

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

REVISED MEETING AGENDA

Tuesday, August 5, 2025, at 5:00 p.m.

**Meeting to be held at: Stoneybrook
Recreation Center 200 Golden Harbour
Trail Bradenton, FL 34212**



313 Campus St.
Celebration, FL 34747
(813) 652-2454

Heritage Harbour South Development District

Board of Supervisors

Philip Frankel, Chair
Darnell Bacon, Assistant Secretary
Mike Neville, Assistant Secretary

Staff:

Kristee Cole, District Manager
Andrew Cohen, District Counsel
Rick Schappacher, District Engineer

Revised Meeting Agenda Tuesday, August 5, 2025 – 5:00 p.m.

1. **Call to Order and Roll Call**
2. **Adoption of the Agenda**
3. **Audience Comments – Three- (3) Minute Time Limit**
4. **Business Administration**
 - A. Consideration of Minutes from Regular Meeting on June 3, 2025..... Page 3
 - B. Review of the April, May, and June Financials and Consideration of the April, May, and June Check Registers..... Page 6
5. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
6. **Business Items**
 - A. Discussion Regarding Fishing in CDD Ponds
 - B. Public Hearing on the Final Budget for Fiscal Year 2025-2026
 1. Consideration of Resolution 2025-05, Adopting the Fiscal Year 2025-2026 Final Budget.....Page 93
 - C. Public Hearing on Levying the O&M Assessment
 1. Consideration of Resolution 2025-06, Levying the O&M Assessments.....Page 115
 - D. Consideration of Resolution 2025-07, Adopting the Fiscal Year 2025-2026 Meeting SchedulePage 119
 - E. Consideration of Resolution 2025-08, Adopting the Goals and ObjectivesPage 121
 - F. Discussion of Central Park
 - G. Discussion Regarding Stoneybrook Monuments
 - H. Consideration of Board Member ResumesPage 126
 - I. Consideration of Resolution 2025-09, Designating Officers.....Page 135
7. **HOA updates**
 - A. Heritage Harbour Master HOA
 - B. Stoneybrook HOA
 - C. Golf Course Update
8. **Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Tuesday, September 2, 2025, at 5:00 p.m.

District Office:

313 Campus Street
Celebration FL 34747
407-566-1935

<https://www.heritageharboursouthcdd.org/>

Meeting Location:

Stoneybrook Recreation Center
200 Golden Harbour Trail
Bradenton, FL 34212

MINUTES OF MEETING
HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors was held on Tuesday, June 3, 2025, and called to order at 5:01 p.m. at the Stoneybrook Recreation Center, located at 200 Golden Harbour Trail, Bradenton, FL 34212.

Present and constituting a quorum were:

Philip Frankel	Board Supervisor, Chair
Mike Neville	Board Supervisor, Asst. Secretary
Darnell Bacon	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Rick Schappacher	District Engineer, Schappacher Engineering
Andy Cohen	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Christina Brantley	Representative, Heritage Harbour Master HOA
Mark Albrecht	President of Heritage Harbour Master Association

Audience Members

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Cole called the meeting to order at 5:01 p.m.

SECOND ORDER OF BUSINESS **Adoption of the Agenda**

On MOTION by Mr. Neville, seconded by Mr. Bacon, with all in favor, the June 3, 2025, Revised Final Agenda was adopted.

THIRD ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Cohen informed the Board that their August meeting will be their public hearing about the budget.

B. District Engineer

Mr. Schappacher provided the Board with an update regarding the sign replacement, the flume installations, and the public records that were requested from him through FDOT, for which no deadline was specified. He also reported that the Master Association replaced a grate, and the Board agreed to share the cost of this replacement with the Master Association. The Master Association will invoice the CDD for fifty percent (50%) of the total cost of the grate.

49
50 **C. District Manager**
51

52 On MOTION by Mr. Frankel, seconded by Mr. Bacon, with all in favor, the Board cancelled
53 the July 5, 2025, CDD meeting.

54
55 **FIFTH SIXTH ORDER OF BUSINESS Business Items**

56 **A. Consideration of Resolution 2025-04, Approving the Proposed Fiscal Year**
57 **2025-2026 Budget**
58

59 On MOTION by Mr. Bacon, seconded by Mr. Frankel, with all in favor, the Board adopted
60 Resolution 2025-04, Approving the Fiscal Year 2025-2026 Proposed Budget and Setting
61 a Public Hearing, as modified.

62
63 Mr. Bacon requested that Ms. Cole obtain a loss history statement from EGIS.
64

65 **B. Consideration of Pressure Washing Proposals**
66

67 On MOTION by Mr. Frankel, seconded by Mr. Bacon, with all in favor, the Board approved
68 the Premier Pressure Washing Proposal.

69
70 **C. Discussion of the Central Ditch**

71 According to information obtained from the Manatee County Property Appraiser's
72 website, the Central ditch is owned and maintained by the Master Association. The
73 Master Association will solicit proposals to have the ditch cleaned.
74

75 **D. Discussion Regarding Fishing on the Pond**

76 The Board discussed the issue of fishing in the CDD ponds and deliberated on who
77 would have the authority to permit or prohibit fishing activities within these areas.
78

79 On MOTION by Mr. Frankel, with no second vote, the motion to Not Allow Fishing in Any
80 Ponds failed.

81
82 The Board tabled this item until the August meeting.
83

84 **FIFTH ORDER OF BUSINESS HOA Updates**

85 **A. Heritage Harbour Master HOA**

86 The Master will discuss with their Board how they would like to move forward
87 with fishing in the ponds.
88

89 **B. Stoneybrook HOA**

90 No report.
91

92 **C. Lighthouse Cove HOA**

93 No report.
94

95 **D. Golf Course Update**

96 No report.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Neville requested an update on the Ethics training from District Counsel.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Frankel, seconded by Mr. Neville, with all in favor, the meeting was adjourned at 6:32 p.m.
--

Secretary / Assistant Secretary

Chairman / Vice Chairman

HERITAGE HARBOUR SOUTH

Community Development District

Financial Report

April 30, 2025

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet	Page 1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	Page 3 - 4
Reserve Fund	Page 5
Debt Service Fund - Series 2013	Page 6
Debt Service Fund - Series 2015	Page 7
Notes to the financials	Page 8 - 9

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	Page 10
Cash and Investment Balances	Page 11
Check Register and Invoices	Page 12 - 27

HERITAGE HARBOUR SOUTH

Community Development District

Financial Statements

(Unaudited)

