Heritage Harbour South Community Development District

Board of Supervisors’ Meeting
October 2, 2018

Stoneybrook Golf Club
8000 Stone Harbour Loop
Bradenton, FL 34212

www.heritageharboursouthcdd.org
HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
OCTOBER 2, 2018 AT 4:00 P.M.

To be held at the Stoneybrook Golf Club, 8000 Stone Harbour Loop, Bradenton, FL 34212.

District Board of Supervisors
- Tad Parker Chairperson
- George Mosinskis Vice Chairperson
- Michelle Patterson Assistant Secretary
- Larry Eichert Assistant Secretary
- Richard Lane Assistant Secretary

District Manager
- Greg Cox Rizzetta & Company, Inc.

District Counsel
- Andrew Cohen Persson & Cohen, P.A.

District Engineer
- Rick Schappacher Schappacher Engineering

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Board of Supervisors
Heritage Harbour South
Community Development District

AGENDA

Dear Board Members,

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors will be held on Tuesday, October 2, 2018 at 4:00 p.m. at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212. The following is the agenda for this meeting:

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS
3. BUSINESS ADMINISTRATION
   A. Consideration of Minutes of Board of Supervisors’ Regular Meeting held on September 4, 2018 ................................ Tab 1
   B. Consideration of Operation & Maintenance Expenditures for August 2018 .......................................................... Tab 2
   C. HOA Updates
   D. Lighthouse Cove HOA Update
   E. Golf Course Update
4. STAFF REPORTS
   A. District Counsel
   B. District Engineer
      1. Roadway Ownership of Lighthouse Cove Drive
      2. Hole 6 Golf Course Drainage Issues
      3. Pressure Washing Update
      4. Vegetation Removal for HH North Outfalls Update
   C. Aquatic Service Reports .......................................................... Tab 3
      1. Presentation of Lake Assessment Report ......... Tab 4
   D. District Manager
      1. Presentation of Financial Update .................. Tab 5
      2. Security Update & Traffic Monitoring Update
      3. Timeline Review .................................................. Tab 6
      4. Action Item List Review ................................. Tab 7
5. NEW BUSINESS
   A. Consideration of Resolution 2019-01; Parking Enforcement ........................................ Tab 8
   B. Consideration of Gate Repair Proposal ................................ Tab 9
   C. Consideration of District Management Renewal .......... Tab 10
6. SUPERVISOR REQUESTS & COMMENTS
7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 933-5571.

Sincerely,

Gregory B. Cox

Greg Cox, District Manager
Tab 1
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors was held on Tuesday, September 4, 2018 at 3:31 p.m. at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

Tad Parker          Board Supervisor, Chairman
George Mosinskis    Board Supervisor, Vice Chairman
Richard Lane        Board Supervisor, Asst. Secretary
Michelle Patterson  Board Supervisor, Asst. Secretary (via. conf. call)

Also present were:

Greg Cox            District Manager; Rizzetta & Company
Andy Cohen          District Counsel; Persson & Cohen
Rick Schappacher    District Engineer; Schappacher Engineering
Josh McGarry        Representative, Aquatic Systems, Inc.

Audience            Present

FIRST ORDER OF BUSINESS          Call to Order

Mr. Cox called the meeting to order and conducted roll call.

On a motion by Mr. Parker, seconded by Mr. Mosinskis, with all in favor, the Board approved Ms. Michelle Patterson to participate in the meeting via telephone for the Heritage Harbour South Community Development District.

SECOND ORDER OF BUSINESS          Audience Comments

No audience comments.
<table>
<thead>
<tr>
<th>Order of Business</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>THIRD ORDER OF BUSINESS</td>
<td>Amended Agenda</td>
</tr>
<tr>
<td>On a motion from Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board amended the agenda to include the consideration of the Fiscal Year 2018-2019 EGIS Insurance Proposal for the Heritage Harbour South Community Development District.</td>
<td></td>
</tr>
<tr>
<td>FOURTH ORDER OF BUSINESS</td>
<td>Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on August 7, 2018</td>
</tr>
<tr>
<td>Mr. Cox presented the minutes of the Board of Supervisors’ August 7, 2018 meeting. The Board made minor amendments to the draft minutes.</td>
<td></td>
</tr>
<tr>
<td>On a motion from Mr. Mosinskis, seconded by Mr. Lane, with all in favor, the Board approved the minutes of Board of Supervisors’ regular meeting held on August 7, 2018, as amended, for the Heritage Harbour South Community Development District.</td>
<td></td>
</tr>
<tr>
<td>FIFTH ORDER OF BUSINESS</td>
<td>Consideration of Operation Maintenance Expenditures for July 2018</td>
</tr>
<tr>
<td>Mr. Cox presented the Operations and Maintenance Expenditures for July 2018 totaling $9,286.03. The Board discussed the spreadsheet Mr. Cox had provided to verify the Manatee County off-duty deputy’s schedules and payments.</td>
<td></td>
</tr>
<tr>
<td>On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for July 2018 totaling $9,286.03, for the Heritage Harbour South Community Development District.</td>
<td></td>
</tr>
<tr>
<td>SIXTH ORDER OF BUSINESS</td>
<td>HOA Update</td>
</tr>
<tr>
<td>Mr. Bakalar provided an update on the Stoneybrook entrance facility to the Board. Mr. Bakalar discussed the damage to the arches at the entrance and suggested that instead of repairing the arches (upon receipt of insurance claim payment) that the District instead remove the arches in total so that trucks would not be inclined to hit them. The Board directed staff to continue to work on the claim with the truck company and gather information on costs to bring back to the Board at the next meeting.</td>
<td></td>
</tr>
<tr>
<td>SEVENTH ORDER OF BUSINESS</td>
<td>Lighthouse Cove Updates</td>
</tr>
<tr>
<td>Ms. Eileen Bland provided an update to the Board. Ms. Bland discussed her concerns regarding traffic expected on Lighthouse Cove Drive. Her question regarding who can control on-street parking in Lighthouse Cove resulted in a conclusion that the Board need to create an agreement with both Lighthouse Cove and Stoneybrook to authorize those HOA’s to control the on-street parking issues in their respective neighborhoods. Ms. Bland also provided comments regarding her concerns over lack of lighting at the school bus stops on Port Harbour Parkway.</td>
<td></td>
</tr>
</tbody>
</table>
EIGHTH ORDER OF BUSINESS  Golf Course Updates

No update was provided. Ms. Patterson expressed her concerns regarding the extended lack of mowing by the Golf Course in areas behind homes on the golf course. An explanation was provided that the grounds in those areas were too water saturated at this time for the heavy machinery to be able to mow without damaging the turf, but that they were aware of the need to mow. Also, during this update, the Board agreed to not renew the golf ball revenue agreement with the Golf Club.

NINTH ORDER OF BUSINESS  Staff Reports

A. Aquatic Service Reports

Mr. McGarry presented three monthly reports to the Board for pond and mitigation area maintenance. The Board reviewed and approved proposals for assessment on ponds 4, 5, 7, 35 and 38 for $1,210 each.

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved the pond assessment proposals for ponds 4, 5, 7, 35 and 38 at a cost of $1,210.00 each, for the Heritage Harbour South Community Development District.

B. District Counsel

Mr. Cohen provided an update of his discussions with Mr. Jim Ward regarding the Heritage Harbour Market Place CDD’s potential interest in taking ownership of roadways and other properties that are located inside that CDD’s boundaries.

Mr. Cohen opened the discussion of clogged drainage outfalls located in Heritage Harbour North CDD that supported the drainage from Heritage Harbour South CDD. The Board concluded to have Josh McGarry provide a proposal to perform a one-time vegetation clearing of the outflow structures.

C. District Engineer

Mr. Rick Schappacher discussed the status of the pot-hole repairs on the roadways leading into the community and an update of the installation of speed signs in Lighthouse Cove. The Board requested that Mr. Rick Schappacher verify that the same developers of Parcel 19 and 20 were going to perform resurfacing work the River Heritage and Heritage Greens Way entrance roadways as they were planning for Grand Harbour Parkway.

Mr. Rick Schappacher also presented a pressure washing proposal from Premier Pressure Washing for $19,233.26 to clean curbs and sidewalks in Lighthouse Cove and Stoneybrook. The Board removed the sidewalk cleaning and approved the proposal for $14,035.76.

On a motion from Mr. Parker, seconded by Mr. Lane, with all in favor, the Board approved the Premier Pressure Washing proposal to clean curbs in the amount of $14,035.76, for the Heritage Harbour South Community Development District.
D. District Manager

Mr. Cox reminded the Board that the next regularly scheduled meeting was scheduled for Tuesday, October 2, 2018 at 4:00 p.m.

Mr. Cox presented the financial update to the Board

Mr. Cox reviewed the activities timeline and action item list with the Board.

Mr. Lane requested that the Deputies performing security and traffic monitoring be reminded that they are there to service Stoneybrook and Lighthouse Cove and not the main roadways leading into the community or Port Harbour Parkway.

TENTH ORDER OF BUSINESS  Public Hearing on Fiscal Year 2018-2019 Final Budget

Mr. Cox explained the budgeting process in place to finalize the approval of the final budget for the next fiscal year and requested a motion from the Board to open the duly noticed public hearing for the proposed budget for Fiscal Year 2018-2019.

On a Motion by Mr. Parker, seconded by Mr. Mosinskis, with all in favor, the Board opened the Public Hearing, for the Heritage Harbour South Community Development District.

There were no audience member comments.

Mr. Cox asked for a motion to close the public hearing.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board closed the Public Hearing, for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS  Presentation of Fiscal Year Final Budget 2018-2019

Mr. Cox presented the Fiscal Year 2018-2019 Proposed Budget to the Board. Mr. Cox asked if there were any changes requested to amend the proposed budget before considering the Resolution to adopt the budget. There were no changes requested.

TWELFTH ORDER OF BUSINESS  Consideration of Resolution 2018-08; Approving Fiscal Year 2018-2019 Final Budget

Mr. Cohen presented Resolution 2018-08 and explained the purpose and contents of the resolution.

On a Motion by Mr. Lane, seconded by Ms. Patterson, with all in favor, the Board unanimously adopted Resolution 2018-08; Approving Fiscal Year 2018-2019 Final Budget, for the Heritage Harbour South Community Development District.
THIRTEENTH ORDER OF BUSINESS  Consideration of Resolution 2018-09; Imposing Special Assessments

Mr. Cohen presented Resolution 2018-09 and explained the purpose and contents of the resolution.

On a Motion by Mr. Parker, seconded by Mr. Mosinskis, with all in favor, the Board unanimously adopted Resolution 2018-09; Imposing Special Assessments, for the Heritage Harbour South Community Development District.

FOURTEENTH ORDER OF BUSINESS  Presentation of S2013 & S2015 Arbitrage Reports

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved to accept and file the S2013 and S2015 Arbitrage Reports, for the Heritage Harbour South Community Development District.

FIFTEENTH ORDER OF BUSINESS  Consideration of Custody Account Agreements

Mr. Cohen presented and explained the Custody Account Agreements. The Board considered and authorized Richard Lane to execute the agreements contingent upon staff review of an addendum requiring the addressing of sovereign immunity issues and authorized Mr. Lane or Mr. Parker to act as the Board representative in the agreement.

On a motion from Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board approved the Custody Account Agreements and authorized Mr. Richard Lane to execute agreement contingent upon staff review of an addendum addressing sovereign immunity issues and authorized Mr. Richard Lane or Mr. Tad Parker to act as the Board representative in the agreement, for the Heritage Harbour South Community Development District.

SIXTEENTH ORDER OF BUSINESS  Consideration of Fiscal Year 2018-2019 Insurance Proposal

Mr. Cox presented the Fiscal Year 2018-2019 Insurance Proposal from EGIS.

On a motion from Mr. Mosinskis, seconded by Mr. Parker, with all in favor, the Board approved the EGIS Fiscal Year 2018-2019 Insurance Proposal, for the Heritage Harbour South Community Development District.

SEVENTEENTH ORDER OF BUSINESS  Supervisor Requests

Mr. Lane made a request that staff work to get all proposals into the agenda if at all possible.
EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board approved to adjourn the meeting at 5:22 p.m. for the Heritage Harbour South Community Development.

Secretary / Assistant Secretary  
Chairman / Vice Chairman
Tab 2
Operation and Maintenance Expenditures
August 2018
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2018 through August 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: $35,509.33

Approval of Expenditures:

______________________________

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary
## Heritage Harbour South Community Development District
### Paid Operation & Maintenance Expenditures
#### August 1, 2018 Through August 31, 2018

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
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<tbody>
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<td>Aquatic Systems, Inc.</td>
<td>001006</td>
<td>0000413745</td>
<td>Monthly Lake Maintenance 07/18</td>
<td>$ 2,244.00</td>
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<tr>
<td>Aquatic Systems, Inc.</td>
<td>001006</td>
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<td>Monthly Lake Maintenance 07/18</td>
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<tr>
<td>Aquatic Systems, Inc.</td>
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<td>0000416633</td>
<td>Aquascaping-Site 35,36,3,40 &amp; 46</td>
<td>$ 4,961.00</td>
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<tr>
<td>Aquatic Systems, Inc.</td>
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<td>0000416996</td>
<td>Monthly Lake Maintenance 08/18</td>
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<tr>
<td>Bradenton Herald</td>
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<td>Legal Advertising 06/18</td>
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<tr>
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<td>Acct 103769616-07/18</td>
<td>Legal Advertising 07/18</td>
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<tr>
<td>Gediminas J Mosinskis</td>
<td>001013</td>
<td>GM080718</td>
<td>BOS Meeting 08/07/18</td>
<td>$ 200.00</td>
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<tr>
<td>Grau and Associates</td>
<td>001008</td>
<td>16919</td>
<td>Audit FYE 09/30/17</td>
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<tr>
<td>LLS Tax Solutions Inc.</td>
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<td>001519</td>
<td>Arbitrage Calcu S2015 Refunding Bonds</td>
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<tr>
<td>LLS Tax Solutions Inc.</td>
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<td>001521</td>
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<tr>
<td>Manatee County Sheriff's Office</td>
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<td>37027</td>
<td>Deputy &amp; Equipment/Admin Fees 07/18</td>
<td>$ 270.00</td>
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<tr>
<td>Manatee County Sheriff's Office</td>
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<td>37125</td>
<td>Deputy &amp; Equipment/Admin Fees 08/18</td>
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<td>Michelle Patterson</td>
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<td>Office Dynamics</td>
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<td>Tad Parker</td>
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<td>TP080718</td>
<td>BOS Meeting 08/07/18</td>
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<tr>
<td>Wells Fargo Bank</td>
<td>001012</td>
<td>1588207</td>
<td>Trustee Fee 7/19/18-7/18/19</td>
<td>$ 7,000.00</td>
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</tbody>
</table>

**Report Total** $35,509.33
# Invoice

**INVOICE DATE:** 7/1/2018  
**INVOICE NUMBER:** 0000413745  
**CUSTOMER NUMBER:** 0044770  
**PO NUMBER:**  
**PAYMENT TERMS:** Net 30

Heritage Harbour South CDD  
C/O Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, FL 33578

<table>
<thead>
<tr>
<th>QTY ORD</th>
<th>ITEM DESCRIPTION</th>
<th>U/M</th>
<th>UNIT PRICE</th>
<th>EXT PRICE</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Monthly Lake Maintenance - July</td>
<td></td>
<td>2,244.00</td>
<td>2,244.00</td>
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</tbody>
</table>

Date Rec'd Rizzetta & Co., Inc.: **JUL 05 2018**  
D/M approval: **JUL 18 2018**

Fund: **0000413745**
Check#: **41400**

SALES TAX: (0.0%)  
LESS PAYMENT: $0.00  
TOTAL DUE: $2,244.00

* A 1.5% Finance Charge is added to balances 31 or more days past due

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: Aquatic Systems, Inc.

