

# **HERITAGE BAY**

Community Development District

## ***Annual Operating and Debt service Budget***

**Fiscal Year 2024**

Adopted Budget  
(Meeting on 09/07/2023)

Prepared by:



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# **HERITAGE BAY**

Community Development District

## **Operating Budget**

Fiscal Year 2024

# HERITAGE BAY

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL-2023	PROJECTED AUG- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 2,929	\$ 3,228	\$ 2,500	\$ 38,573	\$ 7,715	\$ 46,288	\$ 51,001
Hurricane Irma FEMA Refund	1,919	-	-	-	-	-	-
Interest - Tax Collector	225	148	-	1,360	-	1,360	-
Special Assmnts- Tax Collector	355,190	355,190	355,190	355,190	-	355,190	505,604
Special Assmnts- Lakes 30A & 30B	60,922	60,923	60,923	60,923	-	60,923	-
Special Assmnts- Reserves	31,250	31,250	31,250	31,250	-	31,250	31,250
Special Assmnts- Discounts	(16,644)	(16,667)	(17,895)	(16,073)	-	(16,073)	(21,474)
Other Miscellaneous Revenue	31,203	30,000	-	29,750	-	29,750	-
<b>TOTAL REVENUES</b>	<b>466,994</b>	<b>464,072</b>	<b>431,968</b>	<b>500,973</b>	<b>7,715</b>	<b>508,688</b>	<b>566,381</b>
<b>EXPENDITURES</b>							
<b>Administrative</b>							
P/R-Board of Supervisors	7,600	7,000	9,000	3,600	1,600	5,200	9,000
FICA Taxes	581	536	689	275	122	398	689
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	1,250	250	1,500	1,500
ProfServ-Engineering	15,376	21,635	12,000	4,377	2,000	6,377	12,000
ProfServ-Legal Services	4,853	18,078	11,500	4,378	2,500	6,878	11,500
ProfServ-Mgmt Consulting Serv	47,658	49,613	50,561	42,134	8,427	50,561	52,078
ProfServ-Property Appraiser	210	29	6,710	4,591	2,119	6,710	8,053
ProfServ-Special Assessment	6,798	7,002	7,212	7,212	-	7,212	7,428
ProfServ-Trustee Fees	9,403	6,468	7,468	4,880	-	4,880	8,468
ProfServ-Web Site Maintenance	1,133	1,167	1,202	1,002	200	1,202	1,238
Auditing Services	4,800	4,900	5,000	5,000	-	5,000	5,000
Website Compliance	1,553	1,553	1,553	1,164	389	1,553	1,553
Postage and Freight	288	815	1,000	377	75	452	1,000
Insurance - General Liability	7,749	7,749	7,849	7,849	-	7,849	9,419
Printing and Binding	1,213	1,754	711	2,155	1,539	3,694	1,800
Legal Advertising	1,722	1,351	2,000	1,299	260	1,559	2,000
Misc-Bank Charges	-	88	100	1	99	100	100
Misc-Assessmnt Collection Cost	5,724	5,395	8,947	8,820	-	8,820	10,737
Misc-Web Hosting	1,767	103	1,500	2,499	1,000	3,499	1,500
Office Supplies	-	450	100	-	-	-	100
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>120,103</b>	<b>137,361</b>	<b>137,377</b>	<b>103,038</b>	<b>21,181</b>	<b>124,219</b>	<b>145,937</b>
<b>Field</b>							
ProfServ-Field Management	14,190	13,968	14,019	11,683	2,337	14,020	14,440
R&M-Contingency	-	-	100	-	100	100	100
<b>Total Field</b>	<b>14,190</b>	<b>13,968</b>	<b>14,119</b>	<b>11,683</b>	<b>2,437</b>	<b>14,120</b>	<b>14,540</b>