April 30, 2025

Balance Sheet

April 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash - Checking Account	\$ 391,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391,482
Due From Other Funds	-	153,285	32,697	-	-	-	185,982
Investments:							
Money Market Account	658,986	-	-	-	-	-	658,986
Custody Account	-	356,258	-	-	-	-	356,258
Interest Fund (A-1)	-	-	86,765	-	-	-	86,765
Interest Fund (A-2)	-	-	12,600	-	-	-	12,600
Prepayment Account	-	-	-	1,356	-	-	1,356
Principal Fund (A-1)	-	-	5	-	-	-	5
Reserve Fund	-	-	-	30,421	-	-	30,421
Reserve Fund (A-1)	-	-	223,934	-	-	-	223,934
Reserve Fund (A-2)	-	-	29,105	-	-	-	29,105
Revenue Fund	-	-	-	220,498	-	-	220,498
Revenue Fund (A-1)	-	-	243,420	-	-	-	243,420
Sinking Fund (A-1)	-	-	275,000	-	-	-	275,000
Sinking Fund (A-2)	-	-	30,000	-	-	-	30,000
Fixed Assets							
Land	-	-	-	-	15,752,186	-	15,752,186
Improvements Other Than Buildings (IOTB)	-	-	-	-	16,013,940	-	16,013,940
Amount Avail In Debt Services	-	-	-	-	-	385,000	385,000
Amount To Be Provided	-	-	-	-	-	4,595,000	4,595,000
TOTAL ASSETS	\$ 1,050,468	\$ 509,543	\$ 933,526	\$ 252,275	\$ 31,766,126	\$ 4,980,000	\$ 39,491,938

Balance Sheet

April 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
LIABILITIES							
Accounts Payable	\$ 4,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,803
Bonds Payable	-	-	-	-	-	4,980,000	4,980,000
Due To Other Funds	142,073	-	-	43,909	-	-	185,982
Reimbursement Due To Other	320	-	-	-	-	-	320
TOTAL LIABILITIES	147,196	-	-	43,909	-	4,980,000	5,171,105
FUND BALANCES							
Restricted for:							
Debt Service	-	-	933,526	208,366	-	-	1,141,892
Assigned to:							
Operating Reserves	73,100	-	-	-	-	-	73,100
Reserves - Capital Projects	-	130,000	-	-	-	-	130,000
Reserves - Disaster Relief	-	50,000	-	-	-	-	50,000
Unassigned:	830,172	329,543	-	-	31,766,126	-	32,925,841
TOTAL FUND BALANCES	\$ 903,272	\$ 509,543	\$ 933,526	\$ 208,366	\$ 31,766,126	\$ -	\$ 34,320,833
TOTAL LIABILITIES & FUND BALANCES	\$ 1,050,468	\$ 509,543	\$ 933,526	\$ 252,275	\$ 31,766,126	\$ 4,980,000	\$ 39,491,938

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 10,887	\$ 10,887	0.00%
Interest - Tax Collector	-	-	759	759	0.00%
Special Assmnts- Tax Collector-Gen Fund	292,399	274,500	274,099	(401)	93.74%
Special Assmnts- Tax Collector-GC Villas	18,742	18,742	17,198	(1,544)	91.76%
Special Assmnts- Delinquent	-	-	503	503	0.00%
Other Miscellaneous Revenues	-	-	2,500	2,500	0.00%
TOTAL REVENUES	311,141	293,242	305,946	12,704	98.33%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	7,000	6,800	200	56.67%
FICA Taxes	184	107	107	-	58.15%
ProfServ-Arbitrage Rebate	1,100	-	-	-	0.00%
ProfServ-Trustee Fees	12,000	9,500	9,483	17	79.03%
Disclosure Report	1,000	-	-	-	0.00%
District Counsel	31,000	18,083	23,096	(5,013)	74.50%
District Engineer	30,000	17,500	19,756	(2,256)	65.85%
District Manager	54,600	31,850	31,850	-	58.33%
Auditing Services	3,405	3,405	3,405	-	100.00%
Website Hosting/Email services	3,934	1,160	1,153	7	29.31%
Miscellaneous Mailings	250	10	6	4	2.40%
Public Officials Insurance	3,804	3,804	3,631	173	95.45%
Legal Advertising	1,027	172	171	1	16.65%
Miscellaneous Services	-	-	867	(867)	0.00%
Dues, Licenses, Subscriptions	175	175	175	-	100.00%
Total Administration	154,479	92,766	100,500	(7,734)	65.06%
Law Enforcement					
Off-Duty Deputy Services	12,000	2,000	1,950	50	16.25%
Total Law Enforcement	12,000	2,000	1,950	50	16.25%
Other Physical Environment					
Insurance - General Liability	5,403	5,403	5,158	245	95.47%
Property Insurance	29,894	29,894	25,418	4,476	85.03%
R&M-Irrigation	1,000	-	-	-	0.00%
Total Other Physical Environment	36,297	35,297	30,576	4,721	84.24%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>					
Sidewalk Repair & Maintenance	22,000	22,000	31,405	(9,405)	142.75%
Roadway Repair & Maintenance	27,100	12,100	12,016	84	44.34%
Street Sign Repair & Replacement	7,500	7,500	22,847	(15,347)	304.63%
Guard & Gate Facility Maintenance	500	-	-	-	0.00%
Total Road and Street Facilities	57,100	41,600	66,268	(24,668)	116.06%
<u>Contingency</u>					
Misc-Contingency	32,523	-	5,892	(5,892)	18.12%
Total Contingency	32,523	-	5,892	(5,892)	18.12%
TOTAL EXPENDITURES	292,399	171,663	205,186	(33,523)	70.17%
Excess (deficiency) of revenues					
Over (under) expenditures	18,742	121,579	100,760	(20,819)	537.62%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	18,742	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	18,742	-	-	-	0.00%
Net change in fund balance	\$ 18,742	\$ 121,579	\$ 100,760	\$ (20,819)	537.62%
FUND BALANCE, BEGINNING (OCT 1, 2024)	802,512	802,512	802,512		
FUND BALANCE, ENDING	\$ 821,254	\$ 924,091	\$ 903,272		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 9,151	\$ 9,151	0.00%
Interest - Tax Collector	-	-	200	200	0.00%
Special Assmnts- Tax Collector	90,000	77,200	76,807	(393)	85.34%
Special Assmnts- Delinquent	-	-	141	141	0.00%
TOTAL REVENUES	90,000	77,200	86,299	9,099	95.89%
EXPENDITURES					
Reserves					
Capital Reserve	65,000	8,338	8,338	-	12.83%
Reserve - Disaster Relief	25,000	-	-	-	0.00%
Total Reserves	90,000	8,338	8,338	-	9.26%
TOTAL EXPENDITURES & RESERVES	90,000	8,338	8,338	-	9.26%
Excess (deficiency) of revenues Over (under) expenditures	-	68,862	77,961	9,099	0.00%
Net change in fund balance	\$ -	\$ 68,862	\$ 77,961	\$ 9,099	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	431,582	431,582	431,582		
FUND BALANCE, ENDING	\$ 431,582	\$ 500,444	\$ 509,543		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 14,799	\$ 14,799	0.00%
Interest - Tax Collector	-	-	1,203	1,203	0.00%
Special Assmnts- Tax Collector	503,138	462,000	461,700	(300)	91.76%
Special Assmnts- Delinquent	-	-	847	847	0.00%
TOTAL REVENUES	503,138	462,000	478,549	16,549	95.11%
EXPENDITURES					
Debt Service					
Principal Debt Retirement	305,000	-	-	-	0.00%
Interest Expense	191,471	99,365	99,365	-	51.90%
Total Debt Service	496,471	99,365	99,365	-	20.01%
TOTAL EXPENDITURES	496,471	99,365	99,365	-	20.01%
Excess (deficiency) of revenues Over (under) expenditures	6,667	362,635	379,184	16,549	5687.48%
Net change in fund balance	\$ 6,667	\$ 362,635	\$ 379,184	\$ 16,549	5687.48%
FUND BALANCE, BEGINNING (OCT 1, 2024)	554,342	554,342	554,342		
FUND BALANCE, ENDING	\$ 561,009	\$ 916,977	\$ 933,526		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 6,650	\$ 6,650	0.00%
Interest - Tax Collector	-	-	295	295	0.00%
Special Assmnts- Tax Collector	123,295	113,500	113,140	(360)	91.76%
Special Assmnts- Delinquent	-	-	208	208	0.00%
TOTAL REVENUES	123,295	113,500	120,293	6,793	97.57%
EXPENDITURES					
Debt Service					
Principal Debt Retirement	80,000	-	-	-	0.00%
Interest Expense	41,417	20,879	20,879	-	50.41%
Total Debt Service	121,417	20,879	20,879	-	17.20%
TOTAL EXPENDITURES	121,417	20,879	20,879	-	17.20%
Excess (deficiency) of revenues Over (under) expenditures	1,878	92,621	99,414	6,793	5293.61%
Net change in fund balance	\$ 1,878	\$ 92,621	\$ 99,414	\$ 6,793	5293.61%
FUND BALANCE, BEGINNING (OCT 1, 2024)	108,952	108,952	108,952		
FUND BALANCE, ENDING	\$ 110,830	\$ 201,573	\$ 208,366		

