

August 25, 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, September 1, 2020 at 4:00 p.m.** to be conducted by means of communications media technology telephone pursuant to Executive Orders issued by Governor DeSantis 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 August 4, 2020 ..... Tab 1
  - B. Consideration of Minutes of Audit Committee Meeting held on August 4, 2020 ..... Tab 2
  - C. Consideration of Operation & Maintenance Expenditures for July 2020..... Tab 3
  - D. HOA Updates
    1. Heritage Harbour Master HOA ..... Tab 4
    2. Stoneybrook HOA
    3. Lighthouse Cove HOA
4. **STAFF REPORTS**
  - A. Aquatic Service Reports..... Tab 5
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
    1. Financial Update
    2. Security Update & Traffic Monitoring Report ..... Tab 6
    3. Timeline Review ..... Tab 7
    4. Action Item List Review ..... Tab 8
5. **NEW BUSINESS**
  - A. Public Hearing for Fiscal Year 2020-2021 Final Budget
    1. Consideration of Resolution 2020-06; Approving Fiscal Year 2020-2021 Final Budget..... Tab 9
    2. Consideration of Resolution 2020-07; Imposing Special Assessments ..... Tab 10
  - B. Discussion Regarding Aquaterra ..... Tab 11
  - C. Discussion of Master HOA Maintenance Agreement ..... Tab 12
  - D. Consideration of Pond 36 Aeration Installation (under separate cover)

- E. Consideration of Irrigation Timers & Switches..... Tab 13
  - F. Discussion of Disk Golf Park ..... Tab 14
  - G. Consideration of Resolution 2020-05; Setting Fiscal  
Year 2020-2021 Meeting Schedule..... Tab 15
- 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, August 4, 2020 at 4:03 p.m.** using communications media technology pursuant to Executive Orders issued by Governor DeSantis pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

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

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company</b>
Gary Moore	<b>District Manager; Rizzetta &amp; Company</b>
Andy Cohen	<b>District Counsel; Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Jason Jaszak	<b>Representative, Solitude</b>
Liz Rocque	<b>Representative, Solitude</b>

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board received audience comments regarding the wetland and lake system.

49 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
50 **of Supervisors Regular Meeting held**  
51 **on June 2, 2020**  
52

On a motion from Mr. Neville, seconded by Mr. Lane, with all in favor, the Board approved the minutes of the Board of Supervisors meeting held on June 2, 2020, as amended, for the Heritage Harbour South Community Development District.

53  
54 **FOURTH ORDER OF BUSINESS** **Consideration of Operation**  
55 **Maintenance Expenditures for May &**  
56 **June 2020**  
57

58 Mr. Cox presented the Operations and Maintenance Expenditures for May 2020  
59 totaling \$18,175.25 and June 2020 totaling \$17,178.18.  
60

On a motion from Mr. Lane, 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 May 2020 totaling \$18,175.25 and June 2020 totaling \$17,178.18, for the Heritage Harbour South Community Development District.

61  
62 **FIFTH ORDER OF BUSINESS** **Heritage Harbour Master HOA Update**  
63

64 The Board received a Heritage Harbour Master HOA update from Mr. Gene  
65 Zeiner. He requested that Board consider a Capital Project for replacement of irrigation  
66 timers, 8 in total along major roads at a cost of \$2,500 each for a total cost of \$20,000.  
67 Mr. Zeiner will get a formal proposal for Board to review. Additionally, Mr. Zeiner noted  
68 that memo was submitted in March to Board regarding remediation of preserves, pond  
69 banks, wetlands, etc., and he was looking for an update on what action is being  
70 considered.

71  
72 **SIXTH ORDER OF BUSINESS** **Stoneybrook HOA Update**  
73

74 Mr. Tom Bakalar of Stoneybrook HOA requested an update regarding whether  
75 the Board felt that Solitude was fulfilling their contract and he discussed the water  
76 buildup on sidewalks along Stone Harbour Loop.

