

CC: OMB
growth
ngmt.

Heron Isles

Community Development District

14785 St. Augustine Road, Suite 4 • Jacksonville, FL 32258 • (904) 288-9130 • Fax (904) 288-9187

May 10, 2012

Mr. Michael Mahaney
Nassau County Administrator
96160 Nassau Place
Yulee, Florida 32097

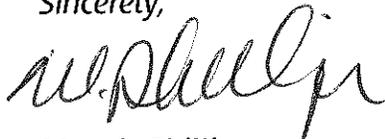
Re: Heron Isles CDD
Proposed Budget Fiscal Year 2013

12 MAY 23 PM 2:27
COMMUNICATIONS SECTION

Dear Mr. Selby:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2013 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,



Maggie Phillips
District Accountant

MP/

enclosure

***Approved Budget
Fiscal Year 2013***

***Heron Isles Community
Development District***

May 10, 2012



**Heron Isles
Community Development District**

TABLE OF CONTENTS

General Fund

Budget	Page 1
Exhibit "A"	Page 2
Narrative	Page 3-5

Debt Service Fund

Budget - Series 2005	Page 6
Amortization Schedule - 2005	Page 7

Heron Isles

Community Development District

General Fund

Description	Adopted Budget FY 2012	Actual Thru 3/31/2012	Projected Next 6 Months	Total Projected 9/30/2012	Approved Budget FY 2013
Revenues					
Assessments - On Roll	\$127,086	\$87,810	\$39,277	\$127,086	\$127,086
Assessments - Direct	\$62,699	\$36,357	\$26,342	\$62,699	\$62,699
Interest Income	\$0	\$73	\$73	\$145	\$0
Unassigned Fund Balance	\$75,743	\$75,742	\$0	\$75,742	\$71,017
TOTAL REVENUES	\$265,528	\$199,981	\$65,691	\$265,672	\$260,802
Expenditures					
Administrative					
Supervisor Fees	\$3,200	\$1,200	\$1,600	\$2,800	\$3,200
FICA Expense	\$245	\$92	\$122	\$214	\$245
Engineering	\$500	\$0	\$250	\$250	\$500
Assessment Roll Dissemination	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Attorney	\$500	\$500	\$0	\$500	\$500
Annual Audit	\$15,000	\$3,617	\$7,500	\$11,117	\$15,000
Trustee Fees	\$4,900	\$4,900	\$0	\$4,900	\$4,900
Management Fees	\$3,500	\$3,500	\$0	\$3,500	\$3,500
Computer Time	\$43,260	\$21,630	\$21,630	\$43,260	\$43,260
Telephone	\$1,000	\$500	\$500	\$1,000	\$1,000
Postage	\$100	\$10	\$40	\$50	\$100
Printing & Binding	\$1,000	\$65	\$185	\$250	\$1,000
Insurance	\$1,000	\$255	\$255	\$510	\$1,000
Legal Advertising	\$5,500	\$5,500	\$0	\$5,500	\$5,500
Other Current Charges	\$3,600	\$101	\$3,100	\$3,201	\$3,600
Office Supplies	\$1,000	\$567	\$433	\$1,000	\$1,000
Meeting Room Rental	\$150	\$37	\$63	\$100	\$150
Dues, Licenses & Subscriptions	\$400	\$200	\$200	\$400	\$400
Capital Outlay	\$175	\$175	\$0	\$175	\$175
	\$250	\$0	\$250	\$250	\$250
TOTAL ADMINISTRATIVE EXPENDITURES	\$92,780	\$50,349	\$36,128	\$86,477	\$92,780
UTILITIES:					
Electric	\$15,000	\$6,887	\$7,613	\$14,500	\$15,000
Water & Sewer	\$27,600	\$9,747	\$17,853	\$27,600	\$27,600
SUBTOTAL UTILITIES	\$42,600	\$16,634	\$25,466	\$42,100	\$42,600
CONTRACT SERVICES					
Landscape Maintenance	\$65,000	\$34,185	\$28,500	\$62,685	\$65,000
Lake Maintenance	\$9,912	\$4,956	\$4,956	\$9,912	\$9,912
Janitorial Services	\$7,200	\$3,152	\$3,450	\$6,602	\$7,200
Trash Removal Services	\$6,000	\$2,725	\$3,000	\$5,725	\$6,000
Management Company	\$9,000	\$4,500	\$4,500	\$9,000	\$9,000
SUBTOTAL CONTRACT SERVICES	\$97,112	\$49,518	\$44,406	\$93,924	\$97,112
REPAIRS & MAINTENANCE					
Repairs & Maintenance	\$10,000	\$7,582	\$2,418	\$10,000	\$10,000
SUBTOTAL REPAIRS & MAINTENANCE	\$10,000	\$7,582	\$2,418	\$10,000	\$10,000
RESERVES					
Road Maintenance	\$20,000	\$0	\$0	\$0	\$20,000
Capital Improvements	\$7,616	\$0	\$0	\$0	\$7,616
SUBTOTAL RESERVES	\$27,616	\$0	\$0	\$0	\$27,616
TOTAL FIELD EXPENDITURES	\$177,328	\$73,734	\$72,289	\$146,024	\$177,328
TOTAL EXPENDITURES	\$270,108	\$124,083	\$108,418	\$232,501	\$270,108
OTHER SOURCES/(USES)					
Interfund Transfers In/(Out)	\$6,166	\$4,385	\$0	\$4,385	\$9,306
TOTAL OHER SOURCES/(USES)	\$6,166	\$4,385	\$0	\$4,385	\$9,306
Assigned Fund Balance	\$1,586	\$80,283	(\$42,727)	\$37,557	\$0