Notes to the Financial Statements
April 30, 2025

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 98.3% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 70.2% of the Annual Budget.

Balance Sheet

Account Name	YTD Actual	Explanation
Assets		
Due from Other Funds	185,982	Due to Reserve fund and Debt Service Series.
Liabilities		
Accounts Payable	4,803	Invoices for current month, but not paid in current month.
Due to Other Funds	185,982	Due to Reserve fund and Debt Service Series.
Reimbursement Due to Others	320	Received funds belonging to another district to be reimbursed.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income-Investments	-	10,887	N/A	Interest earned on investments from Money Market account.
Interest Income-Tax Collector	-	759	N/A	Interest earned on assessments collected.
Special Assess-Tax Coll-Gen Fund	292,399	274,099	93.74%	Collections were at 93.55% at this time last year.
Special Assess-Tax Coll-GC Villas	18,742	17,198	91.76%	New this year.
Special Assess-Delinquents	-	503	N/A	Delinquent taxes received from prior years 2021-2023.
Other Miscellaneous Revenues	-	2,500	N/A	Reimbursement for HHMA portion of the fence.
Expenditures				
<u>Administrative</u>				
ProfServ-Trustee Fees	12,000	9,483	79.03%	Paid in full for the year for both bonds.
District Counsel	31,000	23,096	74.50%	Attend meetings, review documents, miscellaneous phone calls, Golf Course Villas work.
District Engineer	30,000	19,756	65.85%	Prepare for meeting, site review, signage review, radar sign coordination.
Auditing Services	3,405	3,405	100.00%	FY 2024 audit is complete.
Public Officials Insurance	3,804	3,631	95.45%	Paid in full for the year.
Dues, Licenses, Subscriptions	175	175	100.00%	District filing fee paid for year.

Notes to the Financial Statements
April 30, 2025

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
General Fund 001 (continued)				
<u>Other Physical Environment</u>				
Insurance - General Liability	5,403	5,158	95.47%	Paid in full for the year.
Property Insurance	29,894	25,418	85.03%	Paid in full for the year.
<u>Road and Street Facilities</u>				
Sidewalk Repair & Maintenance	22,000	31,405	142.75%	Pressure clean sidewalks & curbing-Stoneybrook & Lighthouse Cove, grind/remove/replace sidewalk.
Street Sign Repairs/Replacements	7,500	22,847	304.63%	Move & add Slow sign, lane control, install street signs, replace signs and posts.
Reserve Fund 005				
Revenues				
Interest Income-Investments	-	9,151	N/A	Interest earned on Custody trust account.
Interest Income-Tax Collector	-	200	N/A	Interest earned on assessments collected.
Special Assessments-Tax Collector	90,000	76,807	85.34%	Collections were at 93.55% at this time last year.
Debt Service - Series 2013				
Revenues				
Interest Income-Investments	-	14,799	N/A	Interest earned on trust accounts.
Interest Income-Tax Collector	-	1,203	N/A	Interest earned on assessments collected.
Special Assessments-Tax Collector	503,138	461,700	91.76%	Collections were at 93.55% at this time last year.
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	305,000	-	0.00%	Next payment will be made in May.
Interest Expense	191,471	99,365	51.90%	Next payment will be made in May.
Debt Service - Series 2015				
Revenues				
Interest Income-Investments	-	6,650	N/A	Interest earned on trust accounts.
Interest Income-Tax Collector	-	295	N/A	Interest earned on assessments collected.
Special Assessments-Tax Collector	123,295	113,140	91.76%	Collections were at 93.55% at this time last year.
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	0.00%	Next payment will be made in May.
Interest Expense	41,417	20,879	50.41%	Next payment will be made in May.

