of lakes and wetlands throughout the District. In Fiscal Year 2012 the Adopted Budget funds a small amount to improve the aesthetic and wildlife habitat value of the District's lakes, water



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retention areas, wetlands and other created areas by establishing and managing desirable native plants throughout the system. These native wetland plants play an important ecological role by providing habitat for wildlife above and below the water, they produce oxygen and absorb carbon dioxide, they improve water quality by removing fertilizers such as nitrogen and phosphorus and, by doing so, help filter stormwater runoff into the District's system.



The program has two parts. Part one will begin to establish a lake bank restoration program of native materials and submerged or floating plants. The second part of the program will identify approximately four (4) wetland areas comprising 44,000 square feet for additional wetland plantings. The planting would be concentrated within an eight (8) foot wide area along the buffer of each wetland with additional larger species plantings to be strategically placed in the selected wetland areas.

Next, the aquatic maintenance program currently in place will not see changes to the service levels, however the wetland maintenance program has been significantly improved which now includes regular maintenance of all wetlands, better establishment of the flow ways in the wetlands, the removal of certain invasive plant material and finish mowing of the areas between the lakes and wetlands. To accomplish this, the frequency of the wetland maintenance events will double from four times per year to eight times per year. Additionally, the program has been modified to concentrate more heavily on the trimming, cutting and manual removal of exotic and nuisance vegetation, rather than an emphasis on herbicide treatments. This will serve to avoid damage to desirable vegetation by overspray and will also maintain a more manicured appearance of the wetlands, while still providing the ecological benefit of removal of undesirable vegetation. In order to implement this level of service, we will amend the agreement(s) we currently have in place which will be managed by Morris-Riley. This improved level of service along with the aquatic and wetland planting program will significantly improve the overall appearance and function of the District's water management system and provide the community with significantly improved open spaces more conducive to the quality of life that is desired.

Next, the Budget includes the assumption of the roadway operations and maintenance responsibilities that are within both the Stoneybrook and Lighthouse Cove Communities. Each community will only pay for the services provided by the District that are within their respective communities, as such, residents in Lighthouse Cove will not pay for any services that are provided in Stoneybrook and vice versa.



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In order to transition these services, the Budget anticipates that these services will transition on January 1, 2012. This date was chosen to coincide with the Associations budget year and contract terms, such that the services and costs can be removed from the Associations budget beginning on January 1, 2012, and no duplicative costs/fees will be in both the District's and the Associations budget at the same time.

Finally, the Budget establishes an addition to the required three (3) month cash requirements of \$55,000 which funds the operational expenditures for the period of time from October 1st through December 31st of each year before the District begins to receive assessment revenue from the payment of resident tax bills to the County Tax Collector.

DEBT SERVICE FUNDS

In the Debt Service Fund of the Series 2002 Bonds, the assessment rate has decreased slightly over the prior year. The District's projected Fund Balance at September 30, 2011 is \$804,160 and of that amount \$743,324 is restricted, leaving an excess of \$60,836 which is not utilized to offset the assessment rate for Fiscal Year 2012.

In the Debt Service Fund of the Series 2003 Bonds, the assessment rates for Fiscal Year 2012 have decreased 6.73% which is due to the redemption of \$125,000 in Bonds during Fiscal Year 2011. The projected Fund Balance at September 30, 2011 is \$216,880 and there is a restricted amount of \$201,796, leaving an excess of \$15,084 which is not recommended to be utilized to offset the assessment rate for Fiscal Year 2012.

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**SUMMARY OF ASSESSMENT LEVELS
ASSESSMENT OVERVIEW – GENERAL FUNDS**

<i>Description</i>	<i>Admin</i>	<i>Water Management</i>	<i>Community Specific</i>	<i>Emergency Reserves</i>	<i>Total</i>
<i>Stoneybrook 55'</i>	\$96.01	\$179.56	\$46.85	\$35.96	\$358.37
<i>Stoneybrook 65'</i>	\$98.98	\$188.23	\$46.85	\$35.96	\$370.01
<i>Stoneybrook 80'</i>	\$104.90	\$205.57	\$46.85	\$35.96	\$393.27
<i>Stoneybrook 85'</i>	\$106.76	\$210.99	\$46.85	\$35.96	\$400.55
<i>Stone Harbour Condo</i>	\$81.07	\$153.01	\$32.79	\$35.96	\$302.83
<i>Twin Villa's</i>	\$84.77	\$163.85	\$32.79	\$35.96	\$317.37
<i>Club Home</i>	\$83.47	\$160.06	\$32.79	\$35.96	\$312.28
<i>LHC 40'</i>	\$79.72	\$147.70	\$33.93	\$35.96	\$297.30
<i>LHC – Townhouses</i>	\$76.21	\$149.87	\$23.75	\$35.96	\$285.78
<i>Golf Course</i>	\$10,675.55	\$28,122.33	N/A	\$872.29	\$39,670.17
<i>Lennar Commercial</i>	\$3,556.84	\$9,552.08	N/A	\$719.12	\$13,828.04
<i>Aquaterra</i>	\$60.23	N/A	N/A	\$143.82	\$204.05

ASSESSMENT OVERVIEW – DEBT SERVICE FUNDS

<i>Description</i>	<i>FY 2011</i>	<i>FY 2012</i>	<i>Change</i>
<i>Stoneybrook 55'</i>	\$532.38	\$529.69	(\$2.69)
<i>Stoneybrook 65'</i>	\$706.62	\$703.04	(\$3.58)
<i>Stoneybrook 80'</i>	\$880.85	\$876.40	(\$4.45)
<i>Stoneybrook 85'</i>	\$1,045.41	\$1,040.12	(\$5.29)
<i>Stone Harbour Condo</i>	\$338.79	\$337.07	(\$1.72)
<i>Twin Villa's</i>	\$440.42	\$438.20	(\$2.22)
<i>Club Home</i>	\$440.42	\$438.20	(\$2.22)
<i>LHC 40'</i>	\$392.03	\$360.96	(\$31.07)
<i>LHC – Townhouses</i>	\$294.02	\$270.72	(\$23.30)
<i>Golf Course</i>	\$52,579.43	\$52,313.71	(\$265.72)
<i>Lennar Commercial</i>	\$5,610.98	\$5,166.25	(\$444.73)