# HERITAGE BAY

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL-2023	PROJECTED AUG- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>Lakes and Ponds</b>							
Contracts-Lakes and Wetland	67,200	-	71,200	56,000	11,200	67,200	71,200
Contracts-Water Analysis	-	-	9,861	-	9,861	9,861	9,861
Contracts-Water Quality Monitoring	27,700	25,380	20,905	17,929	2,976	20,905	20,905
Contracts-Lakes 30A & 30B	24,000	24,000	24,000	20,000	4,000	24,000	24,000
Contracts-Sediment Testing	-	-	5,483	-	5,483	5,483	5,483
Contracts-Lakes 1-29	-	67,200	-	-	-	-	-
R&M-Aquascaping	8,894	2,470	4,175	2,716	1,459	4,175	4,175
R&M - Stormwater System	-	-	4,000	-	4,000	4,000	4,000
R&M-Lake Erosion	60,207	199,495	83,319	119,650	35,000	154,650	100,000
R&M-Contingency	1,650	57,180	7,824	-	7,824	7,824	7,825
Reserve - Lakes	-	28,275	31,250	-	-	-	140,000
Reserve - Stormwater System	-	-	18,455	-	-	-	18,455
<b>Total Lakes and Ponds</b>	<b>189,651</b>	<b>404,000</b>	<b>280,472</b>	<b>216,295</b>	<b>81,803</b>	<b>298,098</b>	<b>405,904</b>
<b>TOTAL EXPENDITURES</b>	<b>323,944</b>	<b>555,329</b>	<b>431,968</b>	<b>331,016</b>	<b>105,420</b>	<b>436,437</b>	<b>566,381</b>
Excess (deficiency) of revenues							
Over (under) expenditures	143,050	(91,257)	-	169,957	(97,706)	72,251	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	143,050	(91,257)	-	733,565	(97,706)	72,251	-
<b>FUND BALANCE, BEGINNING</b>	<b>681,769</b>	<b>\$ 824,819</b>	<b>733,565</b>	<b>733,565</b>	<b>-</b>	<b>733,565</b>	<b>805,816</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 824,819</b>	<b>\$ 733,565</b>	<b>\$ 733,565</b>	<b>\$ 903,522</b>	<b>\$ (97,706)</b>	<b>\$ 805,816</b>	<b>\$ 805,816</b>

# HERITAGE BAY

## Community Development District

### Exhibit "A" Allocation of Fund Balances

#### **AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 805,816
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	158,455
<b>Total Funds Available (Estimated) - 9/30/2024</b>	<b>964,271</b>

#### **ALLOCATION OF AVAILABLE FUNDS**

##### ***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		101,981 <sup>(1)</sup>
Reserves - Erosion Control (Prior years)		14,687 <sup>(2)</sup>
Reserves - Lakes (Prior Years)	190,475 <sup>(2)</sup>	
Reserves - Lakes (FY23)	31,250	
Reserves - Lakes (FY24)	<u>140,000</u>	361,725
Reserves - Stormwater System (Prior Years)	58,675 <sup>(2)</sup>	
Reserves - Stormwater System (FY23)	18,455	
Reserves - Stormwater System (FY24)	<u>18,455</u>	95,585

<b>Total Allocation of Available Funds</b>	<b>573,978</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 390,292</b>
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#### **Notes**

(1) Represents approximately 3 months of operating expenditures.

(2) Ties to motion to assign fund balance as of 9/30/2022.

**Budget Narrative**  
Fiscal Year 2024

**REVENUES**

**Interest-Investments**

The District earns interest on the monthly average collected balance for their money market accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Reserves**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order re-establish reserves which were depleted due to the District having to address numerous lake bank erosion issues.

**Special Assessments-Discounts**

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative.**

**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all meetings. FICA Taxes are calculated at 7.65% of gross payroll.

**Professional Services-Arbitrage Rebate**

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bonds

**Professional Services-Dissemination Agent**

This line item is to cover dissemination services as required. Services are provided by Inframark.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions and other research as directed or requested by the BOS District Manager.

**Budget Narrative**  
Fiscal Year 2024**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service which is based upon 1.5% of the anticipated Non-Ad Valorem assessment collections.

**Professional Services-Special Assessment**

This is the Administrative fees to prepare the District's special assessment roll.

**Professional Services-Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2018 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

**Professional Services-Web Site Maintenance**

The cost of web hosting and regular maintenance of the District's website by Inframark Infrastructure Management Services.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

**Website Compliance**

Inframark Infrastructure Management Services oversees the District's email accounts and provides assistance to Campus Suite regarding the website as necessary.

**Postage and Freight**

Actual postage used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.



**Budget Narrative**  
Fiscal Year 2024**EXPENDITURES (continued)**Administrative (continued)Legal Advertising

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

Miscellaneous-Bank Charges

In the rare event of bank service charges from operating or money market accounts, the cost will be assigned here.

Miscellaneous-Assessment Collection Costs

The District reimburses the Collier County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Web Hosting

The District incurs the cost of owning the Heritage Bay CDD web domain.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

FieldProfessional Services-Field Management

Field Management Services for the District is performed by Inframark Infrastructure Management Services. This includes the regular inspection of all District assets and contractor performance monitoring. A monthly report is provided for the Board's review to allow for their consideration of issues and action to consider.

R&M-Contingency

All other field expenses that do not fall into the category described above will be expensed to contingency.