HERITAGE HARBOUR SOUTH

Community Development District

Supporting Schedules

April 30, 2025

HERITAGE HARBOUR SOUTH

Community Development District

Non-Ad Valorem Special Assessments - Manatee County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2025

					Allocation by Fund - Net				
Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Net	GC Twin Villas Net	Reserve Fund Net	Series 2013 DS Fund Net	Series 2015 DS Fund Net
Assessments Levied - Net					001	001	005	200	201
\$1,027,574					\$292,399	\$18,742	\$90,000	\$503,138	\$123,295
Allocation %					28%	2%	9%	49%	12%
11/18/24	\$ 13,654	\$ 569	\$ 422	\$ 14,645	\$ 3,969	\$ 249	\$ 1,112	\$ 6,686	\$ 1,638
12/04/24	93,891	3,912	2,904	100,707	27,293	1,712	7,648	45,973	11,266
12/13/24	188,545	7,856	5,831	202,232	54,807	3,439	15,358	92,319	22,623
01/21/25	582,622	18,019	18,019	618,660	169,359	10,626	47,457	285,273	69,907
02/21/25	24,788	767	767	26,321	7,205	452	2,019	12,137	2,974
03/21/25	13,003	265	402	13,671	3,780	237	1,059	6,367	1,560
04/28/25	26,440	267	818	27,525	7,686	482	2,154	12,946	3,172
TOTAL	\$ 942,944	\$ 31,655	\$ 29,163	\$ 1,003,763	\$ 274,099	\$ 17,198	\$ 76,807	\$ 461,700	\$ 113,140
% COLLECTED					93.7%	91.8%	85.3%	91.8%	91.8%
TOTAL OUTSTANDING					\$ 18,300	\$ 1,544	\$ 13,193	\$ 41,438	\$ 10,155

HERITAGE HARBOUR SOUTH

Community Development District

Cash and Investment Balances April 30, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Account - Business Checking	BankUnited	0.00%	\$ 391,482
Money Market Account	BankUnited	4.06%	\$ 658,986
Reserve Custody Account	US Bank	4.25%	\$ 356,258
Series 2013 A1 Interest	WellsFargo Trust	4.25%	\$ 86,765
Series 2013 A2 Interest	WellsFargo Trust	4.25%	\$ 12,600
Series 2013 A1 Principal	WellsFargo Trust	4.25%	\$ 5
Series 2013 A1 Reserve	WellsFargo Trust	4.25%	\$ 223,934
Series 2013 A2 Reserve	WellsFargo Trust	4.25%	\$ 29,105
Series 2013 A1/A2 Revenue	WellsFargo Trust	4.25%	\$ 243,420
Series 2013 A1 Sinking	WellsFargo Trust	4.25%	\$ 275,000
Series 2013 A2 Sinking	WellsFargo Trust	4.25%	\$ 30,000
	Subtotal		\$ 900,829
Series 2015 Prepayment	US Bank	4.25%	\$ 1,356
Series 2015 Reserve	US Bank	4.25%	\$ 30,421
Series 2015 Revenue	US Bank	4.25%	\$ 220,498
	Subtotal		\$ 252,275
	Grand Total		\$ 2,559,830

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/25 to 04/30/25

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100063	04/02/25	INFINITY CONSTRUCTION AND CONCRETE SVCS, LLC	1437	REMOVE/REPLACE SIDEWALK, FLUME	Roadway Repair & Maint	546167-54101	\$1,360.00
001	100064	04/09/25	PERSSON,COHEN,MOONEY,FERNANDEZ & JACKSON. P.A.	5870	LEGAL SERVICES 03/25	District Counsel	531146-51401	\$4,545.00
001	100065	04/09/25	INFRAMARK LLC	147132	APR25 MANAGEMENT SERVICES	District Manager	531150-51301	\$4,550.00
001	100066	04/10/25	INNERSYNC	INV-SN-726	WEBSITE HOSTING-QUARTERLY	Website Hosting/Email Srvcs	534369-51301	\$384.38
001	100067	04/10/25	MANATEE COUNTY SHERIFF'S OFFICE	3401	PATROL SERVICES NOV24	Deputy Services	534205-52101	\$585.00
001	100067	04/10/25	MANATEE COUNTY SHERIFF'S OFFICE	3254	PATROL SERVICES OCT24	Deputy Services	534205-52101	\$585.00
001	100067	04/10/25	MANATEE COUNTY SHERIFF'S OFFICE	3102	PATROL SERVICES SEPT24	Deputy Services	534205-52101	\$780.00
001	100068	04/18/25	SCHAPPACHER ENGINEERING LLC	2841	ENGINEERING SRVCS THRU 03/31/25	District Engineer	531147-51501	\$2,962.50
001	15133	04/04/25	ERIC NELS HALLBERG	EH 040125	BOARD 4/1/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	ADP	04/04/25	ROBIN SPENCER	ADP00016	BOARD 4/1/25	P/R-Board of Supervisors	511001-51101	\$184.70
001	DD169	04/04/25	DARNELL BACON -EFT	DB 040125 EFT	BOARD 4/1/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD170	04/04/25	PHILIP I FRANKEL - EFT	PF 040125	BOARD 4/1/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD171	04/10/25	MICHAEL J NEVILLE - EFT	MN 040125	BOARD 4/1/25	P/R-Board of Supervisors	511001-51101	\$200.00
Fund Total								\$16,736.58

Total Checks Paid	\$16,736.58
--------------------------	--------------------



**Infinity Construction and
Concrete Services LLC**

PO Box 20012
Bradenton, FL 34204

Invoice


Date	3/28/2025
Invoice #	1437

Bill To

Heritage Harbour South CDD
c/o Inframark
313 Campus Street
Celebration, FL 34747

Terms	
Due Date	3/28/2025

Project: 25-455 Heritage Harbour Concrete Upgrades

Description	Qty	Unit Price	Amount
Remove and replace 5' wide sidewalk	20	60.00	1,200.00
Add 8" wide, 4' thick sidewalk flume	2	80.00	160.00
RECOMMENDED FOR PAYMENT:			
 3/28/25			

Questions for this invoice please call 941.920.1025

Total

\$1,360.00

Thank you for your business!