77  
78 **SEVENTH ORDER OF BUSINESS** **Lighthouse Cove HOA**  
79

80 There was no Lighthouse Cove HOA update presented to the Board.

81  
82 **EIGHTH ORDER OF BUSINESS** **Staff Reports**  
83

84 **A. Aquatic Service Reports - Solitude**  
85

86 Mr. Jaszczak presented an aquatic maintenance update and addressed questions  
87 regarding pond #27 algae buildup. He indicated that Solitude has it scheduled for  
88 treating. He informed the Board that the Pleco fish removal out of pond 30 was  
89 successful, netting 35-40 fish approximately 10-16 inches in size. Mr. Jaszczak

90 presented a proposal for aquatic plants installation, but it was noted that the  
91 numbers on the proposal did not add to the total proposed and the Board took no  
92 action. A Midge Fly proposal for #1,081 was presented with no Board action  
93 taken due to the Master HOA plans to switch to Pond Pros in January and they  
94 will consider action once the new vendor is in place. It was noted that the Board  
95 would need to provide Solitude with a 30-day notice to terminate the current  
96 agreement.

97  
98 **B. District Counsel**  
99

100 Mr. Cohen with Persson, Cohen & Mooney, P.A. provided an update regarding  
101 the transfer of property from Lennar. He indicated that he has reached out to  
102 Lennar, but that they have not been responding. Mr. Cohen explained that if the  
103 Master HOA does not intend to challenge its Aquaterra Agreement, then the  
104 Board needs to decide how they wish to proceed with the CDD Aquaterra  
105 Agreement. The Board members requested that they be sent a copy of all  
106 contracts to the Board for review, for consideration at the September or October  
107 meetings.

108  
109 **C. District Engineer**  
110

111 Mr. Schappacher provided an update regarding potholes that were fixed; the  
112 grate replacement by hole #16; and sidewalk issues on Stone Harbour Loop with  
113 water puddling which appears to be coming from reclaim water leakage.

114  
115 **D. District Manager**  
116

117 Mr. Cox reminded the Board that the next regular meeting was scheduled for  
118 Tuesday, September 1, 2020 at 4:00 p.m. and that the public hearing for the  
119 Fiscal Year 2020-2021 budget will be held at that date and time.

120  
121 Mr. Cox provided the Board with a review of the CDD financials; the off-duty  
122 Deputy reports; the time-line and the action item list.

123  
124 **NINTH ORDER OF BUSINESS** **Acceptance of Audit Committee**  
125 **Recommendation for Auditor Services**  
126

On a motion from Mr. Lane, seconded by Mr. Lovell, with all in favor, the Board unanimously accepted the Audit Committee's recommendation of Berger, Toombs, Elam, Gaines & Frank for auditor service, for the Heritage Harbour South Community Development District.

127  
128 **TENTH ORDER OF BUSINESS** **Discussion of Golf Course Pond**  
129 **Banks**  
130

131 Mr. Mark Bruce presented the Board with a Golf Course update regarding remediation  
132 of nuisance species and the encroachment of vegetation from wetland areas onto Golf  
133 Course property. The Board members requested that the material presented by Mr.  
134 Bruce be resent to the Board for their review and for discussion at the September CDD

135 Board meeting.

136

On a motion from Mr. Neville, seconded by Mr. Parker, with all in favor, the Board unanimously approved to extend the meeting for an additional 30 minutes, for the Heritage Harbour South Community Development District.

137

138 **ELEVENTH ORDER OF BUSINESS**

**Discussion of Budget**

139

140 Mr. Cox presented a modification to the previously approved proposed FY20-21  
141 budget as requested by the Board of Supervisors to reflect for the reduction in  
142 stormwater maintenance requirements as well as corresponding District Engineer and  
143 District Management fees. Following a discussion of the information, the Board took no  
144 action at this time and requested Mr. Cox redistribute proposed changes to all Board  
145 members.

146

On a motion from Mr. Neville, seconded by Mr. Parker, with all in favor, the Board unanimously approved to extend the meeting for an additional 30 minutes, for the Heritage Harbour South Community Development District.

147

148 **TWELFTH ORDER OF BUSINESS**

**Discussion of Disk Golf Course**

149

150 Ms. Lane presented the Board of Supervisor with a proposal for the installation of a  
151 Disc Golf course on CDD property in the vicinity of the baseball fields. Following Board  
152 discussion, the Board requested to have the vendor come to the site and verify  
153 suitability of location. Mr. Neville indicated that he would participate in meeting. The  
154 Board members requested that the proposal be resubmitted for consideration at the  
155 next meeting and requested that staff forward the proposal to the Master HOA for their  
156 review.