Lakes & PondsContracts-Water Analysis

A contract was negotiated with CPH for bathymetric to be performed on Lakes.

Contracts-Water Quality

A contract was negotiated with CPH for testing of the lakes and water quality monitoring.

**Budget Narrative**  
Fiscal Year 2024**EXPENDITURES (continued)****Lakes & Ponds (continued)****Contracts-Lakes 30A & 30B**

A contract was negotiated with Solitude Lake Management LLC for monthly maintenance of lakes 30A & 30B.

**Contracts-Sediment Testing**

Contract with CPH to do sediment testing in the District lakes.

**Contracts-Lakes 1-29**

A contract was negotiated with Solitude Lake Management LLC for monthly lake maintenance of the District's lakes and littoral shelf maintenance which includes approximately 14.52 acres. Fluorodine Treatment was added May 2015.

**R&M-Aquascaping**

This is for any repair and maintenance expenses pertaining to the District's lakes that are not covered in the contract.

**R&M-Stormwater System**

This is for any repair and maintenance expenses pertaining to the stormwater system.

**R&M-Lake Erosion**

This is for any repair and maintenance expenses pertaining to erosion control that are not covered in the contract.

**R&M-Contingency**

All other lake expenses that do not fall into the previous repair and maintenance categories will be expensed to contingency.

**Reserve-Lakes**

Lake improvement expenses that are projected to occur in the future are appropriated with this account.

**Reserve-Stormwater System**

Stormwater system/drainage expenses that are projected to occur in the future are appropriated with this account.

# **HERITAGE BAY**

Community Development District

## **Debt Service Budget**

Fiscal Year 2024

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL-2023	PROJECTED AUG- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 62	\$ 3,016	\$ 1,000	\$ 39,651	\$ 7,930	\$ 47,581	\$ 1,000
Special Assmnts- Tax Collector	1,689,155	1,689,156	1,689,155	1,689,155	-	1,689,155	1,689,155
Special Assmnts- Discounts	(62,806)	(62,932)	(67,566)	(60,692)	-	(60,692)	(67,566)
<b>TOTAL REVENUES</b>	<b>1,626,411</b>	<b>1,629,240</b>	<b>1,622,589</b>	<b>1,668,114</b>	<b>7,930</b>	<b>1,676,044</b>	<b>1,622,589</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
ProfServ-Property Appraiser	598	-	25,337	-	25,337	25,337	25,337
Misc-Assessmnt Collection Cost	21,611	20,372	33,783	33,302	-	33,302	33,783
<b>Total Administrative</b>	<b>22,209</b>	<b>20,372</b>	<b>59,120</b>	<b>33,302</b>	<b>25,337</b>	<b>58,639</b>	<b>59,120</b>
<i>Debt Service</i>							
Principal Debt Retirement	1,030,000	1,055,000	1,085,000	1,085,000	-	1,085,000	1,115,000
Principal Prepayments	10,000	10,000	-	15,000	-	15,000	-
Interest Expense	534,806	511,356	484,781	484,706	-	484,706	456,150
<b>Total Debt Service</b>	<b>1,574,806</b>	<b>1,576,356</b>	<b>1,569,781</b>	<b>1,584,706</b>	<b>-</b>	<b>1,584,706</b>	<b>1,571,150</b>
<b>TOTAL EXPENDITURES</b>	<b>1,597,015</b>	<b>1,596,728</b>	<b>1,628,901</b>	<b>1,618,008</b>	<b>25,337</b>	<b>1,643,345</b>	<b>1,630,270</b>
Excess (deficiency) of revenues							
Over (under) expenditures	29,396	32,512	(6,312)	50,106	(17,407)	32,699	(7,681)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(6,312)	-	-	-	(7,681)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(6,312)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(7,681)</b>
Net change in fund balance	29,396	32,512	(6,312)	50,106	(17,407)	32,699	(7,681)
<b>FUND BALANCE, BEGINNING</b>	<b>895,696</b>	<b>925,092</b>	<b>957,604</b>	<b>957,604</b>	<b>-</b>	<b>957,604</b>	<b>990,303</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 925,092</b>	<b>\$ 957,604</b>	<b>\$ 951,292</b>	<b>\$ 1,007,710</b>	<b>\$ (17,407)</b>	<b>\$ 990,303</b>	<b>\$ 982,621</b>