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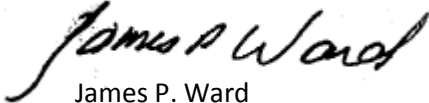
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ASSESSMENT COMPARISON – ALL FUNDS

<i>Description</i>	<i>General Fund FY 2012</i>	<i>Debt Service FY 2012</i>	<i>Total FY 2012</i>	<i>Fiscal Year 2011 – All</i>	<i>Change</i>
<i>Stoneybrook 55'</i>	\$358.78	\$529.69	\$888.47	\$871.27	\$17.20
<i>Stoneybrook 65'</i>	\$370.67	\$703.04	\$1,073.72	\$1,114.08	(\$40.36)
<i>Stoneybrook 80'</i>	\$394.47	\$876.40	\$1,270.87	\$1,356.87	(\$86.00)
<i>Stoneybrook 85'</i>	\$401.90	\$1,040.12	\$1,442.03	\$1,576.29	(\$134.26)
<i>Stone Harbour Condo.</i>	\$301.79	\$337.07	\$638.87	\$540.55	\$98.32
<i>Twin Villa</i>	\$316.66	\$438.20	\$754.86	\$710.75	\$44.11
<i>Club Home</i>	\$311.46	\$438.20	\$749.66	\$710.75	\$38.91
<i>LHC – 40'</i>	\$296.16	\$360.96	\$657.11	\$566.36	\$90.75
<i>LHC – Townhouse</i>	\$284.25	\$270.72	\$554.97	\$449.16	\$105.81
<i>Golf Course</i>	\$39,670.17	\$52,313.71	\$91,983.87	\$59,357.26	\$32,626.61
<i>Lennar Commercial</i>	\$13,945.38	\$5,166.25	\$19,111.64	\$12,388.1	\$6,777.83
<i>Aquaterra</i>	\$177.05	N/A	\$177.05	\$0.00	\$177.05

Once again, it has been my personal pleasure to work with the Board, resident's and property owner's, in the adoption of a Budget that recognizes the accomplishments of the District over the past year and moves the District's programs to an improved service level in the coming Fiscal Year.

**Yours sincerely,
Heritage Harbour South
Community Development District**



James P. Ward
District Manager
Enclosure



James P. Ward
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**Heritage Harbour South
Community Development District
General Fund - Adopted Budget
Fiscal Year 2012**

Description	Fiscal Year 2011 Adopted Budget	Actual at 03/31/11	Anticipated Year End 09/30/11	Fiscal Year 2012 Adopted Budget
Revenues and Other Sources				
Carryforward				
Cash Reserve Addition (FY 2013)	\$ -	\$ -	\$ -	\$ (55,900)
Cash Reserve Reduction	\$ -	\$ -	\$ -	\$ 2,601
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ 1,500
Interest Income - General Account	\$ 400	\$ 211	\$ 400	\$ 400
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 428,084	\$ 364,076	\$ 428,084	\$ 479,527
Total Revenue & Other Sources	\$ 428,484	\$ 364,286	\$ 428,484	\$ 428,128
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ 7,200	\$ 4,000	\$ 12,000	\$ 9,600
Board of Supervisor's - FICA	\$ 560	\$ 306	\$ 918	\$ 740
Executive				
Executive Salaries	\$ 21,125	\$ 8,125	\$ 21,125	\$ 25,000
Executive Salaries - FICA	\$ 1,604	\$ 622	\$ 1,616	\$ 1,913
Executive Salaries - Insurance	\$ 1,725	\$ 784	\$ 2,351	\$ 1,950
Financial and Administrative				
Audit Services	\$ 6,800	\$ 6,800	\$ 6,800	\$ 6,800
Accounting Services	\$ 8,100	\$ 2,843	\$ 8,100	\$ 10,000
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Other Contractual Services				
Recording and Transcription	\$ 3,000	\$ 1,570	\$ 3,400	\$ 4,800
Legal Advertising	\$ 2,100	\$ 182	\$ 2,100	\$ 2,100
Trustee Services	\$ 6,000	\$ 7,000	\$ 7,000	\$ 7,000
Dissemination Agent Services	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Bank Service Fees	\$ 425	\$ 173	\$ 425	\$ 425
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ 600
Postage, Freight & Messenger	\$ 1,000	\$ 548	\$ 1,643	\$ 2,000
Rentals and Leases				
Computer Services	\$ 5,700	\$ 2,375	\$ 5,700	\$ 6,900
Equipment, Staging Services	\$ -	\$ -	\$ -	\$ 2,400
Insurance				
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Printing and Binding				
Printing and Binding	\$ 1,000	\$ 630	\$ 2,000	\$ 1,000
Office Supplies				
Office Supplies	\$ 50	\$ -	\$ -	\$ 50
Subscriptions and Memberships				
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Counsel				
General Counsel	\$ 4,800	\$ 8,607	\$ 25,000	\$ 25,000
Other General Government Services				
Engineering Services - General	\$ 2,400	\$ 4,300	\$ 4,500	\$ 4,500
Engineering Services - HOA Review	\$ 7,700	\$ 12,500	\$ 12,500	\$ -
Asset Management Services	\$ 56,100	\$ 16,350	\$ 56,100	\$ 8,000
Sub-Total:	\$ 145,564	\$ 85,889	\$ 181,453	\$ 128,953