157

158 **THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

159

160 There were no additional Supervisor requests.

161

162 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

163

164 On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board  
165 approved to adjourn the meeting at 6:54 p.m. for the Heritage Harbour South  
166 Community Development.

167

168

169

170

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## **Tab 2**



**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 Audit Review Committee of the Board of Supervisors of Heritage Harbour South Community Development District was held on **Tuesday, August 4, 2020 at 4:50 p.m.** using communications media technology pursuant to Executive Orders issued by Governor DeSantis pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

Tad Parker	<b>Committee Member</b>
Mike Neville	<b>Committee Member</b>
Larry Lovell	<b>Committee Member</b>
Rick Lane	<b>Committee Member</b>
Larry Eichert	<b>Committee Member</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company</b>
Gary Moore	<b>District Manager; Rizzetta &amp; Company</b>
Andy Cohen	<b>District Counsel; Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>

Audience **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Ranking of Proposals for Auditing  
Proposals**

The committee members considered the audit service proposals for Berger, Toombs, Elam, Gaines & Frank; Grau & Associates and McDirmit Davis. The committee members scored the proposals according to the weighted criteria. Berger Toombs, Elam, Gaines & Frank received the highest total score of 488 points and was ranked the number one (1) proposer. Grau & Associates was ranked number two (2) with 465 points and McDirmit Davis was ranked

49 number three (3) with 439 points.

50

51 **FOURTH ORDER OF BUSINESS**

**Recommendation to Heritage Harbour  
South CDD Board Supervisors**

52

53

On a motion from Mr. Neville, seconded by Mr. Lane, with all in favor, the Audit Committee unanimously recommended that the CDD Board of Supervisors approve Berger, Toombs, Elam, Gaines & Frank proposal for auditing services, for the Heritage Harbour South Community Development District.

54

55

56 **FIFTH ORDER OF BUSINESS**

**Adjournment**

57

58 On a motion from Mr. Lane, seconded by Mr. Neville, with all in favor, the Audit  
59 Committee approved to adjourn the meeting at 4:54 p.m. for the Heritage Harbour  
60 South Community Development.

61

62

63

64 \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_   
Chairman / Vice Chairman

DRAFT

## **Tab 3**

# HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

---

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

## Operation and Maintenance Expenditures July 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2020 through July 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$30,885.03**

Approval of Expenditures:

---

\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary

# Heritage Harbour South Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation LLC	001324	Invoice#8-HHS	Structure Repair 06/20	\$ 1,575.00
Bradenton Herald	001326	0004687473 07/02/20	Legal Advertising 07/02/20	\$ 87.75
Innersync	001323	18681	Website Compliance 07/20	\$ 384.38
Persson, Cohen & Mooney, P.A	001325	24028	Professional Services 06/20	\$ 2,672.40
Rizzetta & Company, Inc.	001320	INV0000050723	District Management Fees 07/20	\$ 5,031.50
Rizzetta Technology Services	001321	INV0000005969	Email & Website Hosting Services 07/20	\$ 175.00
Schappacher Engineering LLC	001327	1669	Engineering Services 06/20	\$ 3,300.00
Solitude Lake Management	001322	PI-A00420531	Monthly Lake Maintenance 06/20	\$ 2,355.00
Solitude Lake Management	001322	PI-A00420532	Monthly Wetland Maintenance 06/20	\$ 2,712.00
Solitude Lake Management	001329	PI-A00436417	Monthly Lake Maintenance 07/20	\$ 2,355.00
Solitude Lake Management	001329	PI-A00436418	Monthly Wetland Maintenance 07/20	\$ 2,712.00
Solitude Lake Management	001329	PI-A00436419	Monthly Lake Maintenance 07/20	\$ 525.00
Wells Fargo Bank	001328	1864739	Trustee Fee 7/19/20-07/18/2021	<u>\$ 7,000.00</u>
<b>Report Total</b>				<b><u>\$ 30,885.03</u></b>

## **Tab 9**

## RESOLUTION 2020-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Heritage Harbour South Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Heritage Harbour South Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$1,084,897.55, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 353,930.00
Total Reserve Fund	\$ 104,798.00
Total Debt Service Funds – Series 2013	\$ 503,210.85
Total Debt Service Funds – Series 2015	\$ 122,958.70
<b>Total All Funds*</b>	<b>\$1,084,897.55</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.



