

May 26, 2020

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, June 2, 2020 at 4:00 p.m.**, to be conducted by means of communications media technology telephone pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, as such orders may be extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes. 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 May 5, 2020 Tab 1
 - B.** Consideration of Operation & Maintenance Expenditures for April 2020 Tab 2
 - C.** HOA Updates
 1. Heritage Harbour Master HOA
 - i. Discussion of Cost Sharing for Irrigation Repair
 2. Stoneybrook HOA
 3. Lighthouse Cove HOA
- 4. STAFF REPORTS**
 - A.** Aquatic Service Reports Tab 3
 - B.** District Counsel
 - C.** District Engineer
 1. Update on Parcels 19 and 20
 2. Vegetation Clearing in Wetlands Tab 4
 3. Presentation of 2020 Roadlife Maps Tab 5
 4. Update on Radar Reports Tab 6
 5. Update on Structure Repairs Tab 7
 6. Update on Re-Claimed Water
 7. Golf Course Drainage Issues at Hole #3
 - D.** District Manager
 1. Financial Update
 2. Security Update & Traffic Monitoring Report
 3. Timeline Review Tab 8
 4. Action Item List Review Tab 9

- 5. **NEW BUSINESS**
 - A. Discussion Regarding District Management Services
 - B. Discussion of Opening of Recreational Facilities
 - C. Presentation of Fiscal Year 2020-2021 Proposed Budget. Tab 10
 - D. Consideration of Resolution 2020-04; Approving Proposed Fiscal Year 2020-2021 Budget & Set Public Hearing..... Tab 11
- 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, May 5, 2020 at 4:10 p.m.** using communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, as such orders may be extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

Tad Parker	Board Supervisor, Chairman
Mike Neville	Board Supervisor, Vice-Chairman
Larry Lovell	Board Supervisor, Asst. Secretary
Rick Lane	Board Supervisor, Asst. Secretary
Larry Eichert	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company
Matt Huber	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Jason Jaszak	Representative, Solitude

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

49 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Audit**
50 **Committee Meeting held on March 3,**
51 **2020**
52

On a motion from Mr. Neville, seconded by Mr. Lane, with all in favor, the Board approved the amended minutes of the Audit Committee meeting held on March 3, 2020, for the Heritage Harbour South Community Development District.

53
54 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
55 **of Supervisors Regular Meeting held**
56 **on March 3, 2020**
57

On a motion from Mr. Lane, seconded by Mr. Lovell, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on March 3, 2020, as presented, for the Heritage Harbour South Community Development District.

58
59 **FIFTH ORDER OF BUSINESS** **Consideration of Operation**
60 **Maintenance Expenditures for**
61 **February and March 2020**
62

63 Mr. Cox presented the Operations and Maintenance Expenditures for February
64 2020 totaling \$17,334.09 and March 2020 totaling \$18,688.59.
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On a motion from Mr. Neville, seconded by Mr. Lovell, with all in favor, the Board approved to ratify the payment of the invoices in the Operations and Maintenance expenditures report for February 2020 totaling \$17,334.09 and March 2020 totaling \$18,688.59, for the Heritage Harbour South Community Development District.

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67
68 **SIXTH ORDER OF BUSINESS** **Heritage Harbour Master HOA Update**
69

70 The Board received a Heritage Harbour Master HOA update from Mr. Gene
71 Zeiner. The Board discussed the closing of the restrooms at the baseball fields along
72 with the playgrounds at least until the next meeting. The Master HOA has agreed to
73 provide additional security. This was an off-agenda item and was opened up for public
74 comments and no public comments were received. Mr. Zeiner discussed the costs
75 associated with irrigation repairs and asked the Board to consider sharing the costs for
76 the repairs. He asked that the Board consider adding this topic to the next agenda.
77

On a motion from Mr. Parker, seconded by Mr. Lovell, with all in favor, the Board directed staff to lock restrooms at the ballfields and keep the playground closed and add closed signage, for the Heritage Harbour South Community Development District.

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79 **SEVENTH ORDER OF BUSINESS** **Stoneybrook HOA Update**
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81 There was no Stoneybrook HOA update presented to the Board.
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83 **EIGHTH ORDER OF BUSINESS** **Lighthouse Cove HOA**

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No one was present to present an update from Lighthouse Cove HOA.

NINTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Service Reports - Solitude

Jason Jaszczak did not have a report to present due to the pandemic restrictions but he offered to address any questions for the Board, which there were none.

District Counsel

The Board received a District Counsel update from Mr. Andy Cohen. He provided an update on the status of the Aquaterra reclaimed water contract work he had been conducting. Mr. Lovell requested more specific information from staff regarding how to proceed with the contract. The Board requested that staff seek out information from the Master HOA to see what their intent is regard to the Aquaterra agreement so the CDD can plan to act accordingly.

B. District Engineer

The Board received a Parcel 19/20 update from Mr. Schappacher. He informed the Board that he is working with the COSTCO engineer regarding the fencing and landscaping adjacent to the Lake 48 and plans for continued parcel development. The Board requested Mr. Schappacher to come back to the next meeting with an update of the fencing issue.

Mr. Schappacher provided an update of the sidewalk repair work and that it would be completed in the next few days. He also noted that the traffic signage repairs were completed at the end of March.

Mr. Schappacher indicated that he is still following up with Lennar regarding the potential transfer of property involving the Lighthouse Cove entrance area and noted that Mr. Cohen and the attorney for Lennar were working together on this item. He noted that Lennar was working with the County to help them clean up their records.

Mr. Schappacher provided an update on the 6 SWFWMD permit re-certifications that needed completion. He indicated 5 were completed and that he was working with Solitude on the 6th clean up.

Mr. Schappacher provided an update of the traffic monitoring data from the radar signs and that he was waiting for a new card from the sign manufacturer.

133 Mr. Schappacher noted that from his inspection of the irrigation valves, there
134 were still two valves stuck open and that it would cost \$5,600 each to repair. He
135 explained that they were isolation valves and the system could operate in the
136 short term without the repairs but, at some point, the valves would need to be
137 fixed.

138
139 **C. District Manager**

140
141 Mr. Cox reminded the Board that the next regular meeting was scheduled for
142 Tuesday, June 2, 2020 at 4:00 p.m. and that the proposed budget would be
143 presented at this meeting.

144
145 Mr. Cox informed the Board that the registered voter count as of April 15, 2020
146 from the Supervisor of Elections Office is 2295 registered voters in the District.
147 He noted that the Board seat election qualification period was between June 8
148 through June 12th.

149
150 Mr. Cox provided a review of the March 2020 CDD financials; reviewed the off-
151 duty Deputy reports; reviewed the time-line and the action item list with the
152 Board.

153
154 **TENTH ORDER OF BUSINESS** **Discussion of Midge Flies**

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156 The Board discussed the midge fly issue for Lake 36 and concluded that the
157 issue seemed to have slowed to some extent at this time.

158
159 **ELEVENTH ORDER OF BUSINESS** **Discussion of Pond Bank Maintenance**

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161 Mr. Lovell and Mr. Zeiner provided an update to the Board regarding the issue of
162 the pond bank maintenance for those ponds on the golf course and the on-going plans
163 for the Master HOA to assume responsibility for the maintenance as of January 2021.

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165 **TWELFTH ORDER OF BUSINESS** **Consideration of Fish Removal**
166 **Proposal for Pond 30**

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168 This item was tabled to the June 2, 2020 CDD meeting.

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170 **THIRTEENTH ORDER OF BUSINESS** **Discussion Regarding District**
171 **Management Services**

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173 This item was tabled to the June 2, 2020 CDD meeting.

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175 **FOURTEENTH ORDER OF BUSINESS** **Ratification of Resolution 2020-02;**
176 **Authorizing Bank Signatories**

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On a motion from Mr. Lane, seconded by Mr. Lovell, with all in favor, the Board ratified the Chairman's approval of Resolution 2020-02; Authorizing Bank Signatories, for the Heritage Harbour South Community Development District.

179 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2020-03;**
180 **Re-designating Secretary**
181

On a motion from Mr. Lovell, seconded by Mr. Lane, with all in favor, the Board approved the adopting of Resolution 2020-03; Re-designating Secretary, for the Heritage Harbour South Community Development District.

182
183 **SIXTEENTH ORDER OF BUSINESS** **Ratification of Fiscal Year September**
184 **30, 2019 Audit**
185

On a motion from Mr. Neville, seconded by Mr. Lane, with all in favor, the Board ratified the Chairman's approval of the Fiscal Year September 30, 2019 audit, for the Heritage Harbour South Community Development District.