☐ Address Changes (Note on Back of this Slip)  
*Please include contact name and phone number*

Aquatic Systems, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

DATE: 7/1/2018  
INVOICE NUMBER: 0000413745  
CUSTOMER NUMBER: 0044770  
TOTAL AMOUNT DUE: $2,244.00

THANK YOU FOR YOUR BUSINESS!
<table>
<thead>
<tr>
<th>QTY</th>
<th>ITEM DESCRIPTION</th>
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<tbody>
<tr>
<td>1</td>
<td>Monthly Wetland Maintenance - July</td>
<td></td>
<td>2,712.00</td>
<td>2,712.00</td>
</tr>
</tbody>
</table>

Date Rec'd Rizzetta & Co., Inc.: JUL 05 2018
D/M approval: JUL 18 2018
Date entered: JUL 18 2018

SALES TAX: (0.0%) $0.00
LESS PAYMENT: $0.00
TOTAL DUE: $2,712.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE
### Invoice

**Aquatic Systems, Inc.**  
2100 NW 33rd Street  
Pompano Beach, FL 33069  
1-800-432-4302 - Fax (954) 977-7877

**Heritage Harbour S CDD-MISC**  
C/O Rizzetta & Company  
9428 Camden Field Pkwy  
Riverview, FL 33578

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<th>UNIT PRICE</th>
<th>EXT PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Aquascaping Duck Potato, Gulf Spikerush, and Pickerelweed - Sites 35, 36, 38, 40, &amp; 46</td>
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<td>4,961.00</td>
<td>4,961.00</td>
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**Date Rec'd Rizzetta & Co., Inc:** JUL 25, 2018  
**D/M approval:** JUL 26, 2018  
**Date entered:** JUL 26, 2018  
**Fund:** DL GL 538020C 41005  

SALES TAX: (0.0%) $0.00  
LESS PAYMENT: $0.00  
TOTAL DUE: $4,961.00

*A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE*

**PLEASE RETURN THIS PORTION WITH PAYMENT.**  
**MAKE CHECKS PAYABLE TO:** Aquatic Systems, Inc.

☐ Address Changes (Note on Back of this Slip)  
*Please include contact name and phone number*

---

**Aquatic Systems, Inc.**  
2100 NW 33rd Street  
Pompano Beach, FL 33069

**DATE:** 7/23/2018  
**INVOICE NUMBER:** 0000416633  
**CUSTOMER NUMBER:** 00049170  
**TOTAL AMOUNT DUE:** $4,961.00

**AMOUNT PAID:**

**THANK YOU FOR YOUR BUSINESS!**
# Invoice

**Invoice Date:** 8/1/2018  
**Invoice Number:** 0000416996  
**Customer Number:** 0044770  
**PO Number:**  
**Payment Terms:** Net 30

**Heritage Harbour South CDD**  
C/O Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, FL 33578

<table>
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<td>1</td>
<td>Monthly Lake Maintenance</td>
<td></td>
<td>2,244.00</td>
<td>2,244.00</td>
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</tbody>
</table>

**Received:** AUG 07 2018  
**By:** ______________________

**Date not to exceed:** AUG 07 2018  
**A/M approval:**  
**Date entered:** AUG 09 2018  
**Fund:** 53800  
**GL:** 460  

**Sales Tax:** 0.0%  
**Less Payment:** $0.00  
**Total Due:** $2,244.00

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*A 1.5% finance charge is added to balances 31 or more days past due*

---

**Please return this portion with payment.**  
**Make checks payable to:** Aquatic Systems, Inc.

☐ Address Changes (Note on back of this slip)  
*Please include contact name and phone number*

---

Aquatic Systems, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

**Date:** 8/1/2018  
**Invoice Number:** 0000416996  
**Customer Number:** 0044770  
**Total Amount Due:** $2,244.00

**Amount Paid:**

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**Thank you for your business!**
# Invoice

**Invoice Date:** 8/1/2018  
**Invoice Number:** 0000416997  
**Customer Number:** 0044870  
**PO Number:**  
**Payment Terms:** Net 30

---

Heritage Harbour S CDD-MT  
C/O Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, FL 33578

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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Monthly Wetland Maintenance - August</td>
<td></td>
<td>2,712.00</td>
<td>2,712.00</td>
</tr>
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**RECEIVED**  
AUG 0 7 2018

*DM approval  
Date entered: AUG 0 9 2018

**Sales Tax:** 0.0%  
**Less Payment:** 0.00  
**Total Due:** $2,712.00

---

**A 1.5% Finance Charge is added to balances 31 or more days past due**

---

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: Aquatic Systems, Inc.

☐ Address Changes (Note on back of this slip)  
*Please include contact name and phone number*

---

Aquatic Systems, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

---

DATE: 8/1/2018  
**Invoice Number:** 0000416997  
**Customer Number:** 0044870  
**Total Amount Due:** $2,712.00

---

THANK YOU FOR YOUR BUSINESS!
# INVOICE AND STATEMENT OF ACCOUNT

**Heritage HRBR SO**  
Attn: ACCTS PAYABLE  
12750 CITRUS PARK LANE  
TAMPA, FL 33625

<table>
<thead>
<tr>
<th>Date</th>
<th>Bill Period</th>
<th>Billed Amount</th>
<th>Unbilled Amount</th>
<th>Total Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-05</td>
<td></td>
<td>$157.95</td>
<td>$0.00</td>
<td>$157.95</td>
</tr>
<tr>
<td>2018-06</td>
<td></td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>2018-07</td>
<td></td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Make checks payable to:**  
Bradenton Herald  
Bradenton Herald-Advertising  
PO Box 51129  
Livonia, MI 48151

Billing: Contact Sales Rep. Credit Email  
ssccreditandcollections@mcolatchy.com

Payment is due upon receipt.

<table>
<thead>
<tr>
<th>Start</th>
<th>Stop</th>
<th>Newspaper Reference</th>
<th>Description</th>
<th>CPM Size</th>
<th>Units</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
</table>
| 05/24 | 05/24 | 121978335-05242018  | NOTICE OF PUBLIC MEETING HER  
Bradenton Herald  
1 x 76 L | 76 | 1 | $1.17 | $89.92 |
| 05/24 | 05/24 | 121978335-05242018  | NOTICE OF PUBLIC MEETING HER  
Bradenton Herald.com  
1 x 76 L | 76 | 1 | $0.00 | $0.00 |

Invoice Total: $89.92

<table>
<thead>
<tr>
<th>Start</th>
<th>Stop</th>
<th>Reference</th>
<th>Description</th>
<th>CPM Size</th>
<th>Units</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
</table>
| 06/01 | 06/01 | 137877331-0602129  | NOTICE OF QUALIFYING PERIOD  
Bradenton Herald  
1 x 59 L | 59 | 1 | $1.17 | $69.03 |
| 06/01 | 06/01 | 137877331-0602129  | NOTICE OF QUALIFYING PERIOD  
Bradenton Herald.com  
1 x 59 L | 59 | 1 | $0.00 | $0.00 |

Invoice Total: $69.03

**Previous Amount Owed:** $0.00  
**New Charges This Period:** $157.95  
**Cash This Period:** $0.00  
**Debit Adjustments This Period:** $0.00  
**Credit Adjustments This Period:** $0.00

Please detach and return lower portion with your remittance.

Bradenton Herald  
Bradenton Herald-Advertising  
PO Box 51129  
Livonia, MI 48151
**INVOICE AND STATEMENT OF ACCOUNT**

<table>
<thead>
<tr>
<th>BILLING PERIOD</th>
<th>SALES REP</th>
<th>ADVERTISER/ClienT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Donna Stults</td>
<td>HERITAGE HRBR SO</td>
</tr>
</tbody>
</table>

**balances forward**

<table>
<thead>
<tr>
<th>START</th>
<th>STOP</th>
<th>NEWSPAPER</th>
<th>REFERENCE</th>
<th>DESCRIPTION</th>
<th>PRODUCT</th>
<th>SAU SIZE</th>
<th>UNITS</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>05/24</td>
<td>05/24</td>
<td>NOTICE OF PUBLIC MEETING HER</td>
<td>Bradenton Herald</td>
<td>1 x 78 L</td>
<td>76</td>
<td>1</td>
<td>$1.17</td>
<td>$98.52</td>
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<tr>
<td>05/24</td>
<td>05/24</td>
<td>NOTICE OF PUBLIC MEETING HER</td>
<td>Bradenton Herald.com</td>
<td>1 x 78 L</td>
<td>76</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
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</tr>
<tr>
<td>05/01</td>
<td>06/01</td>
<td>NOTICE OF QUALIFYING PERIOD</td>
<td>Bradenton Herald</td>
<td>1 x 69 L</td>
<td>59</td>
<td>1</td>
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<td>$99.03</td>
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<tr>
<td>05/01</td>
<td>06/01</td>
<td>NOTICE OF QUALIFYING PERIOD</td>
<td>Bradenton Herald.com</td>
<td>1 x 69 L</td>
<td>59</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
<td></td>
</tr>
</tbody>
</table>

**Payment is due upon receipt.**

---

**Advertising Invoice and Statement**

**Heritage HRBR SO**

** ADDR ACCTS PAYABLE**

**12750 CITRUS PARK LANE**

**Tampa, FL 33625**

---

**Bradenton Herald**

**Bradenton Herald-Advertising**

**PO Box 51129**

**Livonia, MI 48151**

---

**Check**
INVOICE AND STATEMENT OF ACCOUNT

HERITAGE HRBR SO
attn ACCTS PAYABLE
12750 CITRUS PARK LANE
TAMPA, FL 33625

MAKE CHECKS PAYABLE TO
Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151
Billing: Contact Sales Rep. Credit: Email
ssecureandcollections@mocatchy.com

Payment is due upon receipt.

07/21 07/21 00759616072102018 NOTICE OF PUBLIC MEETING HE Bradenton Herald 1 x 76 L 76 1 $1.17 $88.92
07/21 07/21 00759616072102018 NOTICE OF PUBLIC MEETING HE Bradenton Herald.com 1 x 76 L 76 1 $0.00 $0.00

PreVIOUS AMOUNT OWED: $157.95
NEW CHARGES THIS PERIOD: $88.92
CASH THIS PERIOD: $0.00
DEBIT ADJUSTMENTS THIS PERIOD: $0.00
CREDIT ADJUSTMENTS THIS PERIOD: $0.00

TOTAL AMOUNT DUE: $246.87

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

BILLING PERIOD: 07/02/2018 - 07/05/2018

HERITAGE HRBR SO

08/05/2018 663047 663047

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

ADVERTISING INVOICE and STATEMENT
Heritage Harbour South CDD
Meeting Date: 8/7/2018

SUPERVISOR PAY REQUEST

<table>
<thead>
<tr>
<th>Name of Board Supervisor</th>
<th>Check if present</th>
<th>Check if paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richard Lane</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Michelle Patterson</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>George Mosinskis</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Larry Eichert</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Tad Parker</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

(*) Does not get paid

EXTENDED MEETING TIMECARD

| Meeting Start Time:       | 7:31             |
| Meeting End Time:         | 5:31             |
| Total Meeting Time:       | 2:00             |

Time Over: 2 () Hours: 0

Total at $175 per Hour: 0

DM Signature: [Signature]

Please forward copy to Marcia Eannetta for Extended Meeting Hours

[Stamp: Received AUG 17 2018]

BY: [Signature]
Grau and Associates
2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-
www.graucpa.com

Heritage Harbour South Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Invoice No. 16919
Date 06/01/2018

<table>
<thead>
<tr>
<th>SERVICE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Audit FYE 09/30/2017</td>
<td>$1,400.00</td>
</tr>
</tbody>
</table>

Current Amount Due $1,400.00

<table>
<thead>
<tr>
<th>0 - 30</th>
<th>31 - 60</th>
<th>61 - 90</th>
<th>91 - 120</th>
<th>Over 120</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,400.00</td>
<td>1,000.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>2,400.00</td>
</tr>
</tbody>
</table>

Payment due upon receipt.
## Invoice

**Invoice #:** 001519  
**Invoice Date:** 8/20/2018

**Bill To:**  
Heritage Harbour South Community  
Development District  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 33625

### Description  
Total Billing for Arbitrage Services $1,685,000 Heritage Harbour South Community Development District Capital Improvement Revenue Refunding Bonds, Series 2015 – Rebate Requirement Calculation for the period ended July 20, 2018.

### Amount  
500.00

---

**Terms:** Due and Payable upon receipt.

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola, FL 32534  
Please include invoice number on check,
# Invoice

**Invoice #: 001521**  
**Invoice Date: 8/20/2018**

---

**Bill To:**  
Heritage Harbour South Community  
Development District  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 33625

---

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Billing for Arbitrage Services in connection with the Heritage Harbour South Community Development District $5,915,000 Capital Improvement Revenue Refunding Bonds, Series 2013A-1 (Senior Lien) and $665,000 Capital Improvement Revenue Refunding Bonds, Series 2013A-2 (Subordinate Lien) — Rebatable Arbitrage Calculation for the five-year period beginning July 19, 2013 through the period ended July 18, 2018.</td>
<td>2,500.00</td>
</tr>
</tbody>
</table>

---

**Total**  
$2,500.00

---

**Terms:** Due and Payable upon receipt.

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola, FL 32534  
Please include invoice number on check,
## INVOICE

**BILL TO**
Heritage Harbour South CDD  
12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625

**EVENT**
July Services

<table>
<thead>
<tr>
<th>DATE</th>
<th>REQUESTED</th>
<th>TOTAL HOURS</th>
<th>RATE PER HOUR</th>
<th>AMOUNT</th>
</tr>
</thead>
</table>
| 07/01/2018    | MCSO Deputy  
Security/Escort/Traffic Services | 27          | 35.00         | 945.00 |
| 07/01/2018    | Equipment Fee  
Equipment/Administrative Fee | 27          | 10.00         | 270.00 |

Make check payable to the Manatee County Sheriff's Office [MCSO] or To pay via credit/debit: https://www.govpaynow.com/gps/user/pic/a0019m.

**PAYMENT**
BALANCE DUE
945.00  
$270.00

(Date Rec'd) Rizzetta & Co., Inc. JUN 27, 2018
Via approval JUN 27, 2018
Date 2/12/18
Date entered: JUN 27, 2018
Check # 52100 06 3401
Heritage Harbour South Community Development District
Off-Duty Traffic Enforcement

Date: 6/25/18          Deputy: M. BEERS

Hours worked: 0800 to 100 Miles Driven: 9

***Please be sure to list the location of any warnings/tickets issued in the space provided in the Comments section below. ***

<table>
<thead>
<tr>
<th>SPEEDING</th>
<th>STOP SIGN</th>
<th>NO DRIVERS LICENSE</th>
<th>NO PROOF OF INSURANCE</th>
<th>OTHER</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIMIT</td>
<td>ACTUAL</td>
<td>TICKET</td>
<td>WARNING</td>
<td>TICKET</td>
<td>WARNING</td>
</tr>
<tr>
<td>25</td>
<td>32</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>25</td>
<td>33</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Please read the instructions on the CYA Job Screen for specific instructions regarding your assignment. Briefly describe your activity in the space provided below. All traffic enforcement information should be documented in the space provided above. See the Heritage Harbour map for problem areas.