**Heritage Harbour South
Community Development District
General Fund - Adopted Budget
Fiscal Year 2012**

Description	Fiscal Year 2011 Adopted Budget	Actual at 03/31/11	Anticipated Year End 09/30/11	Fiscal Year 2012 Adopted Budget
Re-Use Water Services				
General Counsel	\$ 25,000	\$ 2,937	\$ 20,000	\$ -
Repairs & Maintenance	\$ 10,000	\$ -	\$ -	\$ 5,600
Sub-Total:	\$ 35,000	\$ 2,937	\$ 20,000	\$ 5,600
Stormwater Management Services				
Surveying Services	\$ -	\$ -	\$ -	\$ 11,000
Asset Management Services	\$ -	\$ -	\$ -	\$ 48,705
Repairs & Maintenance	\$ 75,000	\$ 25,336	\$ 77,107	\$ 163,480
Sub-Total:	\$ 75,000	\$ 25,336	\$ 77,107	\$ 223,185
Stoneybrook Community Services				
Road & Street Facilities				
Asset Management Services	\$ -	\$ -	\$ -	\$ 5,525
Insurance	\$ -	\$ -	\$ -	\$ 2,500
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 20,000
Sub-Total:	\$ -	\$ -	\$ -	\$ 28,025
Lighthouse Cove Services				
Road & Street Facilities				
Asset Management Services	\$ -	\$ -	\$ -	\$ 3,400
Insurance	\$ -	\$ -	\$ -	\$ 500
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 8,625
Sub-Total:	\$ -	\$ -	\$ -	\$ 12,525
Infrastructure Renovation Project				
Re-use Water Line Distribution System				
Repairs and Maintenance	\$ 10,250	\$ -	\$ -	\$ -
Flood Control/Stormwater Management				
Professional Services	\$ 23,700	\$ 6,375	\$ 23,700	\$ -
Repairs and Maintenance	\$ 105,000	\$ -	\$ 85,000	\$ -
Road and Street Facilities				
Repairs and Maintenance	\$ 4,000	\$ -	\$ 2,500	\$ -
Sub-Total:	\$ 142,950	\$ 6,375	\$ 111,200	\$ -
Other Charges				
Discounts, Property Appraiser and Tax Collector Charges	\$ 29,970	\$ -	\$ 29,970	\$ 29,840
Total Expenditures and Other Uses	\$ 428,484	\$ 120,537	\$ 419,730	\$ 428,128
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 243,750	\$ 8,754	\$ 55,900
Fund Balance - Beginning	\$ 56,120	\$ 56,728	\$ 56,728	\$ 65,482
Fund Balance - Ending (Projected)		\$ 300,477	\$ 65,482	\$ 121,382

Heritage Harbour South
Community Development District
General Fund - Adopted Budget
Fiscal Year 2012

Description	Fiscal Year 2011 Adopted Budget	Actual at 03/31/11	Anticipated Year End 09/30/11	Fiscal Year 2012 Adopted Budget
Assessment Comparison				
	Rate/Unit			Rate/Unit
SB - Single Family 55'	\$ 338.89			\$ 322.42
SB - Single Family 65'	\$ 407.46			\$ 334.05
SB - Single Family 80'	\$ 476.02			\$ 357.32
SB - Single Family 85'	\$ 530.88			\$ 364.59
Stone Harbour Condo.	\$ 201.76			\$ 266.87
Twin Villa's	\$ 270.33			\$ 281.41
Club Home	\$ 270.33			\$ 276.32
Golf Course - Total	\$ 6,777.83			\$ 38,797.88
Clubhouse	\$ 6,777.83			\$ 3,764.74
Open Space	\$ -			\$ 35,033.13
LHC - Single Family 40'	\$ 174.33			\$ 261.35
Lighthouse Cove Condo.	\$ 155.14			\$ 249.83
Commercial 1	\$ 6,777.83			\$ 13,078.92
Commercial 2	\$ -			\$ 60.23
Golf Course & Commercial are Totals.				

**Heritage Harbour South
Community Development District
General Fund - Adopted Budget
Fiscal Year 2012**

Revenues and Other Sources

Carryforward

Cash Reserve Addition (FY 2013) \$ (55,900)

Each year the District begins to receive assessment revenue at the end of December. The Manatee County Tax Collector sends out tax bills in November that are due between November 30th of each year through March 31st of the following year. In Heritage Harbour South a majority of the funds are remitted to the District by December 31st. As such, the District must have sufficient available resources on hand to cover anticipated expenses for the period October 1 - December 31 of each year. This budget amount is intended as a one-time levy to cover the District's anticipated cash requirements each year for new programs, and will fund the operations which cover October 1, 2011 through December 31, 2011 (Fiscal Year 2013).

Cash Reserve Reduction \$ 2,601

Equalization Board (The Board of Supervisor's) change to account for a portion of the District's Water Management System located within the boundaries of the Golf Course, and the change in the square footage of the Golf Course Clubhouse/Maintenance Barn.

Miscellaneous Income \$ 1,500

Interest Income - General Account \$ 400

The District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.

Appropriations

Legislative

Board of Supervisor's Fees \$ 10,340

The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects twelve (12) anticipated meetings for the District.

Executive

Executive Salaries and Benefits \$ 28,863

The District has one employee - that is the District Manager who handles the daily activities of the District.

	<u>FY 2011</u>	<u>FY 2012</u>
Base Salary	\$ 21,125	\$ 25,000
FICA	\$ 1,604	\$ 1,913
Insurance	\$ 1,725	\$ 1,950
Total:	<u>\$ 24,454</u>	<u>\$ 28,863</u>

Financial and Administrative

Audit Services \$ 6,800

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Accounting Services \$ 10,000

For the Maintenance of the District's books and records on a daily basis.

Arbitrage Rebate Fees \$ 1,000

For requied Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

Other Contractual Services

Recording and Transcription \$ 4,800

Legal Advertising \$ 2,100

Trustee Services \$ 7,000

With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirments of the trust.

