HARVEST HILLS SOUTH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

HARVEST HILLS SOUTH
COMMUNITY DEVELOPMENT DISTRICT
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HARVEST HILLS SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2027	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: off-roll	$ -	$ -	$ -	$ -	$ 48,537
Developer contribution	98,540	44,422	43,938	88,360	65,703
Total revenues	98,540	44,422	43,938	88,360	114,240
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	12,000	20,000	32,000	48,000
Legal	25,000	2,484	7,500	9,984	15,000
Engineering	2,000	1,789	2,000	3,789	5,000
Audit	5,500	-	3,150	3,150	4,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	-	2,000	2,000	2,000
Trustee	4,500	-	4,500	4,500	4,500
Telephone	200	100	100	200	200
Postage	500	37	463	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	153	1,597	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	1,500	1,761	1,500	3,261	3,200
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	145	65	210	210
Total professional & administrative	98,540	25,574	43,625	69,199	92,240
Field operations					
Stormwater maintenance					
Wet Pond Maintenenace	-	-	-	-	2,500
Dry Pond Mowing	-	-	-	-	17,000
Lake Bank Erosion Repairs	-	-	-	-	2,500
Total field operations	-	-	-	-	22,000
Total expenditures	98,540	25,574	43,625	69,199	114,240
Excess/(deficiency) of revenues over/(under) expenditures	-	18,848	313	19,161	-
Fund balance - beginning (unaudited)	-	(19,161)	(313)	(19,161)	-
Fund balance - ending (projected)					
Unassigned	-	(313)	-	-	-
Fund balance - ending	$ -	$ (313)	$ -	$ -	$ -

HARVEST HILLS SOUTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Supervisors	$ -
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	3,200
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Stormwater maintenance	
Wet Pond Maintenenace	2,500
Covers the costs twice a month review/treatment of acre of wet pond	
Dry Pond Mowing	17,000
Covers the costs of mowing 9.2 acre of dry ponds 30 times a year.	
Lake Bank Erosion Repairs	2,500
Covers the costs of periodic lake bank erosion repairs.	
Total expenditures	$ 114,240

HARVEST HILLS SOUTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2027	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: off-roll	$ -	$ -	$ 545,366	$ 545,366	$ 1,378,731
Interest	-	10,843	-	10,843	-
Total revenues	-	10,843	545,366	556,209	1,378,731
EXPENDITURES					
Debt service					
Principal	-	-	-	-	290,000
Interest	-	-	445,382	445,382	1,090,733
Cost of issuance	-	146,294	-	146,294	-
Total expenditures	-	146,294	445,382	591,676	1,380,733
Excess/(deficiency) of revenues over/(under) expenditures	-	(135,451)	99,984	(35,467)	(2,002)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	2,426,909	-	2,426,909	-
Underwriter's discount	-	(400,000)	-	(400,000)	-
Construction costs	-	(50,000)	-	(50,000)	-
Total other financing sources/(uses)	-	1,976,909	-	1,976,909	-
Net increase/(decrease) in fund balance	-	1,841,458	99,984	1,941,442	(2,002)
Fund balance:					
Beginning fund balance (unaudited)	-	(8,898)	1,832,560	(8,898)	1,932,544
Ending fund balance (projected)	$ -	$1,832,560	$1,932,544	$ 1,932,544	1,930,542
Use of fund balance:					
Debt service reserve account balance (required)					(1,378,731)
Interest expense - November 1, 2027					(539,204)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 12,607