Notes:

I provided traffic enforcement only in Stoneybrook gated area and Lighthouse Cove. I conducted radar enforcement on Stone Harbour Loop. I monitored the 4-way stop at Montauk and Chatum Light Run and conducted radar enforcement. I also patrolled around each subdivision, no suspicious persons located.

**You must submit the activity log to the Off-Duty Office for payment.**

Field Manager: TBD
Club House Phone: TBD

District Management Office Contact Information:
District Manager: Greg Cox  Phone: (813)933-5571
Email: gcox@rizzetta.com

Heritage Harbour Office Use:

<table>
<thead>
<tr>
<th>Hours x Rate = Total</th>
<th>Approval Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Heritage Harbour South Community Development District

Date: 6/6/18  Deputy: L. Kreyer

Hours worked: 0810 to 1110 Miles Driven: 14

***Please be sure to list the location of any warnings/tickets issued in the space provided in the Comments section below.***

<table>
<thead>
<tr>
<th>SPEEDING</th>
<th>STOP SIGN</th>
<th>NO DRIVERS LICENSE</th>
<th>NO PROOF OF INSURANCE</th>
<th>OTHER</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIMIT</td>
<td>ACTUAL</td>
<td>TICKET</td>
<td>WARNING</td>
<td>TICK</td>
<td>WARNING</td>
</tr>
<tr>
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<td></td>
</tr>
</tbody>
</table>

Please read the instructions on the CYA Job Screen for specific instructions regarding your assignment. Briefly describe your activity in the space provided below. All traffic enforcement information should be documented in the space provided above. See the Heritage Harbour map for problem areas.

Notes:

Conducted patrols in vehicle and sat in several spots with radar. No violations, as all drivers registered at 2 MPH over the posted speed limit or less. No stop sign violations observed either. One resident did approach me and expressed concern for speeds near Camden Harbour Drive and Haven Harbour Way.

You must submit the activity log to the Off-Duty Office for payment.

Field Manager: TBD
Club House Phone: TBD

District Management Office Contact Information:
District Manager: Greg Cox  Phone: (813)933-5571
Email: gcox@rizzetta.com

<table>
<thead>
<tr>
<th>Heritage Harbour Office Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hours x Rate = Total</td>
</tr>
<tr>
<td>Approval Signature</td>
</tr>
<tr>
<td>Date</td>
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</table>
Credit Memo

CREDIT TO
Heritage Harbour South CDD
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

EVENT
May Services

<table>
<thead>
<tr>
<th>DATE</th>
<th>REQUESTED</th>
<th>TOTAL HOURS</th>
<th>RATE PER HOUR</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>05/01/2018</td>
<td>MCSO Deputy Security/escort/Traffic Services</td>
<td>3</td>
<td>35.00</td>
<td>105.00</td>
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<tr>
<td>05/04/2018</td>
<td>MCSO Deputy Security/escort/Traffic Services</td>
<td>3</td>
<td>35.00</td>
<td>105.00</td>
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<tr>
<td>05/09/2018</td>
<td>MCSO Deputy Security/escort/Traffic Services</td>
<td>3</td>
<td>35.00</td>
<td>105.00</td>
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<tr>
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<td>MCSO Deputy Security/escort/Traffic Services</td>
<td>3</td>
<td>35.00</td>
<td>105.00</td>
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<tr>
<td>05/16/2018</td>
<td>MCSO Deputy Security/escort/Traffic Services</td>
<td>3</td>
<td>35.00</td>
<td>105.00</td>
</tr>
<tr>
<td>05/20/2018</td>
<td>MCSO Deputy Security/escort/Traffic Services</td>
<td>3</td>
<td>35.00</td>
<td>105.00</td>
</tr>
<tr>
<td>05/29/2018</td>
<td>MCSO Deputy Security/escort/Traffic Services</td>
<td>3</td>
<td>35.00</td>
<td>105.00</td>
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<tr>
<td>05/29/2018</td>
<td>Equipment Fee Equipment/Administrative Fee</td>
<td>21</td>
<td>10.00</td>
<td>210.00</td>
</tr>
</tbody>
</table>

TOTAL CREDIT $945.00

Make check payable to the Manatee County Sheriff's Office [MCSO] or To pay via credit/debit:
https://www.govpaynow.com/gps/user/plc/a0019m.
Heritage Harbour South Community Development District
Off-Duty Traffic Enforcement

Date: 6/9/18    Deputy: M. BEERS

Hours worked: 1600 to 1900 Miles Driven: 8

***Please be sure to list the location of any warnings/tickets issued in the space provided in the Comments section below. ***

<table>
<thead>
<tr>
<th>SPEEDING</th>
<th>STOP SIGN</th>
<th>NO DRIVERS LICENSE</th>
<th>NO PROOF OF INSURANCE</th>
<th>OTHER</th>
<th>COMMENT</th>
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</thead>
<tbody>
<tr>
<td>LIMIT</td>
<td>ACTUAL</td>
<td>TICKET</td>
<td>WARNING</td>
<td>TICKET</td>
<td>WARNING</td>
</tr>
<tr>
<td>25</td>
<td>32</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8000 STONE HARBOUR LOOP

Please read the instructions on the CYA Job Screen for specific instructions regarding your assignment. Briefly describe your activity in the space provided below. All traffic enforcement information should be documented in the space provided above. See the Heritage Harbour map for problem areas.

Notes:
I provided traffic enforcement only in Stoneybrook gated area and Lighthouse Cove. I conducted radar enforcement on Stone Harbour Loop. I monitored the 4-way stop at Montauk and Chatum Light Run and conducted radar enforcement. I also patrolled around each subdivision, no suspicious persons located.

You must submit the activity log to the Off-Duty Office for payment.

Field Manager: TBD
Club House Phone: TBD

District Management Office Contact Information:
District Manager: Greg Cox    Phone: (813)933-5571
Email: gcox@rizetta.com

Heritage Harbour Office Use:

<table>
<thead>
<tr>
<th>Hours</th>
<th>x</th>
<th>Rate</th>
<th>Total</th>
<th>Approval Signature</th>
<th>Date</th>
</tr>
</thead>
</table>


Heritage Harbour South Community Development District
Off-Duty Traffic Enforcement

Date: 06/20/18  Deputy: J Paavilainen

Hours worked: 1300 to 1600  Miles Driven: 12.5

***Please be sure to list the location of any warnings/tickets issued in the space provided in the Comments section below. ***

<table>
<thead>
<tr>
<th>SPEEDING</th>
<th>STOP SIGN</th>
<th>NO DRIVERS LICENSE</th>
<th>NO PROOF OF INSURANCE</th>
<th>OTHER</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIMIT</td>
<td>ACTUAL</td>
<td>TICKET  WARNING</td>
<td>TICKET WARNING</td>
<td>TICKET  WARNING</td>
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</tr>
</tbody>
</table>

Please read the instructions on the CYA Job Screen for specific instructions regarding your assignment. Briefly describe your activity in the space provided below. All traffic enforcement information should be documented in the space provided above. See the Heritage Harbour map for problem areas.

Notes:

1300-1400: Stationary radar in 7100 block of Montauk Point Xing – No violations observed
1400-1500: Patrolled both parts of subdivision – No violations observed
1500-1530: Stationary radar in 600 block of Heritage Isles Way – No violations observed
1530-1600: Stationary radar in 7100 block of Montauk Point Xing – No violations observed

You must submit the activity log to the Off-Duty Office for payment.

Field Manager: TBD
Club House Phone: TBD

District Management Office Contact Information:
District Manager: Greg Cox  Phone: (813)933-5571
Email: gcox@rizzetta.com

Heritage Harbour Office Use:

<table>
<thead>
<tr>
<th>Hours</th>
<th>Rate</th>
<th>Total</th>
<th>Approval Signature</th>
<th>Date</th>
</tr>
</thead>
</table>
Please process.

Thanks,
Natasha

From: Siemer, Jackie <Jackie.Siemer@manateesheriff.com>
Sent: Wednesday, June 27, 2018 1:55 PM
To: Natasha Dhanpat <NDhanpat@rizzetta.com>
Cc: Gregory Cox <GCox@rizzetta.com>; Diana Kronick <DKronick@rizzetta.com>
Subject: Heritage Harbour Invoice 37027

Hi Natasha,

Please see the attached invoice for July services and activity logs. May credits (CM 36966) have been applied. Please be sure to issue payment for the balance due only, $270.00.

Let me know if you need anything else.

Jackie Siemer
Off Duty Employment Coordinator
Manatee Co. Sheriff's Office.
Tel: 941-747-3011 ext 2283
Cell: 941-737-0671
Fax: 941-744-3797
Email: jackie.siemer@manateesheriff.com

Note: Florida has a broad public records law. All work-related emails sent to or from this email address may be subject to public disclosure.
MCSO Off Duty Employment Unit  
600 Hwy 301 Blvd W, Suite 202  
Bradenton, FL 34205  
941-747-3011  
jackie.slemer@manateesheriff.com  
www.manateesheriff.com

INVOICE

BILL TO  
Heritage Harbour South CDD  
12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625

<table>
<thead>
<tr>
<th>EVENT</th>
<th>SERVICE</th>
<th>CREDITS APPLIED</th>
</tr>
</thead>
<tbody>
<tr>
<td>August Services</td>
<td>Security/Traffic</td>
<td>CM 37061 - $405.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DATE</th>
<th>REQUESTED</th>
<th>TOTAL HOURS</th>
<th>RATE PER HOUR</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>08/03/2018</td>
<td>MCSO Deputy Security/Escort/Traffic Services [8/03 - 8/31]</td>
<td>39</td>
<td>35.00</td>
<td>1,365.00</td>
</tr>
<tr>
<td>08/03/2018</td>
<td>Equipment Fee Equipment/Administrative Fee</td>
<td>39</td>
<td>10.00</td>
<td>390.00</td>
</tr>
</tbody>
</table>

Make check payable to the Manatee County Sheriff's Office [MCSO] or  
To pay via credit/debit:  
https://www.govpaynow.com/gps/user/plc/a0019m.

PAYMENT  
BALANCE DUE  
$1,350.00  
405.00
Credit Memo

CREDIT TO
Heritage Harbour South CDD
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

EVENT
June Services

<table>
<thead>
<tr>
<th>DATE</th>
<th>REQUESTED</th>
<th>TOTAL HOURS</th>
<th>RATE PER HOUR</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/01/2018</td>
<td>MCSO Deputy Security/Escort/Traffic Services</td>
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<td>105.00</td>
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<td>MCSO Deputy Security/Escort/Traffic Services</td>
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<td>105.00</td>
</tr>
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<td>06/18/2018</td>
<td>MCSO Deputy Security/Escort/Traffic Services</td>
<td>3</td>
<td>35.00</td>
<td>105.00</td>
</tr>
<tr>
<td>06/18/2018</td>
<td>Equipment Fee Equipment/Administrative Fee</td>
<td>9</td>
<td>10.00</td>
<td>90.00</td>
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</tbody>
</table>

Make check payable to the Manatee County Sheriff's Office [MCSO] or To pay via credit/debit:
https://www.govpaynow.com/gps/user/plc/a0019m.

TOTAL CREDIT $405.00

Credit Already Approved on invoice

[Signature]

JUL 30 2018

[Signature]
**Heritage Harbour South Community Development District**

**Off-Duty Traffic Enforcement**

**Date:** 06/27/18  **Deputy:** HATZ

**Hours worked:** 1600 to 1800  **Miles Driven:**

***Please be sure to list the location of any warnings/tickets issued in the space provided in the Comments section below.***

<table>
<thead>
<tr>
<th>SPEEDING</th>
<th>STOP SIGN</th>
<th>NO DRIVERS LICENSE</th>
<th>NO PROOF OF INSURANCE</th>
<th>OTHER</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIMIT</td>
<td>ACTUAL</td>
<td>TICKET</td>
<td>WARNING</td>
<td>TICKET</td>
<td>WARNING</td>
</tr>
<tr>
<td>25</td>
<td>31</td>
<td>✓</td>
<td>✓</td>
<td></td>
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<td>31</td>
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<td>✓</td>
<td></td>
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</tr>
</tbody>
</table>

Please read the instructions on the CYA Job Screen for specific instructions regarding your assignment. Briefly describe your activity in the space provided below. All traffic enforcement information should be documented in the space provided above. See the Heritage Harbour map for problem areas.

**Notes:**

*PATROLLED AREAS ASSIGNED: STONEBROOK & LIGHTHOUSE COVE*

---

**Field Manager:** TBD

**Club House Phone:** TBD

**District Management Office Contact Information:**

**Manager:** Greg Cox  **Phone:** (813)933-5571

**Email:** gcox@rizzetta.com

---

You must submit the activity log to the Off-Duty Office for payment.

---

**Heritage Harbour Office Use:**

<table>
<thead>
<tr>
<th>Hours</th>
<th>Rate</th>
<th>Total</th>
<th>Approval Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Heritage Harbour South Community Development District
Off-Duty Traffic Enforcement

Date: 07/03/2018     Deputy: Pruitt, N.

Hours worked: 0800 to 1100 Miles Driven: 15

***Please be sure to list the location of any warnings/tickets issued in the space provided in the Comments section below.***

<table>
<thead>
<tr>
<th>SPEEDING</th>
<th>STOP SIGN</th>
<th>NO DRIVERS LICENSE</th>
<th>NO PROOF OF INSURANCE</th>
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<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIMIT</td>
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<td>TICKET</td>
<td>WARNING</td>
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<td>WARNING</td>
</tr>
<tr>
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<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Please read the instructions on the CYA Job Screen for specific instructions regarding your assignment. Briefly describe your activity in the space provided below. All traffic enforcement information should be documented in the space provided above. See the Heritage Harbour map for problem areas.

Notes:

From 0800-0930 I focused my patrols in the Stoneybrook subdivision. I randomly patrolled all interior roads within Stoneybrook. Several lawn trucks were within the area however no parking violations were observed. Waste Management was also in the area servicing the area. Vehicle traffic was minimal and no violations were observed. I took stationary positions on Heritage Isle Way however did not observe any violations. Several people were riding bikes and walking in the area. 0930-1100 I turned my attention to Lighthouse Cove. I patrolled the area and found no vehicle traffic. I checked the area for parking violations however all vehicles were parked correctly. It was my observation that more speed signs could be added for better driver awareness. Also trees could be trimmed back to make signs more visible. I contacted Mr. Cox’s office and made them aware of my findings with the signage issues. There are no speed signs for eastbound exiting traffic on Montauk Point Crossing.

You must submit the activity log to the Off-Duty Office for payment.

Field Manager: TBD
Club House Phone: TBD
District Management Office Contact Information:
District Manager: Greg Cox   Phone: (813)933-5571
Email: gcox@rizzetta.com

<table>
<thead>
<tr>
<th>Heritage Harbour Office Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hours x Rate = Total</td>
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<tr>
<td>Approval Signature</td>
</tr>
<tr>
<td>Date</td>
</tr>
</tbody>
</table>
Heritage Harbour South Community Development District
Off-Duty Traffic Enforcement

Date: 7/7/18       Deputy: M. BEERS

Hours worked: 1600 to 1900 Miles Driven: 10

***Please be sure to list the location of any warnings/tickets issued in the space provided in the Comments section below.***

<table>
<thead>
<tr>
<th>SPEEDING</th>
<th>STOP SIGN</th>
<th>NO DRIVERS LICENSE</th>
<th>NO PROOF OF INSURANCE</th>
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<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIMIT</td>
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<td>TICKET</td>
<td>WARNING</td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Please read the instructions on the CYA Job Screen for specific instructions regarding your assignment. Briefly describe your activity in the space provided below. All traffic enforcement information should be documented in the space provided above. See the Heritage Harbour map for problem areas.