**Heritage Harbour South
Community Development District
General Fund - Adopted Budget
Fiscal Year 2012**

Dissemination Agent Services	\$	2,000
<p style="margin-left: 20px;">With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.</p>		
Bank Service Fees	\$	425
Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	600
Postage, Freight & Messenger	\$	2,000
Rentals and Leases		
Computer Services	\$	6,900
<p style="margin-left: 20px;">The District maintains all of it's Public Records, including all of it's programs for accounting and the administration of the District in a secure Category 5 Facility with constant redundancy of the system. The fee includes the yearly hardware and annual software licenses to maintain the District's records.</p>		
Equipment, Staging Services	\$	2,400
Insurance	\$	5,000
Printing and Binding	\$	1,000
Office Supplies	\$	50
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	25,000
<p style="margin-left: 20px;">The District's general counsel who is an independent contractor represents the Board by: reviewing agendas, back-up materials and otherwise preparing for Board Meetings, attending all Board Meetings. Additionally, the attorney remains current on all applicable federal, state and local laws, rules, ordinances, attorney general opinions and case determinations which affect the client.</p>		
Other General Government Services		
Engineering Services - General	\$	4,500
<p style="margin-left: 20px;">The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>		
Engineering Services - HOA Review	\$	-
<p style="margin-left: 20px;">The District's currently has an agreement with the Master HOA who provides maintenance for the assets owned by the District. In accordance with that agreement there are certain obligations that require the Master HOA to meet certain maintenance standards outlined in the Agreement. This line item has been removed for Fiscal Year 2012</p>		
Asset Management Services	\$	8,000
<p style="margin-left: 20px;">The District has retained the firm of Morris-Riley Development Management to manage the assets of the District. The firm establishes and monitor's the operational procedures to provide for the long term use with reduced future capital expenditures. This line item covers attendance at Board Meetings and other miscellaneous items as directed by the Manager during the year.</p>		
Re-Use Water Services		
General Counsel	\$	-
Repairs & Maintenance	\$	5,600
Description of Item	Estimated Cost	
Irrigation Line Flushing - Main Irrigation Line	\$ 3,600	
Valve Maintenance - Yearly valve exercise and inspection	\$ 2,000	
Total:	\$ 5,600	

**Heritage Harbour South
Community Development District
General Fund - Adopted Budget
Fiscal Year 2012**

Stormwater Management Services

Surveying Services \$ 11,000

This item is to stakeout the boundaries of the District's lakes and wetlands from the plats and the property appraiser's legal descriptions that are contained in deeds transferring these assets to the District to insure the actual location of the asset is within these legally defined boundaries. We plan on using permanent reference monuments, to mark the locations, which will then be transferred to an AutoCAD drawing with GPS coordinates of the monuments that would be used to easily find them in the field. Only those lakes and wetlands that will have physical improvements in FY 2012 will be completed during the year.

Asset Management Services \$ 48,705

Coordination of all necessary programs services for Stormwater Management System during the year as well as coordination, inspections, vendor payment processing, maintaining vendor insurance certificates.

<u>Description of Item</u>	<u>Yearly Hours</u>	<u>Hourly Rate</u>	<u>Estimated Cost</u>
Morris-Riley	573	\$ 85.00	\$ 48,705

Repairs & Maintenance \$ 163,480

<u>Description of Item</u>	<u>Estimated Cost</u>
Aquatic Maintenance	\$ 32,200
Wetland Maintenance Services	\$ 62,330

<u>Description of Item</u>	<u>Rate</u>	<u>Number of Events</u>	<u>Estimated Cost</u>
Regular Wetland Maintenance	\$ 4,000	8	\$ 32,000
Lake/Wetland Interface Mowing	\$ 1,350	8	\$ 10,800
Total:			<u>\$ 42,800</u>

The Wetland Maintenance Program has been increased from Quarterly Maintenance to approximately 8 times during the year. The number of events will depend on the actual cost per event. Additionally, the mowing of any area between a wetland and a lake is added to the FY 2012 work program.

Wetland and Aquatic Planting Program

<u>Description of Item</u>	<u>Rate</u>	<u>Estimated Quantity</u>	<u>Estimated Cost</u>
Aquatic Plants (Installed)	\$ 1.35	5000	\$ 6,750

For the aquatic plantings of five (5) lakes in the system. This program is anticipated to be a five (5) year program.

Wetland Planting Enhancements

<u>Description of Item</u>	<u>Square Feet of Planting</u>	<u>Cost/1000 Sq. Feet</u>	<u>Estimated Cost</u>
Wetland Plant (Installed)	44,000	\$ 245.00	\$ 10,780
Larger Species Plantings			\$ 2,000
Total:			<u>\$ 12,780</u>

This program is anticipated to be a multi year program, and cover approximately 6,500 lineal feet of planting area. The plantings would be concentrated within an eight (8) foot wide area along the buffer of each wetland. In addition, the larger species planting would provide some larger tree material in each wetland.

**Heritage Harbour South
Community Development District
General Fund - Adopted Budget
Fiscal Year 2012**

Restoration of Deteoriated Lake Banks \$ 37,450

There are approximately four (4) acres or twenty (20) lake banks in various stages of deterioration, due primarily to lack of maintenance throughout the years. This program entails replacing the chord grass, put down pine needles in the beds to reduce weed growth and enhance appearance and provide for yearly maintenance of these beds. This program is a three (3) year program, and the most deteriorated beds will be identified and restored during the year.

Chord Grass Bed Replacement

Description of Item	Rate	Estimated Quantity	Estimated Cost
Plant New Chord Grass and split existing			\$ 4,900
Pine Needle Installation (2)	\$ 6.50	2,700	\$ 17,550
Maintenance - Monthly			\$ 15,000
Total:			<u>\$ 37,450</u>

Wetland Signage Enhancements (Environmental Education Program) \$ 5,000

The current code requirements of Manatee County require posted wetland/conservation signs. The current signs are in various stages of deterioration and are recommended for replacement.

Description of Item	Number of Signs	Unit Cost	Estimated Cost
Replacement of Existing Regulatory Signs	125	\$ 40	\$ 5,000
Total			<u>\$ 5,000</u>

Lake Banks

Miscellaneous Wash-Out Repairs	\$ 15,000
Pipes and Inlets	
Trash Removal	\$ 1,500
Sediment Removal	\$ 10,000
Total:	<u>\$ 163,480</u>

Stoneybrook Community Services

Road & Street Facilities

Asset Management Services \$ 5,525

Coordination of all necessary repairs for Road & Street Facilities during the year as well as coordination, inspections, vendor payment processing, maintaining vendor insurance certificates.

Description of Item	Yearly Hours	Hourly Rate	Budget
Morris-Riley	65	\$ 85.00	\$ 5,525

Insurance \$ 2,500
Repairs & Maintenance \$ 20,000

Description of Item	Budget
Sidewalk, Curb and Pot Holes	\$ 5,000
Street Sweeping - Semi-Annually	\$ 2,500
Curb - Pressure Washing - Annually	\$ 7,500
Sign and Lighting Repairs	\$ 5,000
Total:	<u>\$ 20,000</u>

Lighthouse Cove Services

Road & Street Facilities

Asset Management Services \$ 3,400

Coordination of all necessary repairs for Road & Street Facilities during the year as well as coordination, inspections, vendor payment processing and maintaining vendor insurance certificates.