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 5870
Date: 04/01/2025
Due On: 05/01/2025

Heritage Harbour South Community Development District
inframarkcms@payableslockbox.com

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,545.00	) - ( \$0.00	) = \$4,545.00

HHSOUTH

Heritage Harbour South Community Development District

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	DPL	03/04/2025	GRAN PARADISO: Review litigation on the Gran Paradiso cases and draft an update for the upcoming supervisor meeting.	1.75	\$303.00	\$530.25
Service	AHC	03/04/2025	Tele-conv. with Chairman re: pending items for CDD meeting. Continued e-mail exchange with Villas counsel and review of documents for meeting. Final preparation for CDD meeting. Attend meeting.	4.75	\$303.00	\$1,439.25
Service	AHC	03/05/2025	Follow-up on action items from 3/4 CDD meeting. Multiple tele-conv. with Chair and review e-mails re: Villas construction. Review and reply to e-mails re: assessments for Villas property. Review sidewalk contract prepared by Engineer and provide comments/revisions.	1.50	\$303.00	\$454.50
Service	AHC	03/07/2025	Exchange multiple e-mails re: Villas property including boundaries and assessment related thereto.	0.75	\$303.00	\$227.25
Service	AHC	03/17/2025	Tele-conv. with Chairman re: pending items.	0.25	\$303.00	\$75.75
Service	AHC	03/20/2025	Review additional information sent by Villas counsel and exchange e-mails	0.25	\$303.00	\$75.75

			with counsel.			
Service	AHC	03/25/2025	Tele-conv. with District Manager re: pending items including golf villas assessments. Review e-mails re: golf course driving range pond and initial review of historical easement. Review draft minutes from 3/4 CDD meeting and provide comments. Initial review of agenda package for 4/1 CDD meeting.	1.00	\$303.00	\$303.00
Service	DPL	03/26/2025	EASEMENT: Review deeds, easement, and case law and respond to the question about whether driving range easement runs with the land.	1.25	\$303.00	\$378.75
Service	AHC	03/26/2025	Tele-conv. with Chair re: pending items. Exchange multiple e-mails re: driving range easement and settlement agreement. Review easement and Agreement. Forward easement research prepared by associate counsel.	0.75	\$303.00	\$227.25
Service	AHC	03/27/2025	Continued review of golf driving range easement and related Settlement Agreement. Review and reply to e-mail questions from Chairman.	0.75	\$303.00	\$227.25
Service	AHC	03/29/2025	Review and reply to e-mail from Chair re: Master HOA and funding issues.	0.25	\$303.00	\$75.75
Service	AHC	03/31/2025	Continued review of agenda package and pending items and prepare for 4/1 CDD meeting. Exchange e-mails with District Manager re: pending items.	1.75	\$303.00	\$530.25
					Subtotal	\$4,545.00
					Total	\$4,545.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5870	05/01/2025	\$4,545.00	\$0.00	\$4,545.00

Outstanding Balance	\$4,545.00
Total Amount Outstanding	\$4,545.00

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Heritage Harbour South Community
Development
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: April 2025

INVOICE

INVOICE#
147132
CUSTOMER ID
C4958
PO#

DATE
4/1/2025
NET TERMS
Net 30
DUE DATE
5/1/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	4,550.00		4,550.00
Subtotal					4,550.00

Subtotal	\$4,550.00
Tax	\$0.00
Total Due	\$4,550.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778
Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Heritage Harbour South CDD
210 N. University Drive
Suite 702
Coral Springs FL 33071
United States

Invoice # INV-SN-726
Invoice Date: 4/4/2025
Due Date: 5/4/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
SchoolNow CDD ADA-PDF		\$234.38

Subscription start: 10/1/2024
Subscription end: 9/30/2025

Subtotal: \$384.38
Tax Total:
Total: \$384.38
Amount Paid: \$0.00

Direct Deposit Instruction:**Amount Due: \$384.38**

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click here to pay with Credit Card.](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

**Manatee County Sheriff's Office**

600 Highway 301 Boulevard West

Bradenton, FL 34205

INVOICE

Invoice ID: 3401

Date: 11/01/2024

Customer #:

Due Date: 12/31/2024

Reference:

Bill To:

Heritage Harbour South CDD

Attention:

8000 Stone Harbour Loop

Bradenton, FL 34212

kristee.cole@inframark.com

DESCRIPTION	QTY	RATE	TOTAL
Marked Car - Mathew Hall from 11/9/2024 6:00 PM to 11/9/2024 9:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
Marked Car - James Andersen from 11/15/2024 5:00 PM to 11/15/2024 8:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
Marked Car - Mathew Hall from 11/23/2024 6:00 PM to 11/23/2024 9:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
TOTAL:	18.000		\$585.00

Amount Paid: \$0.00

Balance Due: \$585.00

NotesNovember 2024 Details. **2nd notice that your balance is past due. Please pay promptly.**



Manatee County Sheriff's Office

600 Highway 301 Boulevard West

Bradenton, FL 34205

INVOICE

Invoice ID: 3254

Date: 10/01/2024

Customer #:

Due Date: 11/30/2024

Reference:

Bill To:

Heritage Harbour South CDD

Attention:

8000 Stone Harbour Loop

Bradenton, FL 34212

kristee.cole@inframark.com

DESCRIPTION	QTY	RATE	TOTAL
Marked Car - Richard Brissette from 10/4/2024 5:00 PM to 10/4/2024 8:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
Marked Car - Christopher Daniello from 10/18/2024 5:00 PM to 10/18/2024 8:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
Marked Car - Mathew Hall from 10/26/2024 6:00 PM to 10/26/2024 9:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
TOTAL:	18.000		\$585.00

Amount Paid: \$0.00

Balance Due: \$585.00

Notes

October 2024 Details. 2nd notice that your balance is past due. Please pay promptly.



Manatee County Sheriff's Office

600 Highway 301 Boulevard West

Bradenton, FL 34205

INVOICE

Invoice ID: 3102

Date: 09/01/2024

Customer #:

Due Date: 10/31/2024

Reference:

Bill To:

Heritage Harbour South CDD

Attention:

8000 Stone Harbour Loop

Bradenton, FL 34212

kristee.cole@inframark.com

DESCRIPTION	QTY	RATE	TOTAL
Marked Car - Justin Morales from 9/6/2024 5:00 PM to 9/6/2024 8:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
Marked Car - Marc Franczyk from 9/14/2024 6:00 PM to 9/14/2024 9:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
Marked Car - James Andersen from 9/20/2024 5:00 PM to 9/20/2024 8:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
Marked Car - Mathew Hall from 9/28/2024 6:00 PM to 9/28/2024 9:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
TOTAL:	24.000		\$780.00

Amount Paid: \$0.00

Balance Due: \$780.00

Notes

September 2024 Details. **2nd notice that your balance is past due. Please pay promptly.**

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
4/1/2025	2841

Bill To
Heritage Harbour South CDD C/O Inframark 210 N. University Drive, Suite 702 Coral Springs, FL 33071