Notes:

I provided traffic enforcement only in Stoneybrook gated area and Lighthouse Cove. I conducted radar enforcement on Stone Harbour Loop. I monitored the 4-way stop at Montauk and Chatum Light Run and conducted radar enforcement. I also patrolled around each subdivision, no suspicious persons located.

You must submit the activity log to the Off-Duty Office for payment.

Field Manager: TBD
Club House Phone: TBD

District Management Office Contact Information:
District Manager: Greg Cox Phone: (813)933-5571
Email: gcox@rizzetta.com

Heritage Harbour Office Use:

<table>
<thead>
<tr>
<th>Hours</th>
<th>Rate</th>
<th>Total</th>
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</thead>
</table>

Approval Signature  Date
Heritage Harbour South Community Development District  
Off-Duty Traffic Enforcement

Date: 7/10/2018  
Deputy: Hartley  

Hours worked: 1300 to 1400  
Miles Driven: 25

***Please be sure to list the location of any warnings/tickets issued in the space provided in the Comments section below.***

<table>
<thead>
<tr>
<th>SPEEDING</th>
<th>STOP SIGN</th>
<th>NO DRIVERS LICENSE</th>
<th>NO PROOF OF INSURANCE</th>
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<th>COMMENT</th>
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<tbody>
<tr>
<td>LIMIT</td>
<td>ACTUAL</td>
<td>TICKET</td>
<td>WARNING</td>
<td>TICKET</td>
<td>WARNING</td>
</tr>
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<td>X</td>
<td></td>
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</tr>
</tbody>
</table>

Please read the instructions on the CYA Job Screen for specific instructions regarding your assignment. Briefly describe your activity in the space provided below. All traffic enforcement information should be documented in the space provided above. See the Heritage Harbour map for problem areas.

Notes:

1. I patrolled the area inside the gate of Heritage Harbour using nonmoving radar, 4 people were stopped and 3 were cited and the other received a warning.

*You must submit the activity log to the Off-Duty Office for payment.*

Field Manager: TBD  
Club House Phone: TBD

District Management Office Contact Information:  
District Manager: Greg Cox  
Phone: (813)933-5571  
Email: gcox@rizzetta.com

Heritage Harbour Office Use:  
Hours x Rate = Total  
Approval Signature  
Date
Heritage Harbour South Community Development District  
Off-Duty Traffic Enforcement

Date: 7/13/2018  
Deputy: Hartley

Hours worked: 1600 to 1900  
Miles Driven: 21

***Please be sure to list the location of any warnings/tickets issued in the space provided in the Comments section below.***

<table>
<thead>
<tr>
<th>SPEEDING</th>
<th>STOP SIGN</th>
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<th>NO PROOF OF INSURANCE</th>
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<tbody>
<tr>
<td>LIMIT</td>
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<td></td>
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</tr>
</tbody>
</table>

Please read the instructions on the CYA Job Screen for specific instructions regarding your assignment. Briefly describe your activity in the space provided below. All traffic enforcement information should be documented in the space provided above. See the Heritage Harbour map for problem areas.

Notes:

I patrolled the area of Heritage Harbour looking for any traffic violations. The weather was overcast with interment rain some heavy at times. I stopped 4 violators and 2 received a citation.

You must submit the activity log to the Off-Duty Office for payment.

Field Manager: TBD  
Club House Phone: TBD

District Management Office Contact Information:  
District Manager: Greg Cox  
Phone: (813)933-5571  
Email: gcox@rizzetta.com

Heritage Harbour Office Use:  
Hours x Rate = Total  
Approval Signature Date
Heritage Harbour South Community Development District
Off-Duty Traffic Enforcement

Date: 07/20/2018
Deputy: Rubi

Hours worked: 1300 to 1600
Miles Driven: 68

***Please be sure to list the location of any warnings/tickets issued in the space provided in the Comments section below.***

<table>
<thead>
<tr>
<th>SPEEDING</th>
<th>STOP SIGN</th>
<th>NO DRIVERS LICENSE</th>
<th>NO PROOF OF INSURANCE</th>
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<th>COMMENT</th>
</tr>
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<tbody>
<tr>
<td>LIMIT</td>
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<td></td>
<td></td>
<td>See notes below</td>
</tr>
</tbody>
</table>

Please read the instructions on the CYA Job Screen for specific instructions regarding your assignment. Briefly describe your activity in the space provided below. All traffic enforcement information should be documented in the space provided above. See the Heritage Harbour map for problem areas.

Notes:
I patrolled both the areas in which needed speed enforcement. Despite the lack of places to set up in order conduct radar enforcement, I was able to stop one vehicle traveling 9 MPH over the speed limit (657 HERITAGE ISLES WAY). I conducted speed enforcement on over 50+ cars and despite that one every other car was obeying the speed limit. I observed two stop sign violations (Haven Harbor and Camden Way), and one of those stops the person did not have a copy of their insurance card. Heavy rain also hindered the ability to conduct traffic enforcement for about an hour.

You must submit the activity log to the Off-Duty Office for payment.

Field Manager: TBD
Club House Phone: TBD

District Management Office Contact Information:
District Manager: Greg Cox  Phone: (813)933-5571
Email: gcox@rizzetta.com

Heritage Harbour Office Use:

<table>
<thead>
<tr>
<th>Hours</th>
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<table>
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<th>DATE</th>
<th>DESCRIPTION</th>
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<td></td>
<td>1 book copied 182 Black &amp; White copies 56 color copies, copied 2 sided</td>
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<td>17 tabs</td>
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</tr>
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<td></td>
<td>coil bound with Clear front cover and green back cover</td>
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</tr>
<tr>
<td></td>
<td>UPS Shipped</td>
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<td>$16.75</td>
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</table>

Terms net 30 days.
Payment not received within thirty days of date billed will result in an additional charge of 1.5% per month and in addition, the customer is responsible for costs of collection including reasonable attorneys fees incurred in the collection process.

Sales Tax: $0.00
Total Amount: $50.95
Amount Applied: $0.00
Balance Due: $50.95

Terms: Net 10
Heritage Harbour South Community Development District  

<table>
<thead>
<tr>
<th>DATE</th>
<th>DESCRIPTION</th>
<th>HOURS</th>
<th>ATTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>7-13-2018</td>
<td>Review e-mail exchange regarding content of meeting minutes and potential to expand coverage.</td>
<td>0.25</td>
<td>AHC</td>
</tr>
<tr>
<td>7-19-2018</td>
<td>Review e-mail exchange re: preserve trimming and wetland issues raised by resident. Review draft budget resolutions for August meeting and provide comments.</td>
<td>0.50</td>
<td>AHC</td>
</tr>
<tr>
<td>7-31-2018</td>
<td>Initial review of agenda package for 8/7 CDD meeting.</td>
<td>0.25</td>
<td>AHC</td>
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</table>

**TOTAL HOURS**  
1.00

**Total Fees for Above Services:**  
$252.51

**DISBURSEMENTS:**

**Total Disbursements:**  
$0.00

**Total Fees & Disbursements**  
$252.51

**Previous Balance**  
$2,020.03

**Payments**  
$2,020.03

**Balance Due Now**  
$252.51

*Date Recorded: 8/17/18*  
*Paid In Full: 8/17/18*
<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
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<tbody>
<tr>
<td>District Management Services 3101</td>
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<tr>
<td>Administrative Services 3100</td>
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<tr>
<td>Accounting Services 3201</td>
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</tr>
<tr>
<td>Financial &amp; Revenue Collections 3111</td>
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<td>$437.50</td>
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Subtotal: $4,891.00
Total: $4,891.00
## Invoice

**Rizzetta Technology Services**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

### Bill To:

**HERITAGE HARBOUR SOUTH CDD**  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

<table>
<thead>
<tr>
<th>Services for the month of</th>
<th>Terms</th>
<th>Client Number</th>
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<tbody>
<tr>
<td><strong>August</strong></td>
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<table>
<thead>
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<th>Description</th>
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<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>EMail Hosting</td>
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<tr>
<td>Website Hosting Services</td>
<td>1</td>
<td>$100.00</td>
<td>$100.00</td>
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</table>

Subtotal: $175.00

Total: $175.00
# Invoice

**Schappacher Engineering LLC**

PO Box 21256  
Bradenton, FL 34204  
941-251-7613

<table>
<thead>
<tr>
<th>Date</th>
<th>Invoice #</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/6/2018</td>
<td>1168</td>
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</tbody>
</table>

**Bill To**

Heritage Harbor CDD  
12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625

<table>
<thead>
<tr>
<th>Serviced Date</th>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/3/2018</td>
<td>Prepare Justification of Costs for Greg.</td>
<td>0.25</td>
<td>150.00</td>
<td>37.50</td>
</tr>
<tr>
<td>7/17/2018</td>
<td>Follow up with vendor for exercising irrigation valves, follow up with Dean on adding skimmers to inlets, review e-mail from Greg for deputy and respond to additional signage.</td>
<td>0.75</td>
<td>150.00</td>
<td>112.50</td>
</tr>
<tr>
<td>7/18/2018</td>
<td>Site review to check on signage in Lighthouse Cove. Prepare photo summary of signage for Lighthouse Cove, send proposal request to sign vendors.</td>
<td>1.75</td>
<td>150.00</td>
<td>262.50</td>
</tr>
<tr>
<td>7/19/2018</td>
<td>Review plans and plats for wetland W-BBB and respond to Greg, Andy &amp; Josh.</td>
<td>0.5</td>
<td>150.00</td>
<td>75.00</td>
</tr>
<tr>
<td>7/23/2018</td>
<td>Coordinate with Dean at Kimley Horn for oak tree re-setting and skimmers at storm inlets.</td>
<td>0.25</td>
<td>150.00</td>
<td>37.50</td>
</tr>
<tr>
<td>7/26/2018</td>
<td>Respond to Tad's e-mail, review plans for parcel 33 ownership and fence location. Review plans along Lakeport Circle. Follow up with vendors for new signage.</td>
<td>0.75</td>
<td>150.00</td>
<td>112.50</td>
</tr>
<tr>
<td>7/31/2018</td>
<td>Site reviews for parcel 19 &amp; 20, recreation center fencing and download radar data from signs. Prepare photo summary report of recreation center fencing and send to board members.</td>
<td>3.75</td>
<td>150.00</td>
<td>562.50</td>
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*Due upon request. Please make checks payable to Schappacher Engineering*

Total: $1,200.00
**Fee Invoice**

Corporate Trust Services

<table>
<thead>
<tr>
<th>Invoice Number</th>
<th>Billing Date</th>
<th>Due Date</th>
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<tbody>
<tr>
<td>1588207</td>
<td>07/19/2018</td>
<td>08/18/2018</td>
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</tbody>
</table>

**Amount Due:**
$7,000.00

Please mail or wire payment to:

**Mailing Address:**
Wells Fargo Bank
W18113
P.O. Box 1450
Minneapolis, MN 55485-8113

**Wire Instructions:**
ABA #: 121000248
DDA #: 1000031565
Swift Code: WFBIUS6S
Reference: Invoice #, Account Name, Attn Name

**Administrative Charges**

For the Period 07/19/2018 through 07/18/2019

<table>
<thead>
<tr>
<th>Trustee Fee</th>
<th>A-1 Series</th>
<th>$3,500.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trustee Fee</td>
<td>A-2 Series</td>
<td>$3,500.00</td>
</tr>
</tbody>
</table>

**Total Amount Due:**
$7,000.00

---

**Billing past due are subject to an 18% annual finance charge of the balance due.**

Please address questions to Mary Dellatore  Phone - 215-670-6560  Email - Mary.Dellatore@wellsfargo.com

Page 1 (1588207)
Tab 3
Heritage Harbour South CDD
Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 9/13/2018

Prepared for:
Mr. Greg Cox, District Manager
Rizzetta and Company
9428 Camden Field Parkway
Riverview, Florida 33578

Prepared by:
Sarah Bowen, Account Representative & Biologist
Aquatic Systems, Inc. – Sarasota Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302
Site: 1

Comments: Normal growth observed
No visible surface algae observed. Minimal amounts of shoreline weeds present within plants, including Torpedograss and vines. Water clarity 1ft. Moorhens with offspring observed.

Site: 4

Comments: Site looks good
No visible surface algae observed. Traces of shoreline weeds present. Water clarity 2-3ft. Great Blue Heron and Snowy Egret observed.
**Site: 5**

Comments: Requires attention
Moderate amounts of shoreline weeds observed, mostly Alligatorweed on the perimeter and some showing signs of treatment. No visible Water Lettuce or surface algae present. Water clarity 2-3ft. Moorhens observed. Tilapia beds present around outfall structure.

---

**Site: 6**

Comments: Normal growth observed
No visible surface algae observed. Traces of shoreline weeds present. Water clarity 3-4ft. Tricolored Heron observed.
Site: 7

Comments: Site looks good
No visible surface algae observed. Traces of shoreline Torpedograss present. Water clarity 1-2ft.

Site: 8

Comments: Normal growth observed
Minor amounts of shoreline Alligatorweed observed, mostly on West perimeter, may require attention soon. No visible surface algae present. Water clarity 2-3ft.
Site: 11

Moderate amounts of shoreline weeds observed, including Torpedograss, Alligatorweed, vines, and Pennywort. Traces of surface algae present. Water clarity 1ft. Moorhens observed.

Comments: Requires attention

Site: 12

Normal growth observed
No visible surface algae observed. Minimal amounts of shoreline weeds present on West perimeter. Water clarity 3-4ft. Fish observed.

Comments: Normal growth observed
**Site: 35**

**Comments:** Requires attention
Minor amounts of Water Lettuce observed. Traces of surface algae present. Minimal amounts of shoreline Alligatorweed observed near wild side patch on West perimeter. Water clarity 2-3ft.

**Site: 38**

**Comments:** Normal growth observed
Traces of surface algae observed. Minimal amounts of shoreline weeds present, including Alligatorweed and Torpedograss. Water clarity 1ft. Moorhen and Great Egret observed.
Management Summary

Of the 10 ponds inspected at Heritage Harbour South CDD, currently only 3 require attention for excess growth. The remaining 7 ponds inspected are exhibiting low to normal growth levels and will only require routine maintenance over the next visits. Ponds inspected this visit include #1, 4, 5, 6, 7, 8, 11, 12, 35, and 38.

Ponds Requiring Attention:
- Pond #5 - Alligatorweed
- Pond #11 - Shoreline Weeds
- Pond #35 - Water Lettuce

Past troublesome Ponds #4, 5, 7, 35, and 38, have struggled with excess growth of Water Lettuce and Alligatorweed. Typical healthy ponds should only require treatment once per month to maintain aesthetics. However, if exotics, such as the mentioned above species, spread easily to cover the pond over a short period of time, then there may be underlying nutrient issues feeding this growth. Per Aquatic Systems recommendations, testing was proposed and approved for these ponds. Testing will evaluated nutrient levels such as Nitrogen, Phosphorus, and Ammonia. Dissolved Oxygen levels will also be recorded to determine if sufficient Oxygen is available at the bottom of the pond.