Description of Item	Yearly Hours	Hourly Rate	Budget
Morris-Riley	40	\$ 85.00	\$ 3,400

**Heritage Harbour South
Community Development District
General Fund - Adopted Budget
Fiscal Year 2012**

Insurance		\$	500
Repairs & Maintenance		\$	8,625
	Estimated		
Description of Item	Cost	Budget	
Sidewalk, Curb and Pot Holes	\$	2,500	
Street Sweeping - Semi-Annually	\$	1,125	
Curb - Pressure Washing - Annually	\$	2,500	
Sign and Lighting Repairs	\$	2,500	
	Total:	\$	8,625
Other Charges			
<hr/>			
Discounts, Property Appraiser and Tax Collector Charges		\$	29,840
4% Discount permitted by Law for early payment and 3% Tax Collector and Property Appraiser Charges			
		Total Appropriations:	\$ 428,128
			<hr/> <hr/>

**Heritage Harbour South
Community Development District
General Fund - Emergency Reserve Budget
Fiscal Year 2012**

Description	Fiscal Year			Fiscal Year
	2011 Adopted Budget	Actual at 03/31/11	Anticipated Year End 09/30/11	2012 Adopted Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ (50,000)
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ -	\$ -	\$ -	\$ 53,763
Total Revenue & Other Sources	\$ -	\$ -	\$ -	\$ 3,763
Expenditures and Other Uses				
Other Charges				
Discounts, Property Appraiser and Tax Collector Charges				
	\$ -	\$ -	\$ -	\$ 3,763
Total Expenditures and Other Uses				\$ 3,763
Net Increase/(Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ 50,000
Fund Balance - Beginning (Audited)	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending (Projected)		\$ -	\$ -	\$ 50,000

Footnotes:

New Fund for Fiscal Year 2012 to begin the process of establishing sufficient reserves in the event of a natural disaster, such that the District would be able to immediately provide some immediate restoration efforts for the community.

For Fiscal Year 2012 an amount of \$50,000 was approved as a minimum towards establishing reserves that should accumulate over time to insure that the District has sufficient funds to assist in the event of a natural disaster.

Assessment Comparison			
	ERU's	Rate/Unit	Rate/Unit
SB - Single Family 55'	248	\$ -	\$ 35.96
SB - Single Family 65'	225	\$ -	\$ 35.96
SB - Single Family 80'	154	\$ -	\$ 35.96
SB - Single Family 85'	19	\$ -	\$ 35.96
Stone Harbour Condo.	120	\$ -	\$ 35.96
Twin Villa's	145	\$ -	\$ 35.96
Club Home	36	\$ -	\$ 35.96
Golf Course - Total	24	\$ -	\$ 872.29
Clubhouse	24	\$ -	\$ 872.29
Open Space	0	\$ -	\$ -
LHC - Single Family 40'	245	\$ -	\$ 35.96
Lighthouse Cove Condo.	255	\$ -	\$ 35.96
Commercial 1	20	\$ -	\$ 719.12
Commercial 2	4.00	\$ -	\$ 143.82
Golf Course and Commercial are Totals.			

**Heritage Harbour South
Community Development District**

**Debt Service Fund - Series 2002 A Bonds - Adopted Budget
Fiscal Year 2012**

Description	Fiscal Year 2011 Adopted Budget	Actual at March 31, 2011	Anticipated Year End 09/30/10	Fiscal Year 2012 Adopted Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ 10,000
Interest Income	\$ -	\$ 100	\$ 180	\$ 11,600
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 617,016	\$ 535,821	\$ 617,016	\$ 613,898
Special Assessment - Prepayments	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 617,016	\$ 535,921	\$ 617,196	\$ 635,498
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2002 A Bonds	\$ 125,000	\$ -	\$ 125,000	\$ 135,000
Principal Debt Service - Early Redemptions				
Series 2002 A Bonds	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Interest Expense				
Series 2002 A Bonds	\$ 448,825	\$ 228,150	\$ 456,300	\$ 447,525
Other Charges				
Discounts, Property Appraiser and Tax Collector Charges	\$ 43,191	\$ -	\$ 43,191	\$ 42,973
Total Expenditures and Other Uses	\$ 617,016	\$ 238,150	\$ 634,491	\$ 635,498
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 297,771	\$ (17,295)	\$ (10,000)
Fund Balance - Beginning (Audited)	\$ 830,921	\$ 821,455	\$ 821,455	\$ 804,160
Fund Balance - Ending (Projected)		\$ 1,119,226	\$ 804,160	\$ 794,160
Restricted Fund Balance:				
Reserve Account Requirement			\$ 523,949	
Restricted for November 1, 2012 Interest Payment			\$ 219,375	
Total - Restricted Fund Balance:			\$ 743,324	

Assessment Comparison			
Description	Units	Rate/Unit	Rate/Unit
SB - Single Family 55'	248	\$ 532.38	\$ 529.69
SB - Single Family 65'	224	\$ 706.62	\$ 703.04
SB - Single Family 80'	152	\$ 880.85	\$ 876.40
SB - Single Family 85'	19	\$ 1,045.41	\$ 1,040.12
Stone Harbour Condo.	120	\$ 338.79	\$ 337.07
Twin Villa's	145	\$ 440.42	\$ 438.20
Club Home	36	\$ 440.42	\$ 438.20
Golf Course - Total	1	\$ 52,579.43	\$ 52,313.71

(1) One Unit is 15 Equivalent Residential Units for Debt (Golf Course)