	FY 2011	FY 2012	FY 2013
NET ASSESSMENTS	\$189,785	\$189,785	\$189,785
PLUS COLLECTION FEES (6%)	\$12,108	\$12,108	\$12,108
GROSS ASSESSMENTS	\$201,893	\$201,893	\$201,893
NO. OF UNITS	740	740	740
PER UNIT ASSESSMENT	\$273	\$273	\$273

Heron Isles
Community Development District
General Fund

Exhibit "A"

Allocation of Operating Reserves

Estimated Funds Available

<i>Beginning Fund Balance - Fiscal Year 2012</i>	\$125,646
<i>Estimated Excess Revenues - Fiscal Year 2012</i>	\$37,557
Total Estimated Funds Available - 9/30/12	<u>\$163,203</u>

Allocation of Funds Available

⁽¹⁾ <i>Operating Reserve - First Quarter Operating Capital</i>	\$67,527
<i>Capital Reserve/Renewal & Replacement</i>	\$24,659
Total Allocation of Funds	<u>\$92,186</u>
Total Undesignated Cash	<u>\$71,017</u>

⁽¹⁾ Represents approximately (3) three months operating expenditures

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2013

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the General Operating Expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c) (2)-12(b) (5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2005 Capital Improvement Revenue Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2013

Computer Time

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. Preferred Governmental Insurance Trust specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Meeting Room Rental

This item includes the cost to rent a boardroom for the Heron Isles Community Development District monthly supervisor meetings. The rental fees are based on the quarterly meetings.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Utilities:

Electric

This item includes the cost of electricity for Heron Isles CDD that will be provided by FPL.

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2013

Water & Sewer

This item includes the cost of water and/or sewer from JEA.

Contract Services:

Landscape Maintenance

Landscape and irrigation services are to maintain the common areas within the District. The District has contracted with Saffercuts for these services pertaining to entryway maintenance and Rhonda Landscaping in regards to Lake bed maintenance. The contract provides for a 30 day termination by either party.

<u>Vendor</u>	<u>Monthly</u>	<u>Yearly</u>
Ronda Landscaping	\$4,750.	\$57,000
Landscape Contingency		\$8,000
Total	\$4,750.	\$65,000

Lake Maintenance

The District has a contract with The Lake Doctors who provide monthly water management services to all the lakes throughout the District.

Janitorial Services

The District has a contract with All Repairs & Maintenance for Janitorial services for the District.