Once results are received from the corporate laboratory, long term remedial recommendations will be made in a formal report. Not taking action on these recommendations could lead to increased maintenance costs over time.

Wildlife observed during this inspection include fish, Great Egret, Moorhens with chicks, Great Blue Heron, Snowy Egret, and Tricolored Heron.

Observed within Pond #6 this month, the Tricolored Heron (Egretta tricolor) is native to Florida and is currently designated as a threatened species for the state. Found as far North as Massachusetts, the bird breeds between the months of February and August. The young remain in the nest for 35 days after a 21-25 day incubation period. To nest, the male gathers sticks and other vegetation to construct the incubator within trees, salt marshes, or standing water. Considering Gulf Spikerush is type of aquatic vegetation that resembles a stick, it suggests that the plant maybe a beneficial for promoting nesting. For more information on Tricolored Herons visit http://myfwc.com/wildlifehabitats/imperiled/profiles/birds/tricolored-heron/.

Recommendations/Action Items

Treatment for the following:
- Pond #5 - Alligatorweed
- Pond #11 - Shoreline Weeds
- Pond #35 - Water Lettuce

Routine maintenance on the remaining 7 ponds inspected

Complete testing on Pond #4, 5, 7, 35, and 38

Continue to promote native vegetation throughout the community
Heritage Harbour South CDD - MT
Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 9/12/2018

Prepared for:
Mr. Greg Cox, District Manager
Rizzetta and Company
9428 Camden Field Parkway
Riverview, Florida 33578

Prepared by:
Sarah Bowen, Account Representative & Biologist
Aquatic Systems, Inc. – Sarasota Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302
Site: W-11

Comments: Requires attention
Minor amounts of ornamental plants on West perimeter, some landscaping still occurring in buffer. Several small Brazilian Pepper in Northwest corner. Some good ground cover of Spanish needle. Substantial amounts of Hydrilla observed in open water. Minor Water Lettuce and Alligatorweed also present. Most native vegetation is Wax Myrtles. Great Blue Heron observed.

Site: W-BBB

Comments: Requires attention
Minor amounts of ornamental plants on West perimeter, some landscaping still occurring in buffer. Several small Brazilian Pepper in Northwest corner. Some good ground cover of Spanish needle. Substantial amounts of Hydrilla observed in open water. Minor Water Lettuce and Alligatorweed also present. Most native vegetation is Wax Myrtles. Great Blue Heron observed.
**Site:** W-DD

**Comments:** Requires attention
Few tall Primrose and small Brazilian Peppers observed on Southeast corner. Some grasses showing signs of treatment. Interior has large stand of Cattails visible from the South. Moderate amounts of Primrose present on South perimeter. Traces of vines observed. Most native vegetation is cypress and oak trees.

**Site:** W-EEE

**Comments:** Site looks good
Traces of vines, Brazilian Pepper, and Wild Taro on Northeast corner. Good amounts of native Leather Fern and Carolina Willows. Few ornamentals observed within North perimeter.
**Site:** W-FFF

**Comments:** Normal growth observed
Fallen tree observed on West perimeter, can only be cut at wetland boundary. Minimal amounts of vines present. Minimal amounts of grasses observed near roadside. Most native vegetation is oak trees and Carolina Willows.

**Site:** W-HH1

**Comments:** Normal growth observed
Minimal amounts of Primrose observed on West perimeter. Duckweed and surface algae present will not be treated. Traces of Caesar’s Weed and Sesbania observed on North perimeter. Minimal amounts of Cattails present. Some perimeter Torpedograss showing signs of treatment. Most native vegetation is oak trees.
**Site: W-VV**

**Comments:** Requires attention
Moderate amounts of smaller Brazilian Peppers observed on West perimeter. Minimal amounts of vines and Septic Weed present. Most native vegetation is Carolina Willow.

**Site: W-XX**

**Comments:** Normal growth observed
Minor amounts of Caesar’s Weed present on West perimeter may require attention soon. Minimal amounts of Rosary Pea vine observed sprouting. Good ferns and Spanish Needle present. Traces of Brazilian Pepper observed. Most native vegetation is cypress trees.
Site: W-YY

**Comments:** Normal growth observed
Minimal amounts of grasses and Caesar's Weed observed along South perimeter. Traces of ornamental Banana tree present. Homeowner question about tree trimming. Most natives are oak trees.

Site: W-ZZZ

**Comments:** Normal growth observed
Minor amounts of vines observed on interior of Southeast corner may require attention soon. Some show signs of having been cut. Good native Spanish Needle. Traces of Brazilian Pepper present. Minimal amounts of Primrose observed on Southwest corner. Most native are Carolina Willow and oak trees.
Management Summary

Of the 10 sites inspected during this month's visit of the Heritage Harbour South CDD wetland areas, currently 4 require attention for excess growth. The remaining 6 sites demonstrated low to normal growth levels and will be inspected and treated as necessary during regular maintenance visits. Sites inspected this visit include W-11, W-BBB, W-DD, W-EEE, W-FFF, W-HH1, W-VV, W-XX, W-YY, and W-ZZZ.

Sites Requiring Attention:
W-11: Brazilian Pepper & Primrose
W-BBB: Brazilian Pepper & Hydrilla
W-DD: Primrose & Cattails in South
W-VV: Brazilian Pepper in West

In W-BBB, substantial amounts of Hydrilla (Hydrilla verticillata) were observed. Hydrilla was introduced to Florida in the 1950's and thought to originate from India and Korea. It is identified as category I on the Florida Exotic Pest Plant Council’s (FLEPPC) list of invasive plant species and is one of the main reasons the aquatic weed industry was initiated. It is a submersed plant that can grow up to 25ft long and form dense mats on the water's surface, which can be restrictive to water usage and flow. This growth will be treated and continually monitored during regular visits.

Upon inspection of site W-YY, a tree was observed to have fallen from the wetland, partly onto common area. Also, when inspecting W-YY a homeowner approached me concerning trimming of tree limbs reaching out from the wetland. In both situations, it is important to understand the restrictions of conservation easements in Manatee County. If a native tree falls within the wetland boundaries, it must remain and not be cut up or removed. If an exotic or invasive tree falls within the wetland boundary, it can and ideally should be removed. If a native tree falls and juts partially out of the wetland boundary, only the portion that is outside of the boundary can be cut up and removed. Cut tree limbs and trunks cannot be thrown back into the wetland, even if it originated there, as this is considered dumping. Dumping of materials into conservation easements are prohibited. The portion of a fallen tree that is still lying within the wetland must remain as is and cannot be removed even if it is deemed unsightly. This is considered part of the natural process of the ecosystem and provides food and habitat for different insects and animals. For tree limbs still intact, trimming can be performed vertically up from the wetland boundary line. However, an arborist should be consulted on the effects to the tree's health before performing the work.

All sites inspected demonstrated a large coverage of native vegetation including Carolina Willows, oak trees, cypress trees, Wax Myrtles, Spanish Needle, and ferns.

Recommendations/Action Items

Treatment for the following:
W-11: Brazilian Pepper & Primrose
W-BBB: Brazilian Pepper & Hydrilla
W-DD: Primrose & Cattails in South
W-VV: Brazilian Pepper in West

Routine maintenance on the remaining 6 sites inspected

Continue to promote native vegetation within all wetlands
Tab 4
Heritage Harbour S CDD
Standard Lake Assessment and Phosphorus Jar Test

Sample date: 9/4/2018
Report date: 9/10/2018

Produced by: Jordana Cutajar
Lab and Field Biologist

Standard Lake Results Site 48  2
Phosphorus Jar Results Site 48  3
Standard Lake Results Site 49  4
Phosphorus Jar Results Site 49  5
Aquatic Glossary  6
**Water Quality Data: Heritage Harbor, Site 48 (45)**

### Site Readings

<table>
<thead>
<tr>
<th>Test</th>
<th>Desired Range</th>
<th>Action Level</th>
<th>Lake Readings - Site 48</th>
<th>This lake is:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nutrients - Total Phosphorus</td>
<td>&lt; 30 ppb</td>
<td>&gt; 100 ppb</td>
<td>Surface: 226, Bottom: 237</td>
<td>High*</td>
</tr>
<tr>
<td>Nutrients - Total Nitrogen</td>
<td>&lt; 1200 ppb</td>
<td>&gt; 2000 ppb</td>
<td>Surface: 1,650, Bottom: 1,560</td>
<td>Normal</td>
</tr>
<tr>
<td>Nutrients – Ammonia</td>
<td>&lt; 100 ppb</td>
<td>&gt; 250 ppb</td>
<td>Surface: 500, Bottom: 500</td>
<td>High*</td>
</tr>
<tr>
<td>Water Clarity - Secchi Depth</td>
<td>≥ 4 Feet</td>
<td>N/A</td>
<td>3</td>
<td>Low*</td>
</tr>
</tbody>
</table>

* Nutrient thresholds depend on your management goals. Please see TSI index description on glossary page for more information.

### Basic Lake Information

<table>
<thead>
<tr>
<th>Perimeter Ft:</th>
<th>Surface Acres:</th>
<th>Volume-Gal.:</th>
<th>Total Acre Ft:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,400</td>
<td>4.5</td>
<td>8,686,000</td>
<td>27</td>
</tr>
</tbody>
</table>

### Observations

Water quality analysis suggests that Site 48 is experiencing elevated nutrients, particularly phosphorus. Lakes with high nutrient concentrations are likely to experience algal blooms. Phosphorus is often the limiting nutrient that fuels algal growth. Since algae use these nutrients for food, algae abundance is often correlated with nutrient availability.

This site is also experiencing elevated ammonia levels. Ammonia is a byproduct of organic matter decomposition and fish excrement. It is common for ammonia to accumulate under low-oxygen conditions. Elevated ammonia may cause toxicity issues for aquatic life.

### Recommendations for This Lake

- ☒ Alum for Phosphorus Reduction
- ☒ Watershed Management
- ☒ On-going water quality monitoring

---

**Total Phosphorus (ppb)**

![Graph showing total phosphorus readings](image1)

When the TN/TP ratio is < 75, the chances of having toxin producing cyanobacterial blooms (blue-green algae) as plankton or filamentous mats increase. Water column phosphorus needs to be reduced to promote more desirable algal groups.

**The TN/TP Ratio is: 6.9**

**The trophic lake health index is: 83**

Eutrophic lakes have a TSI of 41-100 and usually have intermittent plankton algae blooms, fair water clarity, muck accumulation, occasional odor, moderate dissolved oxygen levels, dense submersed plant growth and algae mats.

**Dissolved Oxygen: DO (ppm)** + **Temperature (°F)** -

Mixed: The dissolved oxygen and temperature profile shows this lake’s water column is adequately mixed resulting in acceptable dissolved oxygen levels at lower depths, expanded fisheries habitat, less bottom muck and bad odors.

It is recommended to monitor oxygen levels closely, particularly with seasonal changes. (Aquatic Stress Zone= Florida Department of Environmental Protection (FDEP) dissolved oxygen criteria for Class III waters.)
Water analysis revealed elevated phosphorus levels in this pond. Phosphorus levels of less than 30 ppb are recommended for freshwater systems. Water testing was performed in order to determine a safe and effective rate for Alum.

### Phosphorus Jar Test: Desired range is <30 ppb, Action level is >100 ppb

<table>
<thead>
<tr>
<th>Alum Concentration (ppm)</th>
<th>Total Phosphorus (ppb)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>204</td>
</tr>
<tr>
<td>30</td>
<td>158</td>
</tr>
<tr>
<td>60</td>
<td>36</td>
</tr>
<tr>
<td>90</td>
<td>24</td>
</tr>
</tbody>
</table>

### pH Titration: Dosing Limitations

In order to protect aquatic life it is recommended that pH levels do not drop below 6.5.

It is also recommended that pH levels are not altered by more than one pH unit.

**It is recommended that Alum dosage does not exceed 60 ppm at any one time since pH levels drop too low.**

Measured Alkalinity: 95 mg/L

Alkalinity is the measure of the buffering capacity of the lake. Lakes with low alkalinity (values below 80 mg/L) are susceptible to drastic pH swings.

### Recommendations

Based on test results, the following is recommended:

- **Alum Treatment**
  - Dose: 60 ppm
- **Follow-up Total Phosphorus testing**
  - When: 1 week after treatment
- **Other**

Due to external factors not accounted for in lab tests, phosphorus reduction rates in the field may be lower or higher than are estimated by lab results. Additional Alum treatments may be required if target is not reached with the scheduled applications.
Water Quality Data: Heritage Harbor, Site 49 (46)

<table>
<thead>
<tr>
<th>Test</th>
<th>Desired Range</th>
<th>Action Level</th>
<th>Lake Readings - Site 49</th>
<th>This lake is:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nutrients - Total Phosphorus</td>
<td>&lt; 30 ppb</td>
<td>&gt; 100 ppb</td>
<td>Surface: 202 Bottom: 213</td>
<td>High*</td>
</tr>
<tr>
<td>Nutrients - Total Nitrogen</td>
<td>&lt; 1200 ppb</td>
<td>&gt;2000 ppb</td>
<td>Surface: 1,750 Bottom: 1,890</td>
<td>Borderline</td>
</tr>
<tr>
<td>Nutrients - Ammonia</td>
<td>&lt; 100 ppb</td>
<td>&gt;250 ppb</td>
<td>Surface: 879 Bottom: 747</td>
<td>High*</td>
</tr>
<tr>
<td>Water Clarity - Secchi Depth</td>
<td>≥ 4 Feet</td>
<td>N/A</td>
<td>2.5</td>
<td>Low*</td>
</tr>
</tbody>
</table>

* Nutrient thresholds depend on your management goals. Please see TSI index description on glossary page for more information.

**Total Phosphorus (ppb)**

![Graph showing Total Phosphorus levels](image)

**Total Nitrogen (ppb)**

![Graph showing Total Nitrogen levels](image)

**Ammonia (ppb)**

![Graph showing Ammonia levels](image)

**The TN/TP Ratio is: 8.8**

When the TN/TP ratio is < 75, the chances of having toxin producing cyanobacterial blooms (blue-green algae) as plankton or filamentous mats increase. Water column phosphorus needs to be reduced to promote more desirable algal groups.

**The trophic lake health index is: 81**

Eutrophic lakes have a TSI of 41-100 and usually have intermittent plankton algae blooms, fair water clarity, muck accumulation, occasional odor, moderate dissolved oxygen levels, dense submerged plant growth and algae mats.

**Dissolved Oxygen: DO (ppm)**

![Graph showing Dissolved Oxygen levels](image)

**Temperature (°F)**

![Graph showing Temperature levels](image)

Indicates that this lake is:

Mixed: The dissolved oxygen and temperature profile shows this lake’s water column is adequately mixed resulting in acceptable dissolved oxygen levels at lower depths, expanded fisheries habitat, less bottom muck and bad odors. It is recommended to monitor oxygen levels closely, particularly with seasonal changes. (Aquatic Stress Zone= Florida Department of Environmental Protection (FDEP) dissolved oxygen criteria for Class III waters.)

**Basic Lake Information**

<table>
<thead>
<tr>
<th>Measured</th>
<th>Calculated Approximation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter Ft: 1,400</td>
<td>Volume-Gal.: 2,560,000</td>
</tr>
<tr>
<td>Surface Acres: 2</td>
<td>Total Acre Ft: 8</td>
</tr>
<tr>
<td>Depth: 7</td>
<td></td>
</tr>
</tbody>
</table>

**Observations**

Water quality analysis suggests that Site 49 is experiencing elevated nutrients, particularly phosphorus. Lakes with high nutrient concentrations are likely to experience algal blooms. Phosphorus is often the limiting nutrient that fuels algal growth. Since algae use these nutrients for food, algae abundance is often correlated with nutrient availability.