HARVEST HILLS SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/26			445,382.44	445,382.44	20,000,000.00
11/01/26			545,366.25	545,366.25	20,000,000.00
05/01/27	290,000.00	4.250%	545,366.25	835,366.25	19,710,000.00
11/01/27			539,203.75	539,203.75	19,710,000.00
05/01/28	305,000.00	4.250%	539,203.75	844,203.75	19,405,000.00
11/01/28			532,722.50	532,722.50	19,405,000.00
05/01/29	320,000.00	4.250%	532,722.50	852,722.50	19,085,000.00
11/01/29			525,922.50	525,922.50	19,085,000.00
05/01/30	330,000.00	4.250%	525,922.50	855,922.50	18,755,000.00
11/01/30			518,910.00	518,910.00	18,755,000.00
05/01/31	345,000.00	4.500%	518,910.00	863,910.00	18,410,000.00
11/01/31			511,147.50	511,147.50	18,410,000.00
05/01/32	360,000.00	4.500%	511,147.50	871,147.50	18,050,000.00
11/01/32			503,047.50	503,047.50	18,050,000.00
05/01/33	380,000.00	4.500%	503,047.50	883,047.50	17,670,000.00
11/01/33			494,497.50	494,497.50	17,670,000.00
05/01/34	395,000.00	4.500%	494,497.50	889,497.50	17,275,000.00
11/01/34			485,610.00	485,610.00	17,275,000.00
05/01/35	415,000.00	4.500%	485,610.00	900,610.00	16,860,000.00
11/01/35			476,272.50	476,272.50	16,860,000.00
05/01/36	435,000.00	5.450%	476,272.50	911,272.50	16,425,000.00
11/01/36			464,418.75	464,418.75	16,425,000.00
05/01/37	460,000.00	5.450%	464,418.75	924,418.75	15,965,000.00
11/01/37			451,883.75	451,883.75	15,965,000.00
05/01/38	485,000.00	5.450%	451,883.75	936,883.75	15,480,000.00
11/01/38			438,667.50	438,667.50	15,480,000.00
05/01/39	515,000.00	5.450%	438,667.50	953,667.50	14,965,000.00
11/01/39			424,633.75	424,633.75	14,965,000.00
05/01/40	540,000.00	5.450%	424,633.75	964,633.75	14,425,000.00
11/01/40			409,918.75	409,918.75	14,425,000.00
05/01/41	570,000.00	5.450%	409,918.75	979,918.75	13,855,000.00
11/01/41			394,386.25	394,386.25	13,855,000.00
05/01/42	605,000.00	5.450%	394,386.25	999,386.25	13,250,000.00
11/01/42			377,900.00	377,900.00	13,250,000.00
05/01/43	640,000.00	5.450%	377,900.00	1,017,900.00	12,610,000.00
11/01/43			360,460.00	360,460.00	12,610,000.00
05/01/44	675,000.00	5.450%	360,460.00	1,035,460.00	11,935,000.00
11/01/44			342,066.25	342,066.25	11,935,000.00
05/01/45	710,000.00	5.450%	342,066.25	1,052,066.25	11,225,000.00
11/01/45			322,718.75	322,718.75	11,225,000.00
05/01/46	755,000.00	5.750%	322,718.75	1,077,718.75	10,470,000.00
11/01/46			301,012.50	301,012.50	10,470,000.00
05/01/47	795,000.00	5.750%	301,012.50	1,096,012.50	9,675,000.00
11/01/47			278,156.25	278,156.25	9,675,000.00
05/01/48	845,000.00	5.750%	278,156.25	1,123,156.25	8,830,000.00
11/01/48			253,862.50	253,862.50	8,830,000.00
05/01/49	895,000.00	5.750%	253,862.50	1,148,862.50	7,935,000.00
11/01/49			228,131.25	228,131.25	7,935,000.00
05/01/50	945,000.00	5.750%	228,131.25	1,173,131.25	6,990,000.00

HARVEST HILLS SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/50			200,962.50	200,962.50	6,990,000.00
05/01/51	1,005,000.00	5.750%	200,962.50	1,205,962.50	5,985,000.00
11/01/51			172,068.75	172,068.75	5,985,000.00
05/01/52	1,065,000.00	5.750%	172,068.75	1,237,068.75	4,920,000.00
11/01/52			141,450.00	141,450.00	4,920,000.00
05/01/53	1,125,000.00	5.750%	141,450.00	1,266,450.00	3,795,000.00
11/01/53			109,106.25	109,106.25	3,795,000.00
05/01/54	1,190,000.00	5.750%	109,106.25	1,299,106.25	2,605,000.00
11/01/54			74,893.75	74,893.75	2,605,000.00
05/01/55	1,265,000.00	5.750%	74,893.75	1,339,893.75	1,340,000.00
11/01/55			38,525.00	38,525.00	1,340,000.00
05/01/56	1,340,000.00	5.750%	38,525.00	1,378,525.00	-
11/01/56			-	-	-
Total	**20,000,000.00**		**22,281,227.44**	**42,281,227.44**	

HARVEST HILLS SOUTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

On-Roll Assessments					
Product/Parcel	**Units**	**FY 2027 O&M Assessment per Unit**	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2026 Total Assessment per Unit**
TH	60	$ 122.26	$ 2,463.52	$ 2,585.78	n/a
SF 32'	-	122.26	-	122.26	n/a
SF 34'	39	122.26	2,815.46	2,937.72	n/a
SF 40'	98	122.26	3,097.01	3,219.27	n/a
SF 50'	144	122.26	3,871.26	3,993.52	n/a
SF 60'	56	122.26	4,645.51	4,767.77	n/a
Total	**397**				