**HERITAGE BAY**

Community Development District

**Heritage Bay Community Development District  
Capital Improvement Revenue Refunding Bonds, Series 2018A**

**Debt Service Schedule (After 05/01/2023 Payment Date)**

Date	Outstanding Par	Principal	Rate	Interest	Total	Annual
11/1/2023	\$ 14,665,000		2.63%	\$ 228,075	\$ 242,316	
5/1/2024	\$ 14,665,000	\$ 1,115,000		\$ 228,075	\$ 228,075	\$ 470,391
11/1/2024	\$ 13,550,000		2.63%	\$ 213,441	\$ 228,075	
5/1/2025	\$ 13,550,000	\$ 1,145,000		\$ 213,441	\$ 213,441	\$ 441,516
11/1/2025	\$ 12,405,000		2.75%	\$ 197,697	\$ 1,358,516	
5/1/2026	\$ 12,405,000	\$ 1,175,000		\$ 197,697	\$ 197,697	\$ 1,556,213
11/1/2026	\$ 11,230,000		3.00%	\$ 180,072	\$ 197,697	
5/1/2027	\$ 11,230,000	\$ 1,215,000		\$ 180,072	\$ 180,072	\$ 377,769
11/1/2027	\$ 10,015,000		3.00%	\$ 161,847	\$ 1,395,072	
5/1/2028	\$ 10,015,000	\$ 1,250,000		\$ 161,847	\$ 161,847	\$ 1,556,919
11/1/2028	\$ 8,765,000		3.00%	\$ 143,097	\$ 1,411,847	
5/1/2029	\$ 8,765,000	\$ 1,285,000		\$ 143,097	\$ 143,097	\$ 1,554,944
11/1/2029	\$ 7,480,000		3.00%	\$ 123,822	\$ 1,428,097	
5/1/2030	\$ 7,480,000	\$ 965,000		\$ 123,822	\$ 123,822	\$ 1,551,919
11/1/2030	\$ 6,515,000		3.13%	\$ 108,744	\$ 1,088,822	
5/1/2031	\$ 6,515,000	\$ 1,000,000		\$ 108,744	\$ 108,744	\$ 1,197,566
11/1/2031	\$ 5,515,000		3.25%	\$ 92,494	\$ 1,108,744	
5/1/2032	\$ 5,515,000	\$ 1,030,000		\$ 92,494	\$ 92,494	\$ 1,201,238
11/1/2032	\$ 4,485,000		3.25%	\$ 75,756	\$ 1,122,494	
5/1/2033	\$ 4,485,000	\$ 1,065,000		\$ 75,756	\$ 75,756	\$ 1,198,250
11/1/2033	\$ 3,420,000		3.25%	\$ 58,450	\$ 1,140,756	
5/1/2034	\$ 3,420,000	\$ 1,100,000		\$ 58,450	\$ 58,450	\$ 1,199,206
11/1/2034	\$ 2,320,000		3.38%	\$ 39,888	\$ 1,158,450	
5/1/2035	\$ 2,320,000	\$ 1,140,000		\$ 39,888	\$ 39,888	\$ 1,198,338
11/1/2035	\$ 1,180,000		3.38%	\$ 20,650	\$ 1,179,888	
5/1/2036	\$ 1,180,000	\$ 1,180,000		\$ 20,650	\$ 20,650	\$ 1,200,538
		\$ 14,665,000		\$ 3,288,063	\$ 14,704,803	

Budget Narrative  
Fiscal Year 2024**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their trust accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Administrative****Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The property appraiser cost is based upon 1.5% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Collier County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Debt Service****Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense**

The District makes semi-annual interest payments on the outstanding debt.

# **HERITAGE BAY**

Community Development District

## **Supporting Budget Schedules**

Fiscal Year 2024

### Comparison of Assessment Rates Fiscal Year 2024 vs. Fiscal Year 2023

Product	General Fund			Series 2018 Debt Service			Total Assessments per Unit			Units
	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	
Executive	\$429.48	\$357.89	20.00%	\$1,928.85	\$1,928.85	0%	\$2,358.33	\$2,286.74	3%	139
Classics	\$429.48	\$357.89	20.00%	\$3,050.09	\$3,050.09	0%	\$3,479.57	\$3,407.98	2%	95
Classics II	\$429.48	\$357.89	20.00%	\$3,294.57	\$3,294.57	0%	\$3,724.05	\$3,652.46	2%	18
Coach	\$429.48	\$357.89	20.00%	\$1,361.54	\$1,361.54	0%	\$1,791.02	\$1,719.43	4%	184
2 Story	\$429.48	\$357.89	20.00%	\$1,134.62	\$1,134.62	0%	\$1,564.10	\$1,492.51	5%	364
4 Story	\$429.48	\$357.89	20.00%	\$907.69	\$907.69	0%	\$1,337.18	\$1,265.58	6%	450
										<b>1250</b>