

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$382,399.00
Collection Cost @	3%	\$12,335.45
Early Payment Discount @	4%	\$16,447.27
2023/2024 Total		<u>\$411,181.72</u>

2022/2023 O&M Budget	\$382,399.00
2023/2024 O&M Budget	\$382,399.00

Total Difference	<u>\$0.00</u>
------------------	---------------

	PER UNIT ANNUAL ASSESSMENT		Adopted Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2013 Debt Service - Single Family 55'	\$466.27	\$466.27	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$309.24	\$318.72	\$9.48	3.07%
Total	\$775.51	\$784.99	\$9.48	1.22%
Series 2013 Debt Service - Single Family 65'	\$618.86	\$618.86	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$313.17	\$318.72	\$5.55	1.77%
Total	\$932.03	\$937.58	\$5.55	0.60%
Series 2013 Debt Service - Single Family 80'	\$771.46	\$771.46	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$321.01	\$318.72	-\$2.29	-0.71%
Total	\$1,092.47	\$1,090.18	-\$2.29	-0.21%
Series 2013 Debt Service - Single Family 85'	\$915.58	\$915.58	\$0.00	0.00%
Operations/Maintenance - Single Family 85'	\$323.46	\$318.72	-\$4.74	-1.47%
Total	\$1,239.04	\$1,234.30	-\$4.74	-0.38%
Series 2013 Debt Service - Stone Harbour Condo	\$296.71	\$296.71	\$0.00	0.00%
Operations/Maintenance - Stone Harbour Condo	\$262.46	\$272.33	\$9.87	3.76%
Total	\$559.17	\$569.04	\$9.87	1.77%
Series 2013 Debt Service - Twin Villas	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Twin Villas	\$267.36	\$272.33	\$4.97	1.86%
Total	\$653.09	\$658.06	\$4.97	0.76%
Series 2013 Debt Service - Club Home	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Club Home	\$265.64	\$272.33	\$6.69	2.52%
Total	\$651.37	\$658.06	\$6.69	1.03%
Series 2013 Debt Service - Golf Course	\$1,898.18	\$1,898.18	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$641.28	\$167.26	-\$474.02	-73.92%
Total	\$2,539.46	\$2,065.44	-\$474.02	-18.67%
Series 2015 Debt Service - LHC - Single Family 40'	\$303.90	\$303.90	\$0.00	0.00%
Operations/Maintenance - LHC - Single Family 40'	\$215.81	\$232.07	\$16.26	7.53%
Total	\$519.71	\$535.97	\$16.26	3.13%
Series 2015 Debt Service - Lighthouse Cove Condo	\$227.92	\$227.92	\$0.00	0.00%
Operations/Maintenance - Lighthouse Cove Condo	\$200.53	\$211.68	\$11.15	5.56%
Total	\$428.45	\$439.60	\$11.15	2.60%
Debt Service - Townhomes (Parcel 17)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Townhomes (Parcel 17)	\$184.49	\$164.11	-\$20.38	-11.05%
Total	\$184.49	\$164.11	-\$20.38	-11.05%
Debt Service - Aquaterra	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Aquaterra	\$127.42	\$164.11	\$36.69	28.79%
Total	\$127.42	\$164.11	\$36.69	28.79%

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$382,399
COLLECTION COSTS @	3.0%	\$12,335
EARLY PAYMENT DISCOUNT @	4.0%	\$16,447.3
TOTAL O&M ASSESSMENT		<u>\$411,182</u>

O&M 1	Admin and Reuse Water	O&M 2	Community Specific Costs (Roadway/Landscape/Gate)	O&M 3	Contingency/Disaster (Community Restoration)
\$234,299		\$58,100		\$90,000	
\$17,635		\$4,373		\$6,774	
<u>\$251,934</u>		<u>\$62,473</u>		<u>\$96,774</u>	

LOT SIZE	ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT			
	O&M 1 UNITS	TOTAL O&M 1 BUDGET	PER UNIT	O&M 2 UNITS	TOTAL O&M 2 BUDGET	PER UNIT	O&M 3 UNITS	TOTAL O&M 3 BUDGET	PER UNIT	TOTAL O&M	2013 DEBT SERVICE ⁽¹⁾	2015 DEBT SERVICE ⁽¹⁾	TOTAL ⁽³⁾
SB - Single Family 55'	248	\$48,429.58	\$195.28	248	\$14,849.72	\$59.88	248	\$15,762.53	\$63.56	\$318.72	\$466.27		\$784.99
SB - Single Family 65'	225	\$43,938.13	\$195.28	225	\$13,472.53	\$59.88	225	\$14,300.68	\$63.56	\$318.72	\$618.86		\$937.58
SB - Single Family 80'	154	\$30,073.21	\$195.28	154	\$9,221.20	\$59.88	154	\$9,788.02	\$63.56	\$318.72	\$771.46		\$1,090.18
SB - Single Family 85'	19	\$3,710.33	\$195.28	19	\$1,137.68	\$59.88	19	\$1,207.61	\$63.56	\$318.72	\$915.58		\$1,234.30
Stone Harbour Condo	120	\$20,023.43	\$166.86	120	\$5,029.75	\$41.91	120	\$7,627.03	\$63.56	\$272.33	\$296.71		\$569.04
Twin Villas	145	\$24,194.98	\$166.86	145	\$6,077.61	\$41.91	145	\$9,216.00	\$63.56	\$272.33	\$385.73		\$658.06
Club Home	36	\$6,007.03	\$166.86	36	\$1,508.92	\$41.91	36	\$2,288.11	\$63.56	\$272.33	\$385.73		\$658.06
Golf Course	24.26	\$2,486.23	\$102.48	24.26	\$29.61	\$1.22	24.26	\$1,541.93	\$63.56	\$167.26	\$1,898.18		\$2,065.44
LHC - Single Family 40'	245	\$34,836.37	\$142.19	245	\$6,448.15	\$26.32	245	\$15,571.86	\$63.56	\$232.07		\$303.90	\$535.97
Lighthouse Cove Condo	255	\$33,072.99	\$129.70	255	\$4,697.94	\$18.42	255	\$16,207.44	\$63.56	\$211.68		\$227.92	\$439.60
Parcel 17 Townhome	44	\$4,424.28	\$100.55	0	\$0.00	\$0.00	44	\$2,796.58	\$63.56	\$164.11			\$164.11
Aquaterra 2	4	\$402.21	\$100.55	0	\$0.00	\$0.00	4	\$254.23	\$63.56	\$164.11			\$164.11
Aquaterra	3.338	\$335.64	\$100.55	0	\$0.00	\$0.00	3.338	\$212.16	\$63.56	\$164.11			\$164.11
	<u>1522.598</u>	<u>\$251,934.41</u>		<u>1471.26</u>	<u>\$62,473.12</u>		<u>1522.598</u>	<u>\$96,774.19</u>					
Collection Costs/Discounts		(\$17,635.41)			(\$4,373.12)			(\$6,774.19)					
Net Expected Revenue		<u>\$234,299.00</u>			<u>\$58,100.00</u>			<u>\$90,000.00</u>					

(1) Annual debt service assessments per lot adopted in connection with the Series 2013 and Series 2015 bond issuances. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

(2) Annual assessment that will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).