**Heritage Harbour South
Community Development District**

**Debt Service Fund - Series 2002 A Bonds - Adopted Budget
Fiscal Year 2011**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2011	\$ 6,885,000	6.50%		
11/1/2011			\$ 223,762.50	
5/1/2012	\$ 135,000	6.50%	\$ 223,762.50	\$ 582,525
11/1/2012			\$ 219,375.00	
5/1/2013	\$ 145,000	6.50%	\$ 219,375.00	\$ 583,750
11/1/2013			\$ 214,662.50	
5/1/2014	\$ 150,000	6.50%	\$ 214,662.50	\$ 579,325
11/1/2014			\$ 209,787.50	
5/1/2015	\$ 160,000	6.50%	\$ 209,787.50	\$ 579,575
11/1/2015			\$ 204,587.50	
5/1/2016	\$ 175,000	6.50%	\$ 204,587.50	\$ 584,175
11/1/2016			\$ 198,900.00	
5/1/2017	\$ 185,000	6.50%	\$ 198,900.00	\$ 582,800
11/1/2017			\$ 192,887.50	
5/1/2018	\$ 195,000	6.50%	\$ 192,887.50	\$ 580,775
11/1/2018			\$ 186,550.00	
5/1/2019	\$ 210,000	6.50%	\$ 186,550.00	\$ 583,100
11/1/2019			\$ 179,725.00	
5/1/2020	\$ 225,000	6.50%	\$ 179,725.00	\$ 584,450
11/1/2020			\$ 172,412.50	
5/1/2021	\$ 240,000	6.50%	\$ 172,412.50	\$ 584,825
11/1/2021			\$ 164,612.50	
5/1/2022	\$ 255,000	6.50%	\$ 164,612.50	\$ 584,225
11/1/2022			\$ 156,325.00	
5/1/2023	\$ 275,000	6.50%	\$ 156,325.00	\$ 587,650
11/1/2023			\$ 147,387.50	
5/1/2024	\$ 290,000	6.50%	\$ 147,387.50	\$ 584,775
11/1/2024			\$ 137,962.50	
5/1/2025	\$ 310,000	6.50%	\$ 137,962.50	\$ 585,925
11/1/2025			\$ 127,887.50	
5/1/2026	\$ 330,000	6.50%	\$ 127,887.50	\$ 585,775
11/1/2026			\$ 117,162.50	
5/1/2027	\$ 355,000	6.50%	\$ 117,162.50	\$ 589,325
11/1/2027			\$ 105,625.00	
5/1/2028	\$ 380,000	6.50%	\$ 105,625.00	\$ 591,250
11/1/2028			\$ 93,275.00	
5/1/2029	\$ 405,000	6.50%	\$ 93,275.00	\$ 591,550
11/1/2029			\$ 80,112.50	

**Heritage Harbour South
Community Development District**

**Debt Service Fund - Series 2002 A Bonds - Adopted Budget
Fiscal Year 2011**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2030	\$ 430,000	6.50%	\$ 80,112.50	\$ 590,225
11/1/2030			\$ 66,137.50	
5/1/2031	\$ 460,000	6.50%	\$ 66,137.50	\$ 592,275
11/1/2031			\$ 51,187.50	
5/1/2032	\$ 490,000	6.50%	\$ 51,187.50	\$ 592,375
11/1/2032			\$ 35,262.50	
5/1/2033	\$ 525,000	6.50%	\$ 35,262.50	\$ 595,525
11/1/2033			\$ 18,200.00	
5/1/2034	\$ 560,000	6.50%	\$ 18,200.00	\$ 596,400
Principal Balance - September 30, 2012	\$ 6,750,000			

**Heritage Harbour South
Community Development District**

**Debt Service Fund - Series 2003 A Bonds - Adopted Budget
Fiscal Year 2012**

Description	Fiscal Year 2011 Adopted Budget	Actual at March 31, 2011	Anticipated Year End 09/30/11	Fiscal Year 2012 Adopted Budget
Revenues and Other Sources				
Carryforward	\$ (3,200)	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 28	\$ 50	\$ 3,100
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 176,634	\$ 153,427	\$ 176,634	\$ 162,634
Prepayment Revenue				
Series 2003 A Bonds	\$ -	\$ -	\$ -	\$ -
Operating Transfers In	\$ 128,200	\$ 128,176	\$ 128,176	\$ -
Total Revenue & Other Sources	\$ 301,634	\$ 281,631	\$ 304,860	\$ 165,734

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

 Series 2003 A Bonds \$ 35,000 \$ - \$ 35,000 \$ 35,000

Principal Debt Service - Early Redemptions

 Series 2003 A Bonds \$ 125,000 \$ - \$ 125,000 \$ -

Interest Expense

 Series 2003 A Bonds \$ 129,270 \$ - \$ 129,270 \$ 119,350

Operating Transfers Out

 \$ - \$ - \$ - \$ -

Other Charges

 Discounts, Property Appraiser and Tax
 Collector Charges \$ 12,364 \$ - \$ 12,364 \$ 11,384

Total Expenditures and Other Uses **\$ 301,634** **\$ -** **\$ 301,634** **\$ 165,734**

Net Increase/(Decrease) in Fund Balance

\$ - \$ 281,631 \$ 3,226 \$ -

Fund Balance - Beginning (Audited)

\$ 218,382 \$ 213,654 \$ 213,654 \$ 216,880

Fund Balance - Ending (Projected)

\$ 495,285 **\$ 216,880** **\$ 216,880**

Restricted Fund Balance:

 Reserve Account Requirement \$ 144,291

 Restricted for November 1, 2012 Interest Payment \$ 58,590

Total - Restricted Fund Balance: **\$ 202,881**

Assessment Comparison

	Units	Rate/Unit	Rate/Unit
LHC - Single Family 40'	245	\$ 392.03	\$ 360.96
Lighthouse Cove Condo	255	\$ 294.02	\$ 270.72
Commercial 1	1	\$ 5,610.98	\$ 5,166.25
(1) One Unit is 5 Equivalent Residential Units for Debt (Commercial)			