**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on September 1, 2020.**

Attested By:

**Heritage Harbour South  
Community Development District**

---

Secretary/Assistant Secretary

---

Tad Parker  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Adopted Budget**



Rizzetta & Company

# Heritage Harbour South Community Development District

[heritageharboursouthcdd.org](http://heritageharboursouthcdd.org)

---

**Approved Proposed Budget for  
Fiscal Year 2020/2021**

**Presented by: Rizzetta & Company, Inc.**

**9428 Camden Field Parkway  
Riverview, Florida 33578  
813-533-2950**

[rizzetta.com](http://rizzetta.com)

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget Account Category Descriptions</b>	<b>1</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>8</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>9</b>
<b>General Fund Budget for Fiscal Year 2020/2021</b>	<b>10</b>
<b>Reserve Fund Budget for Fiscal Year 2020/2021</b>	<b>11</b>
<b>Debt Service Fund Budget for Fiscal Year 2020/2021</b>	<b>12</b>
<b>Assessments Charts for Fiscal Year 2020/2021</b>	<b>13</b>



Rizzetta & Company

## GENERAL FUND BUDGET

### ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

#### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These 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, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and 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. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** 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.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.



## EXPENDITURES - FIELD OPERATIONS:

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



Rizzetta & Company

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.



Rizzetta & Company



**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.



Rizzetta & Company

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

---

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

**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
<b>REVENUES</b>							
Special Assessments							
Tax Roll*	\$ 357,193	\$ 357,193	\$ 353,478	\$ 3,715	\$ 353,930	\$ 452	\$458,978 w/ Reserves
<b>TOTAL REVENUES</b>	<b>\$ 357,536</b>	<b>\$ 358,016</b>	<b>\$ 353,478</b>	<b>\$ 4,538</b>	<b>\$ 353,930</b>	<b>\$ 452</b>	
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 357,536</b>	<b>\$ 358,016</b>	<b>\$ 353,478</b>	<b>\$ 4,538</b>	<b>\$ 353,930</b>	<b>\$ 452</b>	
<b>EXPENDITURES - ADMINISTRATIVE</b>							
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
<b>Administrative Subtotal</b>	<b>\$ 74,805</b>	<b>\$ 146,194</b>	<b>\$ 152,541</b>	<b>\$ 6,347</b>	<b>\$ 152,754</b>	<b>\$ 213</b>	
<b>EXPENDITURES - FIELD OPERATIONS</b>							3555
Law Enforcement							
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
<b>Field Operations Subtotal</b>	<b>\$ 66,722</b>	<b>\$ 136,077</b>	<b>\$ 200,937</b>	<b>\$ 64,860</b>	<b>\$ 201,176</b>	<b>\$ 239</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 141,527</b>	<b>\$ 282,270</b>	<b>\$ 353,478</b>	<b>\$ 71,208</b>	<b>\$ 353,930</b>	<b>\$ 452</b>	
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 216,009</b>	<b>\$ 75,746</b>	<b>\$ -</b>	<b>\$ 75,746</b>	<b>\$ -</b>	<b>\$ -</b>	

**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
<b>REVENUES</b>							
Special Assessments							
Tax Roll*	\$ 108,950	\$ 108,950	\$ 105,500	\$ 3,450	\$ 104,798	\$ (702)	78062
<b>TOTAL REVENUES</b>	<b>\$ 109,160</b>	<b>\$ 109,454</b>	<b>\$ 105,500</b>	<b>\$ 3,954</b>	<b>\$ 104,798</b>	<b>\$ (702)</b>	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 109,160</b>	<b>\$ 109,454</b>	<b>\$ 105,500</b>	<b>\$ 3,954</b>	<b>\$ 104,798</b>	<b>\$ (702)</b>	
<b>EXPENDITURES</b>							
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 78,900</b>	<b>\$ 189,360</b>	<b>\$ 215,775</b>	<b>\$ 26,415</b>	<b>\$ 104,798</b>	<b>\$ (110,977)</b>	
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 30,260</b>	<b>\$ (79,906)</b>	<b>\$ (110,275)</b>	<b>\$ 30,369</b>	<b>\$ -</b>	<b>\$ 110,275</b>	