This site is also experiencing elevated ammonia levels. Ammonia is a byproduct of organic matter decomposition and fish excrement. It is common for ammonia to accumulate under low-oxygen conditions. Elevated ammonia may cause toxicity issues for aquatic life.

**Recommendations for This Lake**

- ☒ Alum for Phosphorus Reduction
- ☒ Watershed Management
- ☒ On-going water quality monitoring
Heritage Harbour S CDD, Site 49 (46)

Phosphorus Jar Test Report
Date: 9/4/2018

Water analysis revealed elevated phosphorus levels in this pond. Phosphorus levels of less than 30 ppb are recommended for freshwater systems. Water testing was performed in order to determine a safe and effective rate for Alum.

### Phosphorus Jar Test: Desired range is <30 ppb, Action level is >100ppb

<table>
<thead>
<tr>
<th>Alum Concentration (ppm)</th>
<th>Total Phosphorus (ppb)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>264</td>
</tr>
<tr>
<td>30</td>
<td>148</td>
</tr>
<tr>
<td>60</td>
<td>59</td>
</tr>
<tr>
<td>90</td>
<td>30</td>
</tr>
</tbody>
</table>

### pH Titration: Dosing Limitations

- In order to protect aquatic life it is recommended that pH levels do not drop below 6.5.
- It is also recommended that pH levels are not altered by more than one pH unit.
- It is recommended that Alum dosage does not exceed 90 ppm at any one time since pH levels drop too low.

**Measured Alkalinity:** 95 mg/L

Alkalinity is the measure of the buffering capacity of the lake. Lakes with low alkalinity (values below 80 mg/L) are susceptible to drastic pH swings.

### Recommendations

Based on test results, the following is recommended:

- ☒ Alum Treatment
  - Dose: 60 ppm
- ☒ Follow-up Total Phosphorus testing
  - When: 1 week after treatment
- ☒ Other

Due to external factors not accounted for in lab tests, phosphorus reduction rates in the field may be lower or higher than are estimated by lab results. Additional Alum treatments may be required if target is not reached with the scheduled applications.
A Trophic State Index (TSI) provides a single quantitative result for the purpose of classifying and ranking lakes in terms of water quality. Nutrients such as phosphorus are usually the limiting resource for algae and plant abundance and therefore are used in creating a TSI reference number. Generally, the higher the lakes TSI the greater the likelihood of elevated nutrient levels, increased algae problems and decreased water clarity.

Due to the dynamic nature of Florida’s geology and differing climate zones, regional locations may differ slightly in what is considered a healthy water quality profile.

<table>
<thead>
<tr>
<th>TSI Values</th>
<th>Trophic Status</th>
<th>Attributes</th>
</tr>
</thead>
<tbody>
<tr>
<td>30-40</td>
<td>Oligotrophic</td>
<td>Clear water, few plants and algae, small bass</td>
</tr>
<tr>
<td>40-50</td>
<td>Mesotrophic</td>
<td>Water moderately clear, but increasing probability of anoxia, green algae are likely dominant, balanced fishery with medium sized bass</td>
</tr>
<tr>
<td>50-60</td>
<td>Eutrophic</td>
<td>Decreased transparency, occasional light algal blooms, lots of available food making for large bass</td>
</tr>
<tr>
<td>60-70</td>
<td>Eutrophic</td>
<td>Dominance of blue-green algae, algal scums possible, extensive macrophyte problems possible, higher probability of anoxia, fishery starting to decline</td>
</tr>
<tr>
<td>70-80</td>
<td>Hypereutrophic</td>
<td>Dominance of blue-green algae, frequent algal scums, higher probability of anoxia, stunted fishery</td>
</tr>
<tr>
<td>&gt;80</td>
<td>Hypereutrophic</td>
<td>Algal scums, higher probability of anoxia, fish kills, few macrophytes, very poor water clarity</td>
</tr>
</tbody>
</table>

**Nutrient Thresholds**

The desired range is the threshold value recommended for Florida freshwaters in order to limit algae growth and water clarity issues. Keeping nutrients in this range help maintain a balanced ecosystem.

If nutrients are measured above the action level, it is likely that the nutrient levels may have a detrimental effect on aquatic life and long-term lake health. Action needs to be taken at this point to maintain a healthy ecosystem. Nutrients above the action level will require more maintenance.

<table>
<thead>
<tr>
<th>Nutrient Tested</th>
<th>Desired Range</th>
<th>Action Level</th>
<th>Issues with high levels</th>
<th>Likely causes of high levels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Phosphorus</td>
<td>&lt; 30 ppb</td>
<td>&gt; 100 ppb</td>
<td>&gt;100 ppb can cause excessive aquatic weeds and algae</td>
<td>Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments</td>
</tr>
<tr>
<td>Total Nitrogen</td>
<td>&lt; 1200 ppb</td>
<td>&gt; 2000 ppb</td>
<td>&gt;1200 ppb can cause excessive aquatic weeds and algae</td>
<td>Landscape fertilizer runoff</td>
</tr>
<tr>
<td>Ammonia</td>
<td>&lt; 100 ppb</td>
<td>&gt; 250 ppb</td>
<td>&gt;500 ppb can be toxic to fish and animals</td>
<td>Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen)</td>
</tr>
</tbody>
</table>

**TN/TP Ratio**

The TN/TP ratio can provide a useful clue as to the relative importance of nitrogen or phosphorus toward the abundance of algae in a waterbody.

In general, the lower the TN/TP ratio the more cyanobacteria bacteria will be present (i.e., Microsystis) and the higher the TN/TP ratio the more desirable green algae will be present.

Studies done on TN/TP ratios have found good agreement in predicting the type of algae present (Schindler et al., 2008; Yoshimasa Amano et al., 2008).

**Secchi depth**

A mechanical test to judge water clarity, accomplished by lowering a black and white disk into the water and recording the point at which it can no longer be seen.

- Higher values indicate greater water clarity.
- Nutrient rich lakes tend to have Secchi depths less than 9 feet and highly enriched sites less than 3 feet.

**Dissolved Oxygen**

The most critical indicator of a lake’s health and water quality.

- Oxygen is added to aquatic ecosystems by aquatic plants and algae through photosynthesis and by diffusion at the water’s surface and atmosphere interface.
- Oxygen is required for fast oxidation of organic wastes including bottom muck.
- When the oxygen is used up in the bottom of the lake, anaerobic bacteria continue to breakdown organic materials, creating toxic gasses such as hydrogen sulfide.
- For a healthy game-fish population, oxygen levels should not go below 4.0 ppb
Tab 5
Heritage Harbour South
Community Development District

Financial Statements
(Unaudited)

August 31, 2018

Prepared by: Rizzetta & Company, Inc.

heritageharboursouthcdd.org
rizzetta.com
### Heritage Harbour South Community Development District
#### Balance Sheet
As of 8/31/2018
(In Whole Numbers)

<table>
<thead>
<tr>
<th>General Fund</th>
<th>Reserve Fund</th>
<th>Debt Service Fund</th>
<th>Total Governmental Funds</th>
<th>General Fixed Assets Account Group</th>
<th>General Long-Term Debt Account Group</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash In Bank</td>
<td>85,047</td>
<td>0</td>
<td>0</td>
<td>85,047</td>
<td>0</td>
</tr>
<tr>
<td>Investments</td>
<td>242,270</td>
<td>300,815</td>
<td>504,902</td>
<td>1,047,987</td>
<td>0</td>
</tr>
<tr>
<td>Investments - Reserves</td>
<td>0</td>
<td>112,461</td>
<td>0</td>
<td>112,461</td>
<td>0</td>
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<tr>
<td>Accounts Receivable</td>
<td>0</td>
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<td>Due From Other Funds</td>
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<td>Amount Available in Debt Service</td>
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<td>0</td>
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<td>332,567</td>
<td>413,276</td>
<td>504,902</td>
<td>1,250,745</td>
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<tr>
<td><strong>Liabilities</strong></td>
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<td>Accounts Payable</td>
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<td>Revenue Bonds Payable-Long-Term</td>
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<td><strong>Fund Equity And Other Credits</strong></td>
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</tr>
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<td>Beginning Fund Balance</td>
<td>233,721</td>
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<td>1,022,179</td>
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<td>Net Change in Fund Balance</td>
<td>91,662</td>
<td>111,937</td>
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<td>Total Fund Equity And Other Credits</td>
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<td>Total Liabilities And Fund Equity</td>
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<td>413,276</td>
<td>504,902</td>
<td>1,250,745</td>
<td>31,766,126</td>
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<td></td>
<td></td>
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<td></td>
<td>6,985,000</td>
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</table>

See Notes to Unaudited Financial Statements
<table>
<thead>
<tr>
<th>Revenue</th>
<th>Annual Budget</th>
<th>YTD Budget</th>
<th>YTD Actual</th>
<th>YTD Variance</th>
<th>Percent Annual Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest Earnings</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Interest Earnings</td>
<td>0</td>
<td>0</td>
<td>497</td>
<td>497</td>
<td>0 %</td>
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<tr>
<td>Special Assessments</td>
<td></td>
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<tr>
<td>Tax Roll</td>
<td>352,732</td>
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<td>358,757</td>
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<td>Total Revenue</td>
<td>352,732</td>
<td>352,732</td>
<td>359,254</td>
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<td>Expenditures</td>
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<tr>
<td>Legislative</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Supervisor Fees</td>
<td>10,000</td>
<td>9,167</td>
<td>8,600</td>
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<td>14 %</td>
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<td>Financial &amp; Administrative</td>
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<td></td>
<td></td>
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<td>Administrative Services</td>
<td>4,750</td>
<td>4,354</td>
<td>4,354</td>
<td>0</td>
<td>8 %</td>
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<td>District Management</td>
<td>29,225</td>
<td>26,790</td>
<td>26,790</td>
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<td>8 %</td>
</tr>
<tr>
<td>District Engineer</td>
<td>30,000</td>
<td>27,500</td>
<td>23,498</td>
<td>4,003</td>
<td>22 %</td>
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<td>Disclosure Report</td>
<td>1,000</td>
<td>1,000</td>
<td>1,000</td>
<td>0</td>
<td>0 %</td>
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<td>Trustees Fees</td>
<td>9,000</td>
<td>9,000</td>
<td>9,693</td>
<td>(693)</td>
<td>(8)%</td>
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<td>Assessment Roll</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td>0</td>
<td>0 %</td>
</tr>
<tr>
<td>Financial &amp; Revenue Collections</td>
<td>5,250</td>
<td>4,813</td>
<td>4,813</td>
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<td>8 %</td>
</tr>
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<td>Accounting Services</td>
<td>19,467</td>
<td>17,845</td>
<td>17,845</td>
<td>0</td>
<td>8 %</td>
</tr>
<tr>
<td>Auditing Services</td>
<td>5,000</td>
<td>5,000</td>
<td>3,423</td>
<td>1,577</td>
<td>32 %</td>
</tr>
<tr>
<td>Arbitrage Rebate Calculation</td>
<td>500</td>
<td>500</td>
<td>4,000</td>
<td>(3,500)</td>
<td>(700)%</td>
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<tr>
<td>Miscellaneous Mailings</td>
<td>250</td>
<td>229</td>
<td>0</td>
<td>229</td>
<td>100 %</td>
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<tr>
<td>Miscellaneous Administrative Fees</td>
<td>650</td>
<td>596</td>
<td>352</td>
<td>244</td>
<td>46 %</td>
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<tr>
<td>Public Officials Liability Insurance</td>
<td>3,025</td>
<td>3,025</td>
<td>2,750</td>
<td>275</td>
<td>9 %</td>
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<td>Legal Advertising</td>
<td>500</td>
<td>458</td>
<td>247</td>
<td>212</td>
<td>51 %</td>
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<td>Dues, Licenses &amp; Fees</td>
<td>175</td>
<td>175</td>
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<td>0</td>
<td>0 %</td>
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<td>Miscellaneous Fees</td>
<td>350</td>
<td>321</td>
<td>0</td>
<td>321</td>
<td>100 %</td>
</tr>
<tr>
<td>Website Hosting, Maintenance, Backup &amp; Email</td>
<td>2,100</td>
<td>1,925</td>
<td>1,925</td>
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<td>8 %</td>
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<td>Legal Counsel</td>
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<td>District Counsel</td>
<td>25,000</td>
<td>22,917</td>
<td>18,810</td>
<td>4,107</td>
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<td>Law Enforcement</td>
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<tr>
<td>Deputy</td>
<td>10,000</td>
<td>9,167</td>
<td>7,290</td>
<td>1,877</td>
<td>27 %</td>
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<tr>
<td>Stormwater Control</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquatic Plant Replacement</td>
<td>12,500</td>
<td>11,458</td>
<td>4,961</td>
<td>6,497</td>
<td>60 %</td>
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<tr>
<td>Aquatic Maintenance</td>
<td>58,692</td>
<td>53,801</td>
<td>58,521</td>
<td>(4,720)</td>
<td>0 %</td>
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<td>Stormwater System Maintenance</td>
<td>8,000</td>
<td>7,333</td>
<td>0</td>
<td>7,333</td>
<td>100 %</td>
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</table>

See Notes to Unaudited Financial Statements
<table>
<thead>
<tr>
<th>Services</th>
<th>Annual Budget</th>
<th>YTD Budget</th>
<th>YTD Actual</th>
<th>YTD Variance</th>
<th>Percent Annual Budget Remaining</th>
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</thead>
<tbody>
<tr>
<td>Lake/Pond Bank Maintenance</td>
<td>10,000</td>
<td>9,167</td>
<td>1,024</td>
<td>8,142</td>
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<td>1,323</td>
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<td>Other Physical Environment</td>
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<td>General Liability Insurance</td>
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<td>3,850</td>
<td>3,500</td>
<td>350</td>
<td>9 %</td>
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<td>Property Insurance</td>
<td>14,098</td>
<td>14,098</td>
<td>12,817</td>
<td>1,281</td>
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<td>Irrigation Repairs</td>
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<td>1,375</td>
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<td>Road &amp; Street Facilities</td>
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<td></td>
<td></td>
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<td>Sidewalk Repair &amp; Maintenance</td>
<td>15,000</td>
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<td>(83)%</td>
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<td>12,214</td>
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<td>Gate Facility Maintenance</td>
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<td>1,833</td>
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<td>Street Sign Repair &amp; Replacement</td>
<td>7,500</td>
<td>6,875</td>
<td>5,570</td>
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<td>26 %</td>
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<td>Contingency</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Contingency</td>
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<td>26,813</td>
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<td>100 %</td>
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<td>Total Expenditures</td>
<td>352,732</td>
<td>326,808</td>
<td>267,592</td>
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<td>Excess of Revenue Over (Under)</td>
<td>0</td>
<td>25,924</td>
<td>91,662</td>
<td>65,738</td>
<td>0 %</td>
</tr>
<tr>
<td>Excess of Rev./Other Sources Over</td>
<td>0</td>
<td>25,924</td>
<td>91,662</td>
<td>65,738</td>
<td>0 %</td>
</tr>
<tr>
<td>(Under) Expend./Other Uses</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fund Balance, Beginning of Period</td>
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<td>0</td>
<td>233,721</td>
<td>233,721</td>
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</tr>
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<td>25,924</td>
<td>325,382</td>
<td>299,459</td>
<td>0 %</td>
</tr>
</tbody>
</table>
## Heritage Harbour South Community Development District