186
187 **SEVENTEENTH ORDER OF BUSINESS** **Supervisor Requests**
188

189 Mr. Lane informed the Board and staff that there is a boat on Heritage Isles Way
190 that should be removed.

191
192 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**
193

194 On a motion from Mr. Lane, seconded by Mr. Lovell, with all in favor, the Board
195 approved to adjourn the meeting at 5:53 p.m. for the Heritage Harbour South
196 Community Development.

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200 _____
Secretary / Assistant Secretary Chairman / Vice Chairman

Tab 2

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures April 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2020 through April 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,110.38**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Heritage Harbour South Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2020 Through April 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Innersync	001285	18417	Website Compliance 4/20	\$ 384.38
Manatee County Sheriff's Office	001286	39104	Deputy & Equip/Admin 02/20	\$ 540.00
Manatee County Sheriff's Office	001288	39134	Deputy & Equip/Admin 03/20	\$ 360.00
Persson, Cohen & Mooney, P.A	001287	23714	Professional Services 03/20	\$ 1,506.50
Rizzetta & Company, Inc.	001283	INV0000048098	District Management Fees 04/20	\$ 5,031.50
Rizzetta Technology Services	001284	INV0000005665	Email & Website Hosting Services 04/20	\$ 175.00
Schappacher Engineering LLC	001290	1592	Engineering Services 03/20	\$ 2,475.00
Solitude Lake Management	001291	PI-A00386850	Monthly Lake Maintenance 04/20	\$ 2,355.00
Solitude Lake Management	001291	PI-A00386851	Monthly Wetland Maintenance 04/20	\$ 2,712.00
The Beautiful Mailbox Company	001289	161078	Installation of Signs 04/20	<u>\$ 1,571.00</u>
Report Total				<u>\$ 17,110.38</u>

Tab 10

Proposed Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2020/2021

Chart of Accounts Classification	Actual YTD through 02/28/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 357,193	\$ 357,193	\$ 353,478	\$ 3,715	\$ 353,930	\$ 452	\$458,978 w/ Reserves
TOTAL REVENUES	\$ 357,536	\$ 358,016	\$ 353,478	\$ 4,538	\$ 353,930	\$ 452	
TOTAL REVENUES AND BALANCE FORWARD	\$ 357,536	\$ 358,016	\$ 353,478	\$ 4,538	\$ 353,930	\$ 452	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 4,600	\$ 11,040	\$ 9,000	\$ (2,040)	\$ 9,000	\$ -	8800
Financial & Administrative							
Administrative Services	\$ 2,085	\$ 5,004	\$ 5,004	\$ -	\$ 5,004	\$ -	Contract 5004
District Management	\$ 12,550	\$ 30,120	\$ 30,120	\$ -	\$ 30,120	\$ -	Contract 30124
District Engineer	\$ 13,024	\$ 31,258	\$ 30,000	\$ (1,258)	\$ 30,000	\$ -	\$30,120
Disclosure Report	\$ 1,100	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	1000
Trustees Fees	\$ 8,944	\$ 8,860	\$ 9,000	\$ 140	\$ 9,000	\$ -	11149
Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	5250
Financial & Revenue Collections	\$ 2,188	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	Contract 5250
Accounting Services	\$ 8,335	\$ 20,004	\$ 20,004	\$ -	\$ 20,004	\$ -	20004
Auditing Services	\$ 523	\$ -	\$ 3,600	\$ 3,600	\$ 3,600	\$ -	new RFP underway
Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
Miscellaneous Mailings	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	0
Public Officials Liability Insurance	\$ 2,819	\$ 2,750	\$ 2,888	\$ 138	\$ 3,101	\$ 213	EGIS EST. 2750 2888
Legal Advertising	\$ 95	\$ 228	\$ 500	\$ 272	\$ 500	\$ -	110
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	175
Miscellaneous Fees	\$ 772	\$ 1,853	\$ 350	\$ (1,503)	\$ 350	\$ -	300
Website Hosting, Maintenance, Backup (and Email)	\$ 3,969	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	2100
Misc. Administrative Fees	\$ 147	\$ 353	\$ 650	\$ 297	\$ 650	\$ -	0
Legal Counsel							
District Counsel	\$ 7,729	\$ 18,550	\$ 25,000	\$ 6,450	\$ 25,000	\$ -	18705
Administrative Subtotal	\$ 74,805	\$ 146,194	\$ 152,541	\$ 6,347	\$ 152,754	\$ 213	
EXPENDITURES - FIELD OPERATIONS							
Law Enforcement							3555
Deputy	\$ 2,250	\$ 5,400	\$ 8,000	\$ 2,600	\$ 8,000	\$ -	7290
Stormwater Control							
Aquatic Maintenance	\$ 26,179	\$ 62,830	\$ 60,804	\$ (2,026)	\$ 60,804	\$ -	Contract
Lake/Pond Bank Maintenance	\$ 3,800	\$ 9,120	\$ 9,500	\$ 380	\$ 9,120	\$ (380)	3501
Aquatic Plant Replacement	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ -	786
Stormwater System Maintenance	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	0
Miscellaneous Expense	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	0
Other Physical Environment							
General Liability Insurance	\$ 3,588	\$ 3,588	\$ 4,575	\$ 987	\$ 3,947	\$ (628)	EGIS Est.
Property Insurance	\$ 13,595	\$ 13,595	\$ 13,458	\$ (137)	\$ 14,955	\$ 1,497	EGIS 12817 13458
Irrigation Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	825
Road & Street Facilities							
Gate Facility Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	0
Sidewalk Repair & Maintenance	\$ 17,310	\$ 41,544	\$ 20,000	\$ (21,544)	\$ 20,000	\$ -	8702
Street Sign Repair & Replacement	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -	2262
Roadway Repair & Maintenance	\$ -	\$ -	\$ 27,100	\$ 27,100	\$ 27,100	\$ -	12628
Contingency							
Miscellaneous Contingency	\$ -	\$ -	\$ 29,500	\$ 29,500	\$ 29,250	\$ (250)	8155
Field Operations Subtotal	\$ 66,722	\$ 136,077	\$ 200,937	\$ 64,860	\$ 201,176	\$ 239	
TOTAL EXPENDITURES	\$ 141,527	\$ 282,270	\$ 353,478	\$ 71,208	\$ 353,930	\$ 452	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 216,009	\$ 75,746	\$ -	\$ 75,746	\$ -	\$ -	