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

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

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.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

## Heritage Harbour South Community Development District

## FISCAL YEAR 2020/2021 O&amp;M &amp; 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%
<b>Total</b>	<b>\$828.62</b>	<b>\$828.57</b>	<b>-\$0.05</b>	<b>-0.01%</b>
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%
<b>Total</b>	<b>\$988.36</b>	<b>\$988.31</b>	<b>-\$0.05</b>	<b>-0.01%</b>
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%
<b>Total</b>	<b>\$1,155.27</b>	<b>\$1,155.21</b>	<b>-\$0.06</b>	<b>-0.01%</b>
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%
<b>Total</b>	<b>\$1,303.87</b>	<b>\$1,303.81</b>	<b>-\$0.06</b>	<b>0.00%</b>
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%
<b>Total</b>	<b>\$605.41</b>	<b>\$605.25</b>	<b>-\$0.16</b>	<b>-0.03%</b>
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%
<b>Total</b>	<b>\$703.37</b>	<b>\$703.21</b>	<b>-\$0.16</b>	<b>-0.02%</b>
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%
<b>Total</b>	<b>\$700.24</b>	<b>\$700.09</b>	<b>-\$0.15</b>	<b>-0.02%</b>
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%
<b>Total</b>	<b>\$2,970.04</b>	<b>\$2,969.21</b>	<b>-\$0.83</b>	<b>-0.03%</b>
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%
<b>Total</b>	<b>\$555.06</b>	<b>\$554.82</b>	<b>-\$0.24</b>	<b>-0.04%</b>
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%
<b>Total</b>	<b>\$465.15</b>	<b>\$464.85</b>	<b>-\$0.30</b>	<b>-0.06%</b>
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%
<b>Total</b>	<b>\$240.46</b>	<b>\$240.03</b>	<b>-\$0.43</b>	<b>0.00%</b>
Debt Service - Aquaterra (per acre)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Aquaterra	\$136.29	\$135.90	-\$0.39	-0.29%
<b>Total</b>	<b>\$136.29</b>	<b>\$135.90</b>	<b>-\$0.39</b>	<b>-0.29%</b>



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
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$493,256</b>

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

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
	<b>1522.598</b>	<b>\$224,630.11</b>		<b>1515.26</b>	<b>\$95,617.20</b>		<b>1471.26</b>	<b>\$60,322.58</b>		<b>1522.598</b>	<b>\$112,686.02</b>					
Collection Costs/Discounts		<b>(\$15,724.11)</b>			<b>(\$6,693.20)</b>			<b>(\$4,222.58)</b>			<b>(\$7,888.02)</b>					
Net Revenue		<b>\$208,906.00</b>			<b>\$88,924.00</b>			<b>\$56,100.00</b>			<b>\$104,798.00</b>					

# Tab 10

## RESOLUTION 2020-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Heritage Harbour South Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Manatee County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

**WHEREAS**, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2020-2021 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on September 1, 2020.**

Attested By:

**Heritage Harbour South  
Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Tad Parker  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Budget**

## **TAB 15**

**RESOLUTION 2020-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Manatee County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 1<sup>st</sup> DAY OF SEPTEMBER, 2020.**

**HERITAGE HARBOUR SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

ATTEST:

\_\_\_\_\_  
CHAIRMAN / VICE CHAIRMAN

\_\_\_\_\_  
SECRETARY / ASST. SECRETARY

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021**

October 6, 2020

**November 3, 2020**

December 1, 2020

February 2, 2021

March 2, 2021

April 6, 2021

May 4, 2021

June 1, 2021

August 3, 2021

September 7, 2021

All meetings will convene at 4:00 p.m., the location is Stoneybrook Golf Club, 8000 Stone Harbour Loop, Bradenton, Florida 34212.

*\*Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information:*  
<https://www.heritageharboursouthcdd.org/>