**Statement of Revenues and Expenditures**

005 - Reserve Fund

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

<table>
<thead>
<tr>
<th>Annual Budget</th>
<th>Current Period Actual</th>
<th>Budget to Actual Variance</th>
<th>Budget Percentage Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenue</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Earnings</td>
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</tr>
<tr>
<td>Interest Earnings</td>
<td>0</td>
<td>2,987</td>
<td>2,987</td>
</tr>
<tr>
<td>Special Assessments</td>
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</tr>
<tr>
<td>Tax Roll</td>
<td>108,950</td>
<td>108,950</td>
<td>0</td>
</tr>
<tr>
<td>Total Revenue</td>
<td>108,950</td>
<td>111,937</td>
<td>2,987</td>
</tr>
<tr>
<td><strong>Expenditures</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital Reserves - Disaster</td>
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<td>25,000</td>
</tr>
<tr>
<td>Capital Reserves</td>
<td>83,950</td>
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<td>83,950</td>
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<tr>
<td>Total Expenditures</td>
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<td>108,950</td>
</tr>
<tr>
<td><strong>Excess of Revenue Over (Under) Expenditures</strong></td>
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<td></td>
</tr>
<tr>
<td>0</td>
<td>111,937</td>
<td>111,937</td>
<td></td>
</tr>
<tr>
<td><strong>Excess of Rev./Other Sources Over (Under) Expend./Other Uses</strong></td>
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<td></td>
</tr>
<tr>
<td>0</td>
<td>111,937</td>
<td>111,937</td>
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</tr>
<tr>
<td><strong>Fund Balance, Beginning of Period</strong></td>
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<td></td>
</tr>
<tr>
<td>0</td>
<td>301,339</td>
<td>301,339</td>
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</tr>
<tr>
<td><strong>Fund Balance, End of Period</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>0</td>
<td>413,276</td>
<td>413,276</td>
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</tr>
</tbody>
</table>

See Notes to Unaudited Financial Statements
### Heritage Harbour South Community Development District

**Statement of Revenues and Expenditures**

**200 - Debt Service Fund - Series 2013**

**From 10/1/2017 Through 8/31/2018**

*(In Whole Numbers)*

<table>
<thead>
<tr>
<th></th>
<th>Annual Budget</th>
<th>Current Period Actual</th>
<th>Budget to Actual Variance</th>
<th>Budget Percentage Remaining</th>
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</thead>
<tbody>
<tr>
<td><strong>Revenue</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Earnings</td>
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<td></td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>0</td>
<td>5,418</td>
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<tr>
<td>Special Assessments</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Tax Roll</td>
<td>503,211</td>
<td>509,784</td>
<td>6,573</td>
<td>1 %</td>
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<td>Total Revenue</td>
<td>503,211</td>
<td>515,202</td>
<td>11,991</td>
<td>2 %</td>
</tr>
<tr>
<td><strong>Expenditures</strong></td>
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<tr>
<td>Debt Service</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Interest</td>
<td>273,211</td>
<td>272,581</td>
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<td>0 %</td>
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<tr>
<td>Principal</td>
<td>230,000</td>
<td>230,000</td>
<td>0</td>
<td>0 %</td>
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<tr>
<td>Total Expenditures</td>
<td>503,211</td>
<td>502,581</td>
<td>630</td>
<td>0 %</td>
</tr>
<tr>
<td><strong>Excess of Revenue Over (Under) Expenditures</strong></td>
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<td>12,620</td>
<td>12,620</td>
<td>0 %</td>
</tr>
<tr>
<td><strong>Excess of Rev./Other Sources Over (Under) Expend./Other Uses</strong></td>
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<td>12,620</td>
<td>12,620</td>
<td>0 %</td>
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<td><strong>Fund Balance, Beginning of Period</strong></td>
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<td><strong>Fund Balance, End of Period</strong></td>
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<td>430,878</td>
<td>430,878</td>
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</table>

See Notes to Unaudited Financial Statements
Heritage Harbour South Community Development District

Statement of Revenues and Expenditures
201 - Debt Service Fund - Series 2015
From 10/1/2017 Through 8/31/2018
(In Whole Numbers)

<table>
<thead>
<tr>
<th></th>
<th>Annual Budget</th>
<th>Current Period Actual</th>
<th>Budget to Actual Variance</th>
<th>Budget Percentage Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenue</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>0</td>
<td>199</td>
<td>199</td>
<td>0 %</td>
</tr>
<tr>
<td>Special Assessments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax Roll</td>
<td>123,454</td>
<td>125,067</td>
<td>1,613</td>
<td>1 %</td>
</tr>
<tr>
<td>Total Revenue</td>
<td>123,454</td>
<td>125,265</td>
<td>1,811</td>
<td>1 %</td>
</tr>
<tr>
<td><strong>Expenditures</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debt Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest</td>
<td>63,454</td>
<td>60,103</td>
<td>3,351</td>
<td>5 %</td>
</tr>
<tr>
<td>Principal</td>
<td>60,000</td>
<td>60,000</td>
<td>0</td>
<td>0 %</td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>123,454</td>
<td>120,103</td>
<td>3,351</td>
<td>3 %</td>
</tr>
<tr>
<td><strong>Excess of Revenue Over (Under) Expenditures</strong></td>
<td>0</td>
<td>5,162</td>
<td>5,162</td>
<td>0 %</td>
</tr>
<tr>
<td><strong>Excess of Rev./Other Sources Over (Under) Expend./Other Uses</strong></td>
<td>0</td>
<td>5,162</td>
<td>5,162</td>
<td>0 %</td>
</tr>
<tr>
<td><strong>Fund Balance, Beginning of Period</strong></td>
<td>0</td>
<td>68,862</td>
<td>68,862</td>
<td>0 %</td>
</tr>
<tr>
<td><strong>Fund Balance, End of Period</strong></td>
<td>0</td>
<td>74,024</td>
<td>74,024</td>
<td>0 %</td>
</tr>
</tbody>
</table>

See Notes to Unaudited Financial Statements
<table>
<thead>
<tr>
<th>Account</th>
<th>Investment</th>
<th>Balance as of August 31, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Bank of Tampa</td>
<td>Money Market Account</td>
<td>$ 242,270</td>
</tr>
<tr>
<td>The Bank of Tampa ICS Program:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital Reserve</td>
<td></td>
<td></td>
</tr>
<tr>
<td>United Bank</td>
<td>Money Market Account</td>
<td>$ 60,767</td>
</tr>
<tr>
<td>Hurricane Recovery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>United Bank</td>
<td>Money Market Account</td>
<td>51,694</td>
</tr>
<tr>
<td>Subtotal:</td>
<td></td>
<td>112,461</td>
</tr>
<tr>
<td>ServisFirst Bank</td>
<td>Money Market Account</td>
<td>$ 300,815</td>
</tr>
</tbody>
</table>

**Total General Fund Investments** $ 242,270

| Wells Fargo Series 2013 Interest A-1 | Wells Fargo Advantage Government Money Market Fund | $ 5 |
| Wells Fargo Series 2013 Reserve A-1  | Wells Fargo Advantage Government Money Market Fund | 223,750 |
| Wells Fargo Series 2013 Sinking Fund A-2 | Wells Fargo Advantage Government Money Market Fund | 1 |
| Wells Fargo Series 2013 Principal A-1 | Wells Fargo Advantage Government Money Market Fund | 9 |
| Wells Fargo Series 2013 Revenue     | Wells Fargo Advantage Government Money Market Fund | 177,920 |
| US Bank Series 2015 Prepayment     | US Bank Money Market 5 - CT                      | 327 |
| US Bank Series 2015 Reserve        | US Bank Money Market 5 - CT                      | 30,573 |
| US Bank Series 2015 Revenue        | US Bank Money Market 5 - CT                      | 43,124 |

**Total Debt Service Fund Investments** $ 504,902
<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Invoice Date</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Current Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manatee County Sheriff's Office</td>
<td>8/16/2018</td>
<td>37183</td>
<td>Deputy &amp; Equipment/Admin Fees 09/18</td>
<td>945.00</td>
</tr>
<tr>
<td>Office Dynamics</td>
<td>8/29/2018</td>
<td>00025322</td>
<td>Book Copied</td>
<td>55.43</td>
</tr>
</tbody>
</table>

Total 001 - General Fund

Report Total

1,000.43
Balance Sheet

1. Trust statement activity has been recorded through 08/31/18.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.
Tab 6
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>October-16</td>
<td>Consider Renewal of Pond Maintenance Contract</td>
</tr>
<tr>
<td>November-16</td>
<td>General Election for Seats 1-4</td>
</tr>
<tr>
<td>December-16</td>
<td>Designation of Officers Resolution</td>
</tr>
<tr>
<td>January-17</td>
<td>Pond and Wetland Maintenance Contract Starts</td>
</tr>
<tr>
<td>February-17</td>
<td>Pond and Wetland Report</td>
</tr>
<tr>
<td>March-17</td>
<td>Audit Report due March 31</td>
</tr>
<tr>
<td>April-17</td>
<td></td>
</tr>
<tr>
<td>May-17</td>
<td>Consider Proposed budget for FY 17-8</td>
</tr>
<tr>
<td>June-17</td>
<td>District Engineer Irrigation System Inspection</td>
</tr>
<tr>
<td>July-17</td>
<td>Final Budget Public Hearing and Budget Adoption</td>
</tr>
<tr>
<td>August-17</td>
<td>Consider Pressure Washing for Sidewalks and Curbing</td>
</tr>
<tr>
<td>September-17</td>
<td></td>
</tr>
<tr>
<td>October-17</td>
<td>Solicit Pond Maintenance Contract Quotes</td>
</tr>
<tr>
<td>November-17</td>
<td>Reaffirmation of Pressure Washing Proposal for Sidewalks and Curbing.</td>
</tr>
<tr>
<td>December-17</td>
<td>Consider Pond Maintenance Contract Quotes</td>
</tr>
<tr>
<td>January-18</td>
<td>No CDD Meeting</td>
</tr>
<tr>
<td>February-18</td>
<td></td>
</tr>
<tr>
<td>March-18</td>
<td></td>
</tr>
<tr>
<td>April-18</td>
<td></td>
</tr>
<tr>
<td>May-18</td>
<td>Consider Proposed budget for FY 18-19</td>
</tr>
<tr>
<td>June-18</td>
<td>District Engineer Irrigation System Inspection</td>
</tr>
<tr>
<td>July-18</td>
<td>No CDD Meeting</td>
</tr>
<tr>
<td>August-18</td>
<td></td>
</tr>
<tr>
<td>September-18</td>
<td>Consider Pressure Washing for Sidewalks and Curbing</td>
</tr>
<tr>
<td>October-18</td>
<td></td>
</tr>
<tr>
<td>November-18</td>
<td>General Elections</td>
</tr>
<tr>
<td>December-18</td>
<td></td>
</tr>
<tr>
<td>January-19</td>
<td>No CDD Meeting</td>
</tr>
<tr>
<td>February-19</td>
<td></td>
</tr>
<tr>
<td>March-19</td>
<td></td>
</tr>
<tr>
<td>April-19</td>
<td></td>
</tr>
<tr>
<td>May-19</td>
<td>Consider Proposed budget for FY 19-20</td>
</tr>
<tr>
<td>June-19</td>
<td></td>
</tr>
<tr>
<td>July-19</td>
<td>No CDD Meeting</td>
</tr>
<tr>
<td>August-19</td>
<td>Final Budget Public Hearing and Budget Adoption</td>
</tr>
<tr>
<td>September-19</td>
<td>Consider Pressure Washing for Sidewalks and Curbing</td>
</tr>
</tbody>
</table>

**Notes:**
- Aquatic Systems: Final One Year Expires
  - 12/31/16
  - 12/31/17
  - 12/31/18
- District Engineer: Sidewalk and Road Inspection and Stormwater Inspection
Tab 7
<table>
<thead>
<tr>
<th>Date Entered</th>
<th>Category</th>
<th>Action Item</th>
<th>District Staff Responsible</th>
<th>Vendor Responsible</th>
<th>Target Date</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/7/2015</td>
<td>Administrative</td>
<td>Parcel 35 Roadway Connection Issue</td>
<td>DE</td>
<td>District Engineer</td>
<td>TBD</td>
<td>DE continues to monitor and report on progress</td>
</tr>
<tr>
<td>6/6/2017</td>
<td>Administrative</td>
<td>Golf Course to test grass barrier on ponds</td>
<td>Golf Course</td>
<td>Golf Course</td>
<td>TBD</td>
<td>Option to continue to be discussed</td>
</tr>
<tr>
<td>3/6/2018</td>
<td>Administrative</td>
<td>Monitoring Construction Project at Entrance</td>
<td>DM/DE</td>
<td>M&amp;M Realty</td>
<td>TBD</td>
<td>On going monitoring and discussions (parcel 19&amp;20)</td>
</tr>
<tr>
<td>8/7/2018</td>
<td>O&amp;M</td>
<td>Carp Barriers</td>
<td>DM</td>
<td>Aquatic Systems</td>
<td>10/2/2018</td>
<td>Being installed end of August</td>
</tr>
<tr>
<td>8/7/2018</td>
<td>O&amp;M</td>
<td>Carp Stocking</td>
<td>DM</td>
<td>Aquatic Systems</td>
<td>11/6/2018</td>
<td>Being stocked in November</td>
</tr>
<tr>
<td>9/21/2018</td>
<td>O&amp;M</td>
<td>Lighthouse Door Damaged</td>
<td>DM</td>
<td>ElitePainting</td>
<td>10/2/2018</td>
<td>Getting proposal to fix door</td>
</tr>
<tr>
<td>9/21/2018</td>
<td>O&amp;M</td>
<td>Stoneybrook Gate Entrance Damaged</td>
<td>DM</td>
<td>ElitePainting</td>
<td>10/2/2018</td>
<td>Getting proposals to fix. Working Claim on Damage</td>
</tr>
<tr>
<td>9/21/2018</td>
<td>Administrative</td>
<td>Conveyence of Property to Market Place CDD</td>
<td>DC</td>
<td>NA</td>
<td>TBD</td>
<td>Discussions continuing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMPLETED ACTIONS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3/7/2017</td>
<td>Administrative</td>
<td>&quot;Extra Lane&quot; roadway construction</td>
<td>DE/DC</td>
<td>TBD</td>
<td>TBD</td>
<td>Letter to Manatee County from DC/DE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FUTURE ACTIONS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8/2/2016</td>
<td>O&amp;M</td>
<td>Maintenance Agreement/Plat</td>
<td>DC</td>
<td>District Counsel</td>
<td>TBD</td>
<td>On Hold</td>
</tr>
<tr>
<td>1/26/2018</td>
<td>O&amp;M</td>
<td>Traffic Calming for Main Boulevards</td>
<td>DE</td>
<td>TBD</td>
<td>TBD</td>
<td>Options being considered</td>
</tr>
</tbody>
</table>
Tab 8
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING HOMEOWNERS’ ASSOCIATIONS WITHIN THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT TO ENFORCE PARKING RESTRICTIONS ON DISTRICT-OWNED PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heritage Harbour South Community Development District (hereinafter referred to as the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within Manatee County, Florida; and

WHEREAS, the District is responsible for creating and implementing policies for the use of District lands; and

WHEREAS, the District owns real property, including in certain locations the roadway right of way inclusive of the pavement, sidewalk(s) and the area between the pavement and the sidewalk of residential properties; and

WHEREAS, certain neighborhoods within the District are governed by homeowners’ associations that are responsible for enforcing homeowners’ association restrictive covenants therein (hereinafter collectively referred to as “HOAs”) including but not limited to provisions regarding parking; and

WHEREAS, in order to assist with the enforcement of parking restrictions, the District Board of Supervisors desires to authorize all HOAs located in the District to enforce their restrictions on District-owned property within the jurisdiction of the respective HOAs.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The above Whereas clauses are ratified and confirmed as true and correct.