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
3/4/2025	Prep work for CDD meeting, review agenda and print pertinent documents. Updates with vendors, prepare roadway calculations based on remaining life expectancy, calculate costs and percentages for each category. Print maps for board members, print out bids for sidewalk repairs and prepare summary. Site review prior to CDD meeting then attend meeting.	7.5	150.00	1,125.00
3/5/2025	Coordinate with sign vendor for updates. Update spreadsheet for road costs and send to board members. Prepare agreement for sidewalk repairs and send to CDD attorney for review.	1.5	150.00	225.00
3/7/2025	Review pressure washing invoice and respond to CDD manager. Coordinate with sidewalk vendor for updates and notify community of schedule.	0.5	150.00	75.00
3/11/2025	Prepare justification of costs for Inframark.	0.25	150.00	37.50
3/13/2025	Coordinate with vendors for sidewalk repairs, coordinate with sign vendor for updates. Follow up with Inframark and asphalt vendor on billing.	1.25	150.00	187.50
3/17/2025	Coordinate with sign vendor regarding sign installation schedule.	0.25	150.00	37.50
3/19/2025	Coordinate with sign vendor, meet with vendor to pick up signs. Respond to CDD manager regarding schedule.	0.5	150.00	75.00
3/20/2025	Print maps for site review of sidewalk repairs.	0.25	150.00	37.50
3/21/2025	Site review to check on sidewalk repairs. Reach out to vendor for punch list work and send map. Review invoice for sidewalk repairs and forward to Inframark for processing. Discussion with CDD chairperson regarding FPL and signage. Coordinate with sign vendor regarding schedule and for additional signs. Reach out to FPL to repair downed street light.	3.5	150.00	525.00
3/25/2025	Coordinate with sign vendor for signs to be picked up and removed. Coordinate with CDD manager and sidewalk vendor for broken irrigation main. Review e-mail and documents for aqua range easement.	1	150.00	150.00
3/26/2025	Site meeting with sidewalk vendor. Research plats for aqua range and forward to CDD attorney.	2	150.00	300.00
3/28/2025	Site review to take photos of sign posts and download site photos.	1	150.00	150.00
3/31/2025	Coordinate with sign vendor and updates with CDD manager.	0.25	150.00	37.50
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$2,962.50

Heritage Harbour Billing Summary

Schappacher Engineering, LLC

Date	General District Svcs, CDD Mtgs	Community Signage & Striping	Radar Signs	Sidewalk & Roadway Review & Repairs	Annual Site Reviews	Storm Water System Inspection & Repairs	Hurricane Assessment Review	Pressure Washing Curbs & Sidewalks	Golf Course Assistance
3/4/2025	450.00		75.00	600.00					
3/5/2025		37.50		187.50					
3/7/2025				75.00					
3/11/2025	37.50								
3/13/2025				187.50					
3/17/2025		37.50							
3/19/2025		75.00							
3/20/2025				37.50					
3/21/2025		37.50		487.50					
3/25/2025		37.50		112.50					
3/26/2025				225.00					75.00
3/28/2025		150.00							
3/31/2025		37.50							
Monthly Total	\$487.50	\$412.50	\$75.00	\$1,912.50	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00
Annual Total	\$3,112.50	\$4,162.50	\$712.50	\$4,537.50	\$2,625.00	\$337.50	\$1,275.00	\$337.50	\$412.50

Attendance Confirmation
for
Board of Supervisors

District Name: Heritage Harbour South CDD

Board Meeting Date: 4.1.25

	Name	In Attendance Please X	Paid
1	Phil Frankel	X	\$200.00
3	Mike Neville	X	\$200.00
4	Eric Halberg	X	\$200.00
5	Darnell Bacon	X	\$200.00

Kristee Cole
District Manager Signature

4.3.25
Date

REVISED 4/3/2025 15:11

Attendance Confirmation
for
Board of Supervisors

District Name: Heritage Harbour South CDD

Board Meeting Date: 4.1.25

	Name	In Attendance Please X	Paid
1	Phil Frankel	X	\$200.00
3	Mike Neville	X	\$200.00
4	Eric Halberg	X	\$200.00
5	Darnell Bacon	X	\$200.00

Kristee Cole
District Manager Signature

4.3.25
Date

REVISED 4/3/2025 15:13

Attendance Confirmation
for
Board of Supervisors

District Name: Heritage Harbour South CDD

Board Meeting Date: 4.1.25

Name	In Attendance Please X	Paid
------	---------------------------	------

1	Phil Frankel	X	\$200.00
---	--------------	---	----------

3	Mike Neville	X	\$200.00
---	--------------	---	----------

4	Eric Halberg	X	\$200.00
---	--------------	---	----------

5	Darnell Bacon	X	\$200.00
---	---------------	---	----------

Kristee Cole
District Manager Signature

4.3.25
Date

REVISED 4/3/2025 14:38

Attendance Confirmation
for
Board of Supervisors

District Name: Heritage Harbour South CDD

Board Meeting Date: 4.1.25

	Name	In Attendance Please X	Paid
1	Phil Frankel	X	\$200.00
3	Mike Neville	X	\$200.00
4	Eric Halberg	X	\$200.00
5	Darnell Bacon	X	\$200.00

Kristee Cole
District Manager Signature

4.3.25
Date

REVISED 4/3/2025 15:10

HERITAGE HARBOUR SOUTH

Community Development District

Financial Report

May 31, 2025

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet	.....	Page 1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balance		
General Fund	.....	Page 3 - 4
Reserve Fund	.....	Page 5
Debt Service Fund - Series 2013	.....	Page 6
Debt Service Fund - Series 2015	.....	Page 7
Notes to the financials	.....	Page 8 - 9

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	.....	Page 10
Cash and Investment Balances	.....	Page 11
Check Register and Invoices	.....	Page 12 - 25

HERITAGE HARBOUR SOUTH
Community Development District

Financial Statements

(Unaudited)

