

Heritage Bay Community Development District  
 Inframark Infrastructure Management Services  
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Announcement from your Board of Supervisors regarding your Heritage Bay Community Development District (CDD)

As we are sure that all of you are aware, there is an annual assessment for debt incurred when Heritage Bay was developed by the developer, Lennar. This debt is being paid off through a bond which was issued in 2005 (Series 2005 Bonds). Each of you, depending on your specific home type, is paying an annual fee to pay off this debt service requirement as part of your annual Collier County tax billing. At the advent of this Series 2005 Bond, the Heritage Bay Community Development District (CDD) was created and now has responsibility for paying off this debt service as well as manage all of our 31 lakes. This debt was restructured in 2014 to take advantage of better financing terms. In 2018 this debt was once again restructured as a result of the damages incurred by Hurricane Irma to obtain funds for necessary repairs of the District’s lake banks. The Series 2018 Bonds have currently a termination date of 2036.

Below is a chart depicting, by home type, your current annual fee for operation and maintenance as well as debt service.

**HERITAGE BAY**

Community Development District

*All Funds*

**Comparison of Assessment Rates  
 Fiscal Year 2023 vs. Fiscal Year 2022**

Product	General Fund			Series 2018 Debt Service			Total Assessments per Unit			Units
	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	
Executive	\$357.89	\$357.89	0.00%	\$1,928.85	\$1,928.85	0%	\$2,286.74	\$2,286.74	0%	139
Classics	\$357.89	\$357.89	0.00%	\$3,050.09	\$3,050.09	0%	\$3,407.98	\$3,407.98	0%	95
Classics II	\$357.89	\$357.89	0.00%	\$3,294.57	\$3,294.57	0%	\$3,652.46	\$3,652.46	0%	18
Coach	\$357.89	\$357.89	0.00%	\$1,361.54	\$1,361.54	0%	\$1,719.43	\$1,719.43	0%	184
2 Story	\$357.89	\$357.89	0.00%	\$1,134.62	\$1,134.62	0%	\$1,492.51	\$1,492.51	0%	364
4 Story	\$357.89	\$357.89	0.00%	\$907.69	\$907.69	0%	\$1,265.58	\$1,265.58	0%	450
										<b>1250</b>

Please feel free to visit the Heritage Bay CDD website to learn of CDD activities and actions at [www.heritagebaycdd.com](http://www.heritagebaycdd.com).