Section 2. The District hereby authorizes all HOAs located in the District to enforce their respective parking restrictions on District-owned property within the jurisdiction of the respective HOAs.

Section 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.
PASSED AND ADOPTED in public session of the Board of Supervisors of the Heritage Harbour South Community Development District this ______ day of __________________, 2018.

ATTEST:

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

______________________________ ______________________________
Secretary / Assistant Secretary  CHAIRMAN/VICE CHAIRMAN
Tab 9
ELITE PAINTING AND DESIGN PROPOSAL

<table>
<thead>
<tr>
<th>Customer:</th>
<th>RIZZETTA AND COMPANY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>STONEYBROOK GATE HERITAGE HARBOUR</td>
</tr>
<tr>
<td></td>
<td>ATTN : GREGORY COX</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description EXTERIOR :</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. PRESSURE WASH ALL AREAS LISTED BELOW</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PREP WORK :</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. All ext caulking on all walls is to be caulked with Sonneborn Sonolastic Ultra Urethane Sealent and elastomeric caulk, (were present)</td>
</tr>
<tr>
<td>2. All patching is to be Sherwin Williams ConSeal Elastomeric Patch Sealant</td>
</tr>
<tr>
<td>Any large cracks brush grade smooth patch will be used (were present)</td>
</tr>
<tr>
<td>3. Walls 1&lt;sup&gt;st&lt;/sup&gt; : Apply 1 coat of SW Loxcon Concrete masonry primer, int/ext white</td>
</tr>
<tr>
<td>4. Walls 2&lt;sup&gt;nd&lt;/sup&gt; Coat : Apply 1 coat of Sherwin Williams A100 Satin to all walls listed above, ALL NEW STUCCO MUST ALSO HAVE 1 COAT OF HOT STUCCO PRIMER APPLIED</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TOTAL LABOR AND MATERIAL FOR PAINTING ONLY :</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,375</td>
</tr>
</tbody>
</table>
REBUILD AND DEMOLITION OF 2 ARCHWAYS:

1. SELECTIVE-DEMO AND DISPOSAL OF 2 ARCHWAYS (STUCCO-SHEATHING AND FRAMING) ABOVE BOTH TRAVEL LANES. WERE DAMAGE IS PRESENT.

2. RE-FRAME TWO ARCHWAYS STRUCTURES TO RAISE CLEARANCE OF OPENINGS FOR OVERSIZED VEHICLES TO PASS THROUGH.

3. INSTALL PLYWOOD SHEATHING AND PREPARE FOR STUCCO AND FOAM INSTALLATION.

TOTAL LABOR AND MATERIAL: $4,560

STUCCO REPAIR AND FOAM: AFTER REBUILD AND DEMO IS COMPLETED.
REPAIR GALVANIZE WIRE AND CORNER BEAD OVER AREA. GREY CEMENT TEXTURE. INSTALL STRAIGHT STYROFOAM BAND ACROSS AREAS BOTH SIDES.

LABOR AND MATERIAL: $4,890

TOTAL FOR ALL REPAIRS: $9,640

FINAL TOTAL FOR ALL ITEMS LISTED ABOVE: $11,015
Tab 10
CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

DATE: October 1, 2018

BETWEEN: RIZZETTA & COMPANY, INC.
3434 Colwell Avenue
Suite 200
Tampa, Florida  33614

(Hereinafter referred to as "Consultant")

AND:

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT
12750 Citrus Park Lane
Suite 115
Tampa, Florida  33625

(Hereinafter referred to as "District," and together with Consultant, the "Parties.")

PURPOSE; SCOPE OF SERVICES:

I. The purpose of this contract for professional district management services (hereinafter referred to as "Contract") is for the Consultant to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below and a detailed description is provided in Exhibit A to this Contract.

A. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

i. Management - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;

ii. Administrative - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District’s adopted Rules of Procedure, preparation and delivery of agenda;
iii. **Accounting** - services include the preparation and delivery of the District’s financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity;

iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District’s debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.

**B. TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. **ADDITIONAL SERVICES.** In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District’s adopted Rules of Procedure.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the Consultant.
III. **LITIGATION SUPPORT SERVICES.** Upon the District’s request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.

IV. **ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by Consultant for providing those services to the extent authorized by law and the District’s Rules of Procedure.

V. **TERM.** The Consultant’s services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District’s written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. **FEES AND EXPENSES; PAYMENT TERMS.**

A. **FEES AND EXPENSES.**

1. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant’s compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant’s services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.

2. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District’s adoption of the General Fund Budget shall not constitute the District’s consent for payment of any expenses or change in Contract terms.
iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in Exhibit B. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

i. Standard On-Going Services. Standard-On Going Services will be billed monthly as a fixed fee pursuant to the schedule shown in Exhibit B.

ii. Additional Services. Additional Services will either be billed monthly at the Consultant’s proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

iii. Litigation Support Services. Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant’s proposed hourly rate, as authorized by the District and negotiated by the Parties.

iv. Out-of-Pocket expenses. Out-of-Pocket expenses not included under the Standard-On Going Services of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

VII. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the Consultant, the Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant’s invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

VIII. NON-CONTINGENCY. The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
IX. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.

X. RESPONSIBILITIES.

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, Consultant shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written notice to Consultant electronically at the address noted herein.

B. By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.

C. By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

D. Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. Consultant will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.
A. All invoices are due and payable within thirty (30) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney’s fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Manatee County, Florida.

D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.

E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.

F. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant’s activities and work pursuant to the Contract within twenty-four hours (24) hours.

G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney’s fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.
CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. INSURANCE.

A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars ($1,000,000.00) throughout the term of this Contract.

B. The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

ii. General Liability Insurance with the limit of One Million Dollars ($1,000,000.00) per each occurrence.

iii. Professional Liability Insurance with limit of no less than One Million Dollars ($1,000,000.00) per each occurrence.

iv. Employment Practices Liability Insurance with limit of Two Million Dollars ($2,000,000.00) per each occurrence.

v. Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant’s staff, whether owned or hired, with a combined single limit of One Million Dollars ($1,000,000.00).

C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above
may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

XV. ASSIGNMENT. Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

XVI. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District’s Rules of Procedure, and in accordance with Exhibit A, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as Exhibit D; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR
XXII. NOTICES. All notices, requests, consents and other communications under this Contract ("Notices") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District:
Heritage Harbour South Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625
Attn: District Manager

With a copy to:
Persson & Cohen, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240
Attn: District Counsel

If to the Consultant:
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

XXIII. EFFECTIVE DATE. This Contract shall become effective upon execution by both the District and the Consultant, and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.

XXIV. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.

XXV. AGREEMENT; CONFLICTS. This instrument, together with accompanying Exhibits A, B, C and D, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and Exhibits A, B, C, and D, this instrument shall control.
XXI. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District’s right to protect its rights from interference by a third party to this Contract.

XXII. **THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.

XXIII. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.

XXIV. **ARM’S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm’s length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

XXV. **COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: ________________________________

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: ________________________________

WITNESS: ________________________________

Signature

Print Name

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

BY: ________________________________

PRINTED NAME: ________________________________

TITLE: Chairman/Vice Chairman

DATE: ________________________________

ATTEST: ________________________________

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit A – Scope of Services
Exhibit B – Schedule of Fees
Exhibit C – Municipal Advisor Disclaimer
Exhibit D – Public Records Request Policy
EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:
A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners’ meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.

B. Ensure compliance with all statutes affecting the district which include but are not limited to:
   1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
   2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
   3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
   4. Provide Form 1 Financial Disclosure documents for Board Members
   5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
   6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
   7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
   8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
   10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
   11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
      a. Provide written notice to owners of public hearing on the budget and its related assessments.
   12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district’s creation.
   13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
   14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.
15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.

16. Provide for submitting the regular meeting schedule of the Board to County.

17. Provide District Map and update as provided by the District’s Engineer as needed to the Department of Economic Opportunity and the County.

18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections.

19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.

20. Provide for public records announcement and file document of registered voter data each June.

21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.

22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.

23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.

   a. Provide for the appropriate ad templates and language for each of the above.

24. Provide for instruction to Landowners on the Election Process and forms, etc.

25. Respond to Bond Holders Requests for Information.

26. Implement the policies established by the Board in connection with the operations of the District.

C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.

D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.

E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.

F. Monitor certificates of insurance as needed per contracts.

G. Answer Project Status Inquiries from Contractors Bonding Companies.

H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors’ Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
B. Provide accurate minutes for all meetings and hearings, including landowners’ meetings.

C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
   1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.

D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District’s adopted public records policy.

E. Maintain “Record of Proceedings” for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements
   1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
      a) Chart of Accounts
      b) Vendor and Customer Master File
      c) Report creation and set-up.
   2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
      a) Cash Investment Account Reconciliations per fund
      b) Balance Sheet Reconciliations per fund
      c) Expense Variance Analysis
   4. Prepare and file Public Depositor’s and Indemnification Form on new accounts as needed.
   5. Manage banking relations with the District’s Depository and Trustee.
   6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
   7. Account for assets constructed by or donated to the District for maintenance.
   8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
   9. Provide Audit support to auditors for the required Annual Audit, as follows:
      a) Review statutory and bond indenture requirements
      b) Prepare Audit Confirmation Letters for independent verification of activities.
c) Prepare all supporting accounting reports and documents as requested by the auditors
d) Respond to auditor questions
e) Review and edit draft report
f) Prepare year-end adjusting journal entries as required

10. Provide for transmission of the Audit to the County and the Auditor General’s Office of the State.

11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.

2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.

3. Prepare and cause to be published notices of all budget hearings and workshops.

4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
   a) Manage Vendor Information per W-9 reports

2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.

3. Maintain checking accounts with qualified public depository including:
   a) Reconciliation to reported bank statements for all accounts and funds.

4. Prepare year-end 1099 Forms for Vendor payments as applicable.
   a) File reports with IRS.

D. Capital Program Administration

1. Maintain proper capital fund and project fund accounting procedures and records.

2. Process Construction requisitions including:
   a) Vendor Contract completion status
   b) Verify Change Orders for materials
   c) Check for duplicate submittals
d) Verify allowable expenses per Bond Indenture Agreements such as:
   (1) Contract Assignment
   (2) Acquisition Agreement
   (3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.

4. Provide Asset Tracking for improvements to be transferred and their value for removal from District’s Schedule of Property Ownership that are going to another local government.

5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing
   1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
   2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
   3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management
   1. Prepare and follow risk management policies and procedures.
   2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
   3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
   4. Review insurance policies and coverage amounts of District vendors.
   5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
   6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:
A. Administer Prepayment Collection:
   1. Provide payoff information and pre-payment amounts as requested by property owners.
   2. Monitor, collect and maintain records of prepayment of assessments.
3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:
   1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
   2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
   3. Verify assessments on platted lots, commercial properties or other assessable lands.
   4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
   5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Administer Assessments for Off Tax Roll parcels/ lots:
   1. Maintain and update current list of owners of property not assessed via the tax roll.
   2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
   3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:
   1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
   2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

ADDITIONAL SERVICES:

A. Meetings
   1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports
   1. Modifications and Certification of Special Assessment Allocation Report;
   2. True-Up Analysis;
      a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
      b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;
C. Bond Issuance Services

1. Special Assessment Allocation Report;
   a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
   b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
   c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;
   a) Coordinate the preparation of a Bond Validation Report which states the “Not-to-exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
   b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;
   a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to Exhibit D of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.
ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

A. Issue estoppel letters as needed for property transfers
   1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
   2. Issue lien releases for properties which prepay within in the District.

B. Bond prepayment processing
   1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
   2. Maintain collection log showing all parcels that have pre-paid assessments.
   3. Prepare, execute and issue release of lien to be recorded in public records.
EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

<table>
<thead>
<tr>
<th>Service</th>
<th>MONTHLY</th>
<th>ANNUALLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management:</td>
<td>$ 2,510.00</td>
<td>$30,120.00</td>
</tr>
<tr>
<td>Administrative:</td>
<td>$ 417.00</td>
<td>$ 5,004.00</td>
</tr>
<tr>
<td>Accounting:</td>
<td>$ 1,667.00</td>
<td>$20,004.00</td>
</tr>
<tr>
<td>Financial &amp; Revenue Collections:</td>
<td>$ 437.50</td>
<td>$ 5,250.00</td>
</tr>
<tr>
<td>Assessment Roll (1):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Standard On-Going Services:</td>
<td>$ 5,031.50</td>
<td>$65,628.00</td>
</tr>
</tbody>
</table>

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.
CONTRACT FOR PROFESSIONAL DISTRICT SERVICES
HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

ADDITIONAL SERVICES:

Extended and Continued Meetings  Hourly  $ 175
Special/Additional Meetings  Per Occurrence  Upon Request
Modifications and Certifications to
Special Assessment Allocation Report  Per Occurrence  Upon Request
True-Up Analysis/Report  Per Occurrence  Upon Request
Re-Financing Analysis  Per Occurrence  Upon Request
Bond Validation Testimony  Per Occurrence  Upon Request
Special Assessment Allocation Report  Per Occurrence  Upon Request
Bond Issue Certifications/Closing Documents  Per Occurrence  Upon Request
Electronic communications/E-blasts  Per Occurrence  Upon Request
Special Information Requests  Hourly  Upon Request
Amendment to District Boundary  Hourly  Upon Request
Grant Applications  Hourly  Upon Request
Escrow Agent  Hourly  Upon Request
Continuing Disclosure/Representative/Agent  Annually  Upon Request
Community Mailings  Per Occurrence  Upon Request
Response to Extensive Public Records Requests  Hourly  Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<table>
<thead>
<tr>
<th>JOB TITLE</th>
<th>HOURLY RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Senior Manager</td>
<td>$ 52.00</td>
</tr>
<tr>
<td>District Manager</td>
<td>$ 40.00</td>
</tr>
<tr>
<td>Accounting &amp; Finance Staff</td>
<td>$ 28.00</td>
</tr>
<tr>
<td>Administrative Support Staff</td>
<td>$ 21.00</td>
</tr>
</tbody>
</table>

LITIGATION SUPPORT SERVICES:

Hourly  Upon Request

ADDITIONAL THIRD PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:
Lot/ Home owner  Per Occurrence  Upon Request
Bulk Parcel(s)  Per Occurrence  Upon Request
Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.
Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, “District Persons”) respond to public records requests within the organization. Chapter 119, F.S., and the District’s Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that will be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.

2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.

3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons will be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.

4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District’s Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian will then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District’s Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.

5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.
6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida’s public records law does not require the District to answer questions regarding the records produced.

**Processing Responsive Records:**

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party will be charged according to the District’s adopted fee schedule.

2. Records are only required to be produced in the format(s) in which they exist.

3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian’s discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.

4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District’s retention schedule.

5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.

6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District’s adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.