May 31, 2025

Balance Sheet

May 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash - Checking Account	\$ 411,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 411,652
Due From Other Funds	-	155,749	47,504	-	-	-	203,253
Investments:							
Money Market Account	661,224	-	-	-	-	-	661,224
Custody Account	-	357,501	-	-	-	-	357,501
Interest Fund (A-1)	-	-	10	-	-	-	10
Interest Fund (A-2)	-	-	1	-	-	-	1
Prepayment Account	-	-	-	1,361	-	-	1,361
Principal Fund (A-1)	-	-	5	-	-	-	5
Reserve Fund	-	-	-	30,421	-	-	30,421
Reserve Fund (A-1)	-	-	224,708	-	-	-	224,708
Reserve Fund (A-2)	-	-	29,205	-	-	-	29,205
Revenue Fund	-	-	-	120,835	-	-	120,835
Revenue Fund (A-1)	-	-	245,641	-	-	-	245,641
Sinking Fund (A-1)	-	-	-	-	-	-	-
Sinking Fund (A-2)	-	-	4	-	-	-	4
Prepaid Items	20,080	-	-	-	-	-	20,080
Fixed Assets							
Land	-	-	-	-	15,752,186	-	15,752,186
Improvements Other Than Buildings (IOTB)	-	-	-	-	16,013,940	-	16,013,940
Amount Avail In Debt Services	-	-	-	-	-	385,000	385,000
Amount To Be Provided	-	-	-	-	-	4,595,000	4,595,000
TOTAL ASSETS	\$ 1,092,956	\$ 513,250	\$ 547,078	\$ 152,617	\$ 31,766,126	\$ 4,980,000	\$ 39,052,027

Balance Sheet

May 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>LIABILITIES</u>							
Accounts Payable	\$ 24,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,074
Bonds Payable	-	-	-	-	-	4,980,000	4,980,000
Due To Other Funds	162,972	-	-	40,281	-	-	203,253
TOTAL LIABILITIES	187,046	-	-	40,281	-	4,980,000	5,207,327
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Items	20,080	-	-	-	-	-	20,080
Restricted for:							
Debt Service	-	-	547,078	112,336	-	-	659,414
Assigned to:							
Operating Reserves	73,100	-	-	-	-	-	73,100
Reserves - Capital Projects	-	130,000	-	-	-	-	130,000
Reserves - Disaster Relief	-	50,000	-	-	-	-	50,000
Unassigned:	812,730	333,250	-	-	31,766,126	-	32,912,106
TOTAL FUND BALANCES	\$ 905,910	\$ 513,250	\$ 547,078	\$ 112,336	\$ 31,766,126	\$ -	\$ 33,844,700
TOTAL LIABILITIES & FUND BALANCES	\$ 1,092,956	\$ 513,250	\$ 547,078	\$ 152,617	\$ 31,766,126	\$ 4,980,000	\$ 39,052,027

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 13,122	\$ 13,122	0.00%
Interest - Tax Collector	-	-	759	759	0.00%
Special Assmnts- Tax Collector-Gen Fund	292,399	292,399	282,889	(9,510)	96.75%
Special Assmnts- Tax Collector-GC Villas	18,742	18,742	17,750	(992)	94.71%
Special Assmnts- Delinquent	-	-	503	503	0.00%
Other Miscellaneous Revenues	-	-	2,500	2,500	0.00%
TOTAL REVENUES	311,141	311,141	317,523	6,382	102.05%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	8,000	7,400	600	61.67%
FICA Taxes	184	123	107	16	58.15%
ProfServ-Arbitrage Rebate	1,100	-	-	-	0.00%
ProfServ-Trustee Fees	12,000	9,500	9,483	17	79.03%
Disclosure Report	1,000	-	-	-	0.00%
District Counsel	31,000	25,321	25,292	29	81.59%
District Engineer	30,000	21,051	21,031	20	70.10%
District Manager	54,600	36,400	36,400	-	66.67%
Auditing Services	3,405	3,405	3,405	-	100.00%
Website Hosting/Email services	3,934	1,153	1,153	-	29.31%
Miscellaneous Mailings	250	15	8	7	3.20%
Public Officials Insurance	3,804	3,804	3,631	173	95.45%
Legal Advertising	1,027	250	243	7	23.66%
Miscellaneous Services	-	-	1,111	(1,111)	0.00%
Dues, Licenses, Subscriptions	175	175	175	-	100.00%
Total Administration	154,479	109,197	109,439	(242)	70.84%
Law Enforcement					
Off-Duty Deputy Services	12,000	2,000	1,950	50	16.25%
Total Law Enforcement	12,000	2,000	1,950	50	16.25%
Other Physical Environment					
Insurance - General Liability	5,403	5,403	5,158	245	95.47%
Property Insurance	29,894	29,894	25,418	4,476	85.03%
R&M-Irrigation	1,000	-	-	-	0.00%
Total Other Physical Environment	36,297	35,297	30,576	4,721	84.24%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>					
Sidewalk Repair & Maintenance	22,000	22,000	31,405	(9,405)	142.75%
Roadway Repair & Maintenance	27,100	12,100	12,016	84	44.34%
Street Sign Repair & Replacement	7,500	7,500	22,847	(15,347)	304.63%
Guard & Gate Facility Maintenance	500	-	-	-	0.00%
Total Road and Street Facilities	57,100	41,600	66,268	(24,668)	116.06%
<u>Contingency</u>					
Misc-Contingency	32,523	-	5,892	(5,892)	18.12%
Total Contingency	32,523	-	5,892	(5,892)	18.12%
TOTAL EXPENDITURES	292,399	188,094	214,125	(26,031)	73.23%
Excess (deficiency) of revenues					
Over (under) expenditures	18,742	123,047	103,398	(19,649)	551.69%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	18,742	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	18,742	-	-	-	0.00%
Net change in fund balance	\$ 18,742	\$ 123,047	\$ 103,398	\$ (19,649)	551.69%
FUND BALANCE, BEGINNING (OCT 1, 2024)	802,512	802,512	802,512		
FUND BALANCE, ENDING	\$ 821,254	\$ 925,559	\$ 905,910		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 10,395	\$ 10,395	0.00%
Interest - Tax Collector	-	-	200	200	0.00%
Special Assmnts- Tax Collector	90,000	90,000	79,270	(10,730)	88.08%
Special Assmnts- Delinquent	-	-	141	141	0.00%
TOTAL REVENUES	90,000	90,000	90,006	6	100.01%
EXPENDITURES					
Reserves					
Capital Reserve	65,000	8,338	8,338	-	12.83%
Reserve - Disaster Relief	25,000	-	-	-	0.00%
Total Reserves	90,000	8,338	8,338	-	9.26%
TOTAL EXPENDITURES & RESERVES	90,000	8,338	8,338	-	9.26%
Excess (deficiency) of revenues Over (under) expenditures	-	81,662	81,668	6	0.00%
Net change in fund balance	\$ -	\$ 81,662	\$ 81,668	\$ 6	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	431,582	431,582	431,582		
FUND BALANCE, ENDING	\$ 431,582	\$ 513,244	\$ 513,250		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 17,910	\$ 17,910	0.00%
Interest - Tax Collector	-	-	1,203	1,203	0.00%
Special Assmnts- Tax Collector	503,138	503,138	476,506	(26,632)	94.71%
Special Assmnts- Delinquent	-	-	847	847	0.00%
TOTAL REVENUES	503,138	503,138	496,466	(6,672)	98.67%
EXPENDITURES					
Debt Service					
Principal Debt Retirement	305,000	305,000	305,000	-	100.00%
Interest Expense	191,471	191,471	198,730	(7,259)	103.79%
Total Debt Service	496,471	496,471	503,730	(7,259)	101.46%
TOTAL EXPENDITURES	496,471	496,471	503,730	(7,259)	101.46%
Excess (deficiency) of revenues Over (under) expenditures	6,667	6,667	(7,264)	(13,931)	-108.95%
Net change in fund balance	\$ 6,667	\$ 6,667	\$ (7,264)	\$ (13,931)	-108.95%
FUND BALANCE, BEGINNING (OCT 1, 2024)	554,342	554,342	554,342		
FUND BALANCE, ENDING	\$ 561,009	\$ 561,009	\$ 547,078		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 7,529	\$ 7,529	0.00%
Interest - Tax Collector	-	-	295	295	0.00%
Special Assmnts- Tax Collector	123,295	123,295	116,769	(6,526)	94.71%
Special Assmnts- Delinquent	-	-	208	208	0.00%
TOTAL REVENUES	123,295	123,295	124,801	1,506	101.22%
EXPENDITURES					
Debt Service					
Principal Debt Retirement	80,000	80,000	80,000	-	100.00%
Interest Expense	41,417	41,417	41,417	-	100.00%
Total Debt Service	121,417	121,417	121,417	-	100.00%
TOTAL EXPENDITURES	121,417	121,417	121,417	-	100.00%
Excess (deficiency) of revenues Over (under) expenditures	1,878	1,878	3,384	1,506	180.19%
Net change in fund balance	\$ 1,878	\$ 1,878	\$ 3,384	\$ 1,506	180.19%
FUND BALANCE, BEGINNING (OCT 1, 2024)	108,952	108,952	108,952		
FUND BALANCE, ENDING	\$ 110,830	\$ 110,830	\$ 112,336		