Trash Removal Service

The District has a contract with All Repairs & Maintenance for Trash Removal Services.

Management Company

Management Fees include managing, supervising and coordinating the management, operation and maintenance. The District has a contract with Property Management Systems to provide these services, The monthly charge is \$750.00 and the contract can be terminated by either party within 30 days notice.

Repairs & Maintenance:

Repairs & Maintenance

Unscheduled repairs and maintenance to the District's facilities through the community

Reserves:

Road Maintenance

The District will contract with a company for maintenance to the District's roadways

Capital Improvements

Represents any Capital expenditures the District may need outside of the regular maintenance.

Heron Isles

Community Development District

Debt Service Fund Series 2005

Description	Adopted Budget FY 2012	Actual Thru 3/31/2012	Projected Next 6 Months	Total Projected 9/30/2012	Approved Budget FY 2013
Revenues					
⁽¹⁾ Special Assessments - On Roll	\$217,653	\$145,711	\$71,942	\$217,653	\$217,653
Special Assessments - Off Roll	\$111,817	\$0	\$111,817	\$111,817	\$111,817
Interest Income	\$0	\$92	\$92	\$184	\$0
Prepayments	\$0	\$84,012	\$0	\$84,012	\$0
⁽²⁾ Carry Forward Surplus	\$185,825	\$231,731	\$0	\$231,731	\$127,324
TOTAL REVENUES	\$515,295	\$461,546	\$183,851	\$645,397	\$456,794
Expenditures					
Series 2005					
Interest - 11/1	\$125,638	\$125,638	\$0	\$125,638	\$118,019
Special Call - 11/1	\$55,000	\$90,000	\$0	\$90,000	\$0
Interest - 5/1	\$125,638	\$0	\$123,050	\$123,050	\$118,019
Principal - 5/1	\$80,000	\$0	\$80,000	\$80,000	\$80,000
Special Call - 5/1	\$0	\$0	\$95,000	\$95,000	\$0
TOTAL EXPENDITURES	\$386,276	\$215,638	\$298,050	\$513,688	\$316,038
Other Sources/(Uses)					
⁽³⁾ Interfund Transfer In/Out	(\$4,581)	(\$4,385)	\$0	(\$4,385)	(\$9,306)
TOTAL OTHER SOURCES/USES	(\$4,581)	(\$4,385)	\$0	(\$4,385)	(\$9,306)
EXCESS REVENUES	\$124,439	\$241,523	(\$114,199)	\$127,324	\$131,451

11/1/2013

\$115,719

⁽¹⁾ Maximum Annual Debt Service

⁽²⁾ Carry forward surplus is net of the reserve requirement

⁽³⁾ Represents excess funds in DS after Nov. 1 payments

	FY 2012	FY 2013
NET ASSESSMENTS	\$329,470	\$329,470
PLUS COLLECTION FEES (6%)	\$21,030	\$21,030
GROSS ASSESSMENTS	\$350,500	\$350,500
NO. OF UNITS	701	701
PER UNIT ASSESSMENT:		
S/F 40' - 202	\$500	\$500
S/F 50' - 389	\$500	\$500
S/F 60' - 149	\$500	\$500