Proposed Budget
Heritage Harbour South Community Development District
Reserve Fund
Fiscal Year 2019/2020

Chart of Accounts Classification	Actual YTD through 02/28/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
							FY15-16
REVENUES							
Special Assessments							
Tax Roll*	\$ 108,950	\$ 108,950	\$ 105,500	\$ 3,450	\$ 104,798	\$ (702)	78062
TOTAL REVENUES	\$ 109,160	\$ 109,454	\$ 105,500	\$ 3,954	\$ 104,798	\$ (702)	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 109,160	\$ 109,454	\$ 105,500	\$ 3,954	\$ 104,798	\$ (702)	
EXPENDITURES							
Contingency							
Capital Reserves- Disaster	\$ 25,000	\$ 60,000	\$ 25,000	\$ (35,000)	\$ 25,000	\$ -	25000
Capital Reserves	\$ 53,900	\$ 129,360	\$ 190,775	\$ 61,415	\$ 79,798	\$ (110,977)	53062
TOTAL EXPENDITURES	\$ 78,900	\$ 189,360	\$ 215,775	\$ 26,415	\$ 104,798	\$ (110,977)	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 30,260	\$ (79,906)	\$ (110,275)	\$ 30,369	\$ -	\$ 110,275	

Heritage Harbour South Community Development District
Debt Service
Fiscal Year 2020/2021

Chart of Accounts Classification	Series 2015	Series 2013	Budget for 2020/2021
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$ 122,958.70	\$ 503,210.85	\$ 626,169.55
TOTAL REVENUES	\$ 122,958.70	\$ 503,210.85	\$ 626,169.55
EXPENDITURES			
Administrative			
Financial & Administrative			\$ -
Debt Service Obligation	\$ 122,958.70	\$ 503,210.85	\$ 626,169.55
Administrative Subtotal	\$ 122,958.70	\$ 503,210.85	\$ 626,169.55
TOTAL EXPENDITURES	\$ 122,958.70	\$ 503,210.85	\$ 626,169.55
EXCESS OF REVENUES OVER EXPEN	\$ -	\$ -	\$ -

Collection and Discount % applicable to the county:

7.0%

Gross assessments

\$ 672,432.94

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Heritage Harbour South Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget	\$458,728.00
Collection Cost @ 3%	\$211,395.39
Early Payment Discount @ 4%:	\$19,730.24
2020/2021 Total:	<u>\$493,255.91</u>
2019/2020 O&M Budget	\$458,978.00
2020/2021 O&M Budget	\$458,728.00
Total Difference:	<u><u>-250.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Series 2013 Debt Service - Single Family 55'	\$466.27	\$466.27	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$362.35	\$362.30	-\$0.05	-0.01%
Total	\$828.62	\$828.57	-\$0.05	-0.01%
Series 2013 Debt Service - Single Family 65'	\$618.86	\$618.86	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$369.50	\$369.45	-\$0.05	-0.01%
Total	\$988.36	\$988.31	-\$0.05	-0.01%
Series 2013 Debt Service - Single Family 80'	\$771.46	\$771.46	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$383.81	\$383.75	-\$0.06	-0.02%
Total	\$1,155.27	\$1,155.21	-\$0.06	-0.01%
Series 2013 Debt Service - Single Family 85'	\$915.58	\$915.58	\$0.00	0.00%
Operations/Maintenance - Single Family 85'	\$388.29	\$388.23	-\$0.06	-0.02%
Total	\$1,303.87	\$1,303.81	-\$0.06	0.00%
Series 2013 Debt Service - Stone Harbour Condo.	\$296.71	\$296.71	\$0.00	0.00%
Operations/Maintenance - Stone Harbour Condo.	\$308.70	\$308.54	-\$0.16	-0.05%
Total	\$605.41	\$605.25	-\$0.16	-0.03%
Series 2013 Debt Service - Twin Villas	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Twin Villas	\$317.64	\$317.48	-\$0.16	-0.05%
Total	\$703.37	\$703.21	-\$0.16	-0.02%
Series 2013 Debt Service - Club Home	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Club Home	\$314.51	\$314.36	-\$0.15	-0.05%
Total	\$700.24	\$700.09	-\$0.15	-0.02%
Series 2013 Debt Service - Golf Course (per acre)	\$1,898.18	\$1,898.18	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$1,071.86	\$1,071.03	-\$0.83	-0.08%
Total	\$2,970.04	\$2,969.21	-\$0.83	-0.03%
Series 2015 Debt Service - LHC - Single Family 40'	\$303.90	\$303.90	\$0.00	0.00%
Operations/Maintenance - LHC - Single Family 40'	\$251.16	\$250.92	-\$0.24	-0.10%
Total	\$555.06	\$554.82	-\$0.24	-0.04%
Series 2015 Debt Service - Lighthouse Cove Condo	\$227.92	\$227.92	\$0.00	0.00%
Operations/Maintenance - Lighthouse Cove Condo	\$237.23	\$236.93	-\$0.30	-0.13%
Total	\$465.15	\$464.85	-\$0.30	-0.06%
Debt Service - Townhomes (Parcel 17)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Townhomes (Parcel 17)	\$240.46	\$240.03	-\$0.43	0.00%
Total	\$240.46	\$240.03	-\$0.43	0.00%
Debt Service - Aquaterra (per acre)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Aquaterra	\$136.29	\$135.90	-\$0.39	-0.29%
Total	\$136.29	\$135.90	-\$0.39	-0.29%

HERITAGE HARBOUR SOUTH

FISCAL YEAR 2020/2021 DEBT AND O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$458,728
COLLECTION COSTS @ 3.0%		\$14,798
EARLY PAYMENT DISCOUNT @ 4.0%		\$19,730
TOTAL O&M ASSESSMENT		\$493,256

O&M 1	Admin and Reuse Water	O&M 2	Stormwater Facilities	O&M 3	Community Specific Costs (Roadway/Landscape/Gate)	O&M 4	Contingency/Disaster (Community Restoration)
\$208,906		\$88,924		\$56,100		\$104,798	
\$15,724		\$6,693		\$4,223		\$7,888	
\$224,630		\$95,617		\$60,323		\$112,686	