Notes to the Financial Statements
May 31, 2025

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 102.1% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 73.2% of the Annual Budget.

Balance Sheet

Account Name	YTD Actual	Explanation
Assets		
Due from Other Funds	203,253	Due to Reserve fund and Debt Service Series.
Liabilities		
Accounts Payable	24,074	Invoices for current month, but not paid in current month.
Due to Other Funds	203,253	Due to Reserve fund and Debt Service Series.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income-Investments	-	13,122	N/A	Interest earned on investments from Money Market account.
Interest Income-Tax Collector	-	759	N/A	Interest earned on assessments collected.
Special Assess-Tax Coll-Gen Fund	292,399	282,889	96.75%	Collections were at 97.18% at this time last year.
Special Assess-Tax Coll-GC Villas	18,742	17,750	94.71%	New this year.
Special Assess-Delinquents	-	503	N/A	Delinquent taxes received from prior years 2021-2023.
Other Miscellaneous Revenues	-	2,500	N/A	Reimbursement for HHMA portion of the fence.
Expenditures				
<u>Administrative</u>				
ProfServ-Trustee Fees	12,000	9,483	79.03%	Paid in full for the year for both bonds.
District Counsel	31,000	25,292	81.59%	Attend meetings, review documents, miscellaneous phone calls, Golf Course Villas work.
District Engineer	30,000	21,031	70.10%	Prepare for meeting, site review, signage review, radar sign coordination.
Auditing Services	3,405	3,405	100.00%	FY 2024 audit is complete.
Public Officials Insurance	3,804	3,631	95.45%	Paid in full for the year.
Dues, Licenses, Subscriptions	175	175	100.00%	District filing fee paid for year.

Notes to the Financial Statements
May 31, 2025

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
General Fund 001 (continued)				
<u>Other Physical Environment</u>				
Insurance - General Liability	5,403	5,158	95.47%	Paid in full for the year.
Property Insurance	29,894	25,418	85.03%	Paid in full for the year.
<u>Road and Street Facilities</u>				
Sidewalk Repair & Maintenance	22,000	31,405	142.75%	Pressure clean sidewalks & curbing-Stoneybrook & Lighthouse Cove, grind/remove/replace sidewalk.
Street Sign Repairs/Replacements	7,500	22,847	304.63%	Move & add Slow sign, lane control, install street signs, replace signs and posts.
Reserve Fund 005				
Revenues				
Interest Income-Investments	-	10,395	N/A	Interest earned on Custody trust account.
Interest Income-Tax Collector	-	200	N/A	Interest earned on assessments collected.
Special Assessments-Tax Collector	90,000	79,270	88.08%	Collections were at 97.18% at this time last year.
Debt Service - Series 2013				
Revenues				
Interest Income-Investments	-	17,910	N/A	Interest earned on trust accounts.
Interest Income-Tax Collector	-	1,203	N/A	Interest earned on assessments collected.
Special Assessments-Tax Collector	503,138	476,506	94.71%	Collections were at 97.18% at this time last year.
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	305,000	305,000	100.00%	Paid in full for year.
Interest Expense	191,471	198,730	103.79%	Paid in full for year.
Debt Service - Series 2015				
Revenues				
Interest Income-Investments	-	7,529	N/A	Interest earned on trust accounts.
Interest Income-Tax Collector	-	295	N/A	Interest earned on assessments collected.
Special Assessments-Tax Collector	123,295	116,769	94.71%	Collections were at 97.18% at this time last year.
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	80,000	100.00%	Paid in full for year.
Interest Expense	41,417	41,417	100.00%	Paid in full for year.

HERITAGE HARBOUR SOUTH

Community Development District

Supporting Schedules

May 31, 2025

HERITAGE HARBOUR SOUTH

Community Development District

Non-Ad Valorem Special Assessments - Manatee County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2025

					Allocation by Fund - Net				
Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Net	GC Twin Villas Net	Reserve Fund Net	Series 2013 DS Fund Net	Series 2015 DS Fund Net
Assessments Levied - Net				\$1,027,574	\$292,399	\$18,742	\$90,000	\$503,138	\$123,295
Allocation %				100%	28%	2%	9%	49%	12%
11/18/24	\$ 13,654	\$ 569	\$ 422	\$ 14,645	\$ 3,969	\$ 249	\$ 1,112	\$ 6,686	\$