**Heritage Harbour South
Community Development District**

**Debt Service Fund - Series 2003 A Bonds - Adopted Budget
Fiscal Year 2012**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2011	\$ 1,925,000	6.20%		
11/1/2011			\$ 59,675.00	
5/1/2012	\$ 35,000	6.20%	\$ 59,675.00	\$ 154,350
11/1/2012			\$ 58,590.00	
5/1/2013	\$ 40,000	6.20%	\$ 58,590.00	\$ 157,180
11/1/2013			\$ 57,350.00	
5/1/2014	\$ 40,000	6.20%	\$ 57,350.00	\$ 154,700
11/1/2014			\$ 56,110.00	
5/1/2015	\$ 45,000	6.20%	\$ 56,110.00	\$ 157,220
11/1/2015			\$ 54,715.00	
5/1/2016	\$ 45,000	6.20%	\$ 54,715.00	\$ 154,430
11/1/2016			\$ 53,320.00	
5/1/2017	\$ 50,000	6.20%	\$ 53,320.00	\$ 156,640
11/1/2017			\$ 51,770.00	
5/1/2018	\$ 55,000	6.20%	\$ 51,770.00	\$ 158,540
11/1/2018			\$ 50,065.00	
5/1/2019	\$ 55,000	6.20%	\$ 50,065.00	\$ 155,130
11/1/2019			\$ 48,360.00	
5/1/2020	\$ 60,000	6.20%	\$ 48,360.00	\$ 156,720
11/1/2020			\$ 46,500.00	
5/1/2021	\$ 65,000	6.20%	\$ 46,500.00	\$ 158,000
11/1/2021			\$ 44,485.00	
5/1/2022	\$ 65,000	6.20%	\$ 44,485.00	\$ 153,970
11/1/2022			\$ 42,470.00	
5/1/2023	\$ 70,000	6.20%	\$ 42,470.00	\$ 154,940
11/1/2023			\$ 40,300.00	
5/1/2024	\$ 75,000	6.20%	\$ 40,300.00	\$ 155,600
11/1/2024			\$ 37,975.00	
5/1/2025	\$ 80,000	6.20%	\$ 37,975.00	\$ 155,950
11/1/2025			\$ 35,495.00	
5/1/2026	\$ 85,000	6.20%	\$ 35,495.00	\$ 155,990
11/1/2026			\$ 32,860.00	
5/1/2027	\$ 90,000	6.20%	\$ 32,860.00	\$ 155,720
11/1/2027			\$ 30,070.00	
5/1/2028	\$ 95,000	6.20%	\$ 30,070.00	\$ 155,140
11/1/2028			\$ 27,125.00	
5/1/2029	\$ 105,000	6.20%	\$ 27,125.00	\$ 159,250
11/1/2029			\$ 23,870.00	

**Heritage Harbour South
Community Development District**

**Debt Service Fund - Series 2003 A Bonds - Adopted Budget
Fiscal Year 2012**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2030	\$ 110,000	6.20%	\$ 23,870.00	\$ 157,740
11/1/2030			\$ 20,460.00	
5/1/2031	\$ 115,000	6.20%	\$ 20,460.00	\$ 155,920
11/1/2031			\$ 16,895.00	
5/1/2032	\$ 125,000	6.20%	\$ 16,895.00	\$ 158,790
11/1/2032			\$ 13,020.00	
5/1/2033	\$ 130,000	6.20%	\$ 13,020.00	\$ 156,040
11/1/2033			\$ 8,990.00	
5/1/2034	\$ 140,000	6.20%	\$ 8,990.00	\$ 157,980
11/1/2034			\$ 4,650.00	
5/1/2035	\$ 150,000	6.20%	\$ 4,650.00	\$ 159,300
Principal Balance - September 30, 2012	\$ 1,890,000			

**Heritage Harbour South
Community Development District**

**Capital Projects Fund - Series 2003 A Bonds - Adopted Budget
Fiscal Year 2012**

Description	Fiscal Year 2011 Adopted Budget	Actual at March 31, 2011	Anticipated Year End 09/30/11	Fiscal Year 2012 Adopted Budget
Revenues and Other Sources				
Carryforward	\$ 128,200	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 15	\$ 15	\$ -
Operating Transfers In				
From Debt Service Fund	\$ -	\$ -	\$ -	\$ -
Prepayment Revenue				
Series 2003 A Bonds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 128,200	\$ 15	\$ 15	\$ -
Expenditures and Other Uses				
Flood Control - Stormwater Management				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ 128,200	\$ 128,176	\$ 128,176	\$ -
Total Expenditures and Other Uses	\$ 128,200	\$ 128,176	\$ 128,176	\$ -
Net Increase/(Decrease) in Fund				
Balance	\$ -	\$ (128,160)	\$ (128,161)	\$ -
Fund Balance - Beginning	\$ 128,160	\$ 128,160	\$ 128,160	\$ (0)
Fund Balance - Ending (Projected)	\$ 128,160	\$ -	\$ (0)	\$ (0)

**Heritage Harbour South
Community Development District**

**Assessment Comparison
Fiscal Year 2012**

Combined All General Funds							
Type of Unit	Admin.	Water Management	Community Specific	Emergency Reserves	Total	Total Assessments	
SB - Single Family 55'	\$ 96.01	\$ 179.56	\$ 46.85	\$ 35.96	\$ 358.37	\$ 88,876.65	
SB - Single Family 65'	\$ 98.98	\$ 188.23	\$ 46.85	\$ 35.96	\$ 370.01	\$ 83,253.06	
SB - Single Family 80'	\$ 104.90	\$ 205.57	\$ 46.85	\$ 35.96	\$ 393.27	\$ 60,564.13	
SB - Single Family 85'	\$ 106.76	\$ 210.99	\$ 46.85	\$ 35.96	\$ 400.55	\$ 7,610.52	
Stone Harbour Condo.	\$ 81.07	\$ 153.01	\$ 32.79	\$ 35.96	\$ 302.83	\$ 36,339.51	
Twin Villa's	\$ 84.77	\$ 163.85	\$ 32.79	\$ 35.96	\$ 317.37	\$ 46,018.55	
Club Home	\$ 83.47	\$ 160.06	\$ 32.79	\$ 35.96	\$ 312.28	\$ 11,242.05	
Golf Course - Total	\$ 10,675.55	\$ 28,122.33		\$ 872.29	\$ 39,670.17	\$ 39,670.17	
LHC - Single Family 40'	\$ 79.72	\$ 147.70	\$ 33.93	\$ 35.96	\$ 297.30	\$ 72,839.02	
Lighthouse Cove Condo.	\$ 76.21	\$ 149.87	\$ 23.75	\$ 35.96	\$ 285.78	\$ 72,874.98	
Commercial 1	\$ 3,556.84	\$ 9,552.08	\$ -	\$ 719.12	\$ 13,828.04	\$ 13,828.04	
Commercial 2	\$ 60.23	\$ -	\$ -	\$ 143.82	\$ 204.05	\$ 204.05	
					Total:	\$ 533,320.74	