LOT SIZE	ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT			
	O&M 1 UNITS	TOTAL O&M BUDGET	O&M 1 PER UNIT	O&M 2 UNITS	TOTAL O&M BUDGET	O&M 2 PER UNIT	O&M 3 UNITS	TOTAL O&M BUDGET	O&M 3 PER UNIT	O&M 4 UNITS	TOTAL O&M BUDGET	O&M 4 PER UNIT	TOTAL O&M	2013 DEBT SERVICE (2)	2015 DEBT SERVICE (2)	TOTAL (3)
SB - Single Family 55'	248	\$40,917.51	\$164.99	248	\$16,236.11	\$65.47	248	\$14,341.20	\$57.83	248	\$18,354.24	\$74.01	\$362.30	\$466.27		\$828.57
SB - Single Family 65'	225	\$37,855.51	\$168.25	225	\$15,606.63	\$69.36	225	\$13,011.17	\$57.83	225	\$16,652.03	\$74.01	\$369.45	\$618.86		\$988.31
SB - Single Family 80'	154	\$26,913.08	\$174.76	154	\$11,881.42	\$77.15	154	\$8,905.42	\$57.83	154	\$11,397.39	\$74.01	\$383.75	\$771.46		\$1,155.21
SB - Single Family 85'	19	\$3,359.12	\$176.80	19	\$1,512.14	\$79.59	19	\$1,098.72	\$57.83	19	\$1,406.17	\$74.01	\$388.23	\$915.58		\$1,303.81
Stone Harbour Condo.	120	\$16,861.10	\$140.51	120	\$6,424.90	\$53.54	120	\$4,857.50	\$40.48	120	\$8,881.09	\$74.01	\$308.54	\$296.71		\$605.25
Twin Villas	145	\$20,964.12	\$144.58	145	\$8,469.33	\$58.41	145	\$5,869.48	\$40.48	145	\$10,731.31	\$74.01	\$317.48	\$385.73		\$703.21
Club Home	36	\$5,153.59	\$143.16	36	\$2,041.39	\$56.71	36	\$1,457.25	\$40.48	36	\$2,664.33	\$74.01	\$314.36	\$385.73		\$700.09
Golf Course	24.26	\$11,832.80	\$487.75	24.26	\$12,325.28	\$508.05	24.26	\$29.61	\$1.22	24.26	\$1,795.46	\$74.01	\$1,071.03	\$1,898.18		\$2,969.21
LHC - Single Family 40'	245	\$27,995.58	\$114.27	245	\$9,126.23	\$37.25	245	\$6,220.30	\$25.39	245	\$18,132.22	\$74.01	\$250.92		\$303.90	\$554.82
Lighthouse Cove Condo	255	\$27,514.10	\$107.90	255	\$9,498.73	\$37.25	255	\$4,531.93	\$17.77	255	\$18,872.31	\$74.01	\$236.93		\$227.92	\$464.85
Parcel 17 Townhome	44	\$4,809.46	\$109.31	44	\$2,495.03	\$56.71	0	\$0.00	\$0.00	44	\$3,256.40	\$74.01	\$240.03			\$240.03
Aquaterra 2	4	\$247.55	\$61.89	0	\$0.00	\$0.00	0	\$0.00	\$0.00	4	\$296.04	\$74.01	\$135.90			\$135.90
Aquaterra	3.338	\$206.58	\$61.89	0	\$0.00	\$0.00	0	\$0.00	\$0.00	3.338	\$247.04	\$74.01	\$135.90			\$135.90
	1522.598	\$224,630.11		1515.26	\$95,617.20		1471.26	\$60,322.58		1522.598	\$112,686.02					
Collection Costs/Discounts		(\$15,724.11)			(\$6,693.20)			(\$4,222.58)			(\$7,888.02)					
Net Revenue		\$208,906.00			\$88,924.00			\$56,100.00			\$104,798.00					

Tab 11

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Harbour South Community Development District (“**District**”) prior to June 15, 2020, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: September 1, 2020
HOUR: 4:00 p.m.
LOCATION: Stoneybrook Golf Club
8000 Stone Harbour Loop
Bradenton, FL 34212

At the time of adoption of this Resolution 2020-04, there is currently in place federal, state, and local emergency declarations (“**Declarations**”). In the event the **Declarations** remain in effect or if future orders or declarations authorize, the hearing may be conducted remotely, using communications media technology pursuant to Executive Orders issued by Governor DeSantis, as such orders may be extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information regarding participation in any remote hearing may be found at the District’s website or by contacting the District Manager at gcox@rizzetta.com.

1. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

2. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

3. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF JUNE, 2020.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2020/2021