Heron Isles

Community Development District

Amortization Schedule

Series 2005, Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/12	\$4,105,000.00	5.75%	\$0.00	\$118,018.75	\$118,018.75
05/01/13	\$4,105,000.00	5.75%	\$80,000.00	\$118,018.75	
11/01/13	\$4,025,000.00	5.75%	\$0.00	\$115,718.75	\$313,737.50
05/01/14	\$4,025,000.00	5.75%	\$85,000.00	\$115,718.75	
11/01/14	\$3,940,000.00	5.75%	\$0.00	\$113,275.00	\$313,993.75
05/01/15	\$3,940,000.00	5.75%	\$90,000.00	\$113,275.00	
11/01/15	\$3,850,000.00	5.75%	\$0.00	\$110,687.50	\$313,962.50
05/01/16	\$3,850,000.00	5.75%	\$95,000.00	\$110,687.50	
11/01/16	\$3,755,000.00	5.75%	\$0.00	\$107,956.25	\$313,643.75
05/01/17	\$3,755,000.00	5.75%	\$105,000.00	\$107,956.25	
11/01/17	\$3,650,000.00	5.75%	\$0.00	\$104,937.50	\$317,893.75
05/01/18	\$3,650,000.00	5.75%	\$110,000.00	\$104,937.50	
11/01/18	\$3,540,000.00	5.75%	\$0.00	\$101,775.00	\$316,712.50
05/01/19	\$3,540,000.00	5.75%	\$115,000.00	\$101,775.00	
11/01/19	\$3,425,000.00	5.75%	\$0.00	\$98,468.75	\$315,243.75
05/01/20	\$3,425,000.00	5.75%	\$120,000.00	\$98,468.75	
11/01/20	\$3,305,000.00	5.75%	\$0.00	\$95,018.75	\$313,487.50
05/01/21	\$3,305,000.00	5.75%	\$130,000.00	\$95,018.75	
11/01/21	\$3,175,000.00	5.75%	\$0.00	\$91,281.25	\$316,300.00
05/01/22	\$3,175,000.00	5.75%	\$135,000.00	\$91,281.25	
11/01/22	\$3,040,000.00	5.75%	\$0.00	\$87,400.00	\$313,681.25
05/01/23	\$3,040,000.00	5.75%	\$145,000.00	\$87,400.00	
11/01/23	\$2,895,000.00	5.75%	\$0.00	\$83,231.25	\$315,631.25
05/01/24	\$2,895,000.00	5.75%	\$155,000.00	\$83,231.25	
11/01/24	\$2,740,000.00	5.75%	\$0.00	\$78,775.00	\$317,006.25
05/01/25	\$2,740,000.00	5.75%	\$165,000.00	\$78,775.00	
11/01/25	\$2,575,000.00	5.75%	\$0.00	\$74,031.25	\$317,806.25
05/01/26	\$2,575,000.00	5.75%	\$170,000.00	\$74,031.25	
11/01/26	\$2,405,000.00	5.75%	\$0.00	\$69,143.75	\$313,175.00
05/01/27	\$2,405,000.00	5.75%	\$185,000.00	\$69,143.75	
11/01/27	\$2,220,000.00	5.75%	\$0.00	\$63,825.00	\$317,968.75
05/01/28	\$2,220,000.00	5.75%	\$195,000.00	\$63,825.00	
11/01/28	\$2,025,000.00	5.75%	\$0.00	\$58,218.75	\$317,043.75
05/01/29	\$2,025,000.00	5.75%	\$205,000.00	\$58,218.75	
11/01/29	\$1,820,000.00	5.75%	\$0.00	\$52,325.00	\$315,543.75
05/01/30	\$1,820,000.00	5.75%	\$215,000.00	\$52,325.00	
11/01/30	\$1,605,000.00	5.75%	\$0.00	\$46,143.75	\$313,468.75
05/01/31	\$1,605,000.00	5.75%	\$230,000.00	\$46,143.75	
11/01/31	\$1,375,000.00	5.75%	\$0.00	\$39,531.25	\$315,675.00
05/01/32	\$1,375,000.00	5.75%	\$245,000.00	\$39,531.25	
11/01/32	\$1,130,000.00	5.75%	\$0.00	\$32,487.50	\$317,018.75
05/01/33	\$1,130,000.00	5.75%	\$260,000.00	\$32,487.50	
11/01/33	\$870,000.00	5.75%	\$0.00	\$25,012.50	\$317,500.00
05/01/34	\$870,000.00	5.75%	\$275,000.00	\$25,012.50	
11/01/34	\$595,000.00	5.75%	\$0.00	\$17,106.25	\$317,118.75
05/01/35	\$595,000.00	5.75%	\$290,000.00	\$17,106.25	
11/01/35	\$305,000.00	5.75%	\$0.00	\$8,768.75	\$315,875.00
05/01/36	\$305,000.00	5.75%	\$305,000.00	\$8,768.75	\$313,768.75
TOTAL			\$4,105,000.00	\$3,586,275.00	\$7,691,275.00