Type of Unit	Administration			Water Management		
	FY 2011	FY 2012	Change	FY 2011	FY 2012	Change
SB - Single Family 55'	\$ 64.63	\$ 96.01	\$ 31.38	\$ 274.26	\$ 179.56	\$ (94.70)
SB - Single Family 65'	\$ 64.63	\$ 98.98	\$ 34.35	\$ 342.86	\$ 188.23	\$ (154.63)
SB - Single Family 80'	\$ 64.63	\$ 104.90	\$ 40.27	\$ 411.39	\$ 205.57	\$ (205.82)
SB - Single Family 85'	\$ 64.63	\$ 106.76	\$ 42.13	\$ 466.25	\$ 210.99	\$ (255.26)
Stone Harbour Condo.	\$ 64.63	\$ 81.07	\$ 16.44	\$ 137.13	\$ 153.01	\$ 15.88
Twin Villa's	\$ 64.63	\$ 84.77	\$ 20.14	\$ 205.70	\$ 163.85	\$ (41.85)
Club Home	\$ 64.63	\$ 83.47	\$ 18.84	\$ 205.70	\$ 160.06	\$ (45.64)
Golf Course - Total	\$ 1,292.57	\$ 10,675.55	\$ 9,382.98	\$ 5,485.26	\$ 28,122.33	\$ 22,637.07
LHC - Single Family 40'	\$ 64.63	\$ 79.72	\$ 15.09	\$ 109.71	\$ 147.70	\$ 37.99
Lighthouse Cove Condo.	\$ 64.63	\$ 76.21	\$ 11.58	\$ 90.51	\$ 149.87	\$ 59.36
Commercial 1	\$ 1,292.57	\$ 3,556.84	\$ 2,264.27	\$ 5,485.26	\$ 9,552.08	\$ 4,066.82
Commercial 2	\$ -	\$ 60.23	\$ 60.23	\$ -	\$ -	\$ -

Type of Unit	Community Specific			Community Restoration		
	FY 2011	FY 2012	Change	FY 2011	FY 2012	Change
SB - Single Family 55'	\$ -	\$ 46.85	\$ 46.85	\$ -	\$ 35.96	\$ 35.96
SB - Single Family 65'	\$ -	\$ 46.85	\$ 46.85	\$ -	\$ 35.96	\$ 35.96
SB - Single Family 80'	\$ -	\$ 46.85	\$ 46.85	\$ -	\$ 35.96	\$ 35.96
SB - Single Family 85'	\$ -	\$ 46.85	\$ 46.85	\$ -	\$ 35.96	\$ 35.96
Stone Harbour Condo.	\$ -	\$ 32.79	\$ 32.79	\$ -	\$ 35.96	\$ 35.96
Twin Villa's	\$ -	\$ 32.79	\$ 32.79	\$ -	\$ 35.96	\$ 35.96
Club Home	\$ -	\$ 32.79	\$ 32.79	\$ -	\$ 35.96	\$ 35.96
Golf Course - Total	\$ -	\$ -	\$ -	\$ -	\$ 872.29	\$ 872.29
LHC - Single Family 40'	\$ -	\$ 33.93	\$ 33.93	\$ -	\$ 35.96	\$ 35.96
Lighthouse Cove Condo.	\$ -	\$ 23.75	\$ 23.75	\$ -	\$ 35.96	\$ 35.96
Commercial 1	\$ -	\$ -	\$ -	\$ -	\$ 719.12	\$ 719.12
Commercial 2	\$ -	\$ -	\$ -	\$ -	\$ 143.82	\$ 143.82

**Heritage Harbour South
Community Development District**

**Assessment Comparison - All Funds
Fiscal Year 2012**

Type of Unit	Fiscal Year 2012			Fiscal Year 2011 - All Funds Rate/Unit	Change Rate/Unit
	General Funds	Debt Service Funds	Total:		
	Rate/Unit	Rate/Unit	Rate/Unit		
SB - Single Family 55'	\$ 358.78	\$ 529.69	\$ 888.47	\$ 871.27	\$ 17.20
SB - Single Family 65'	\$ 370.67	\$ 703.04	\$ 1,073.72	\$ 1,114.08	\$ (40.36)
SB - Single Family 80'	\$ 394.47	\$ 876.40	\$ 1,270.87	\$ 1,356.87	\$ (86.00)
SB - Single Family 85'	\$ 401.90	\$ 1,040.12	\$ 1,442.03	\$ 1,576.29	\$ (134.26)
Stone Harbour Condo.	\$ 301.79	\$ 337.07	\$ 638.87	\$ 540.55	\$ 98.32
Twin Villa's	\$ 316.66	\$ 438.20	\$ 754.86	\$ 710.75	\$ 44.11
Club Home	\$ 311.46	\$ 438.20	\$ 749.66	\$ 710.75	\$ 38.91
Golf Course - Total	\$ 39,670.17	\$ 52,313.71	\$ 91,983.87	\$ 59,357.26	\$ 32,626.61
Clubhouse	\$ 4,637.03	\$ 52,313.71	\$ 56,950.74	\$ 6,777.83	\$ 50,172.91
Open Space	\$ 35,033.13		\$ 35,033.13	\$ 52,579.43	\$ (17,546.30)
LHC - Single Family 40'	\$ 296.16	\$ 360.96	\$ 657.11	\$ 566.36	\$ 90.75
Lighthouse Cove Condo.	\$ 284.25	\$ 270.72	\$ 554.97	\$ 449.16	\$ 105.81
Commercial 1	\$ 13,945.38	\$ 5,166.25	\$ 19,111.64	\$ 12,388.81	\$ 6,722.83
Commercial 2	\$ 177.05	N/A	\$ 177.05	\$ -	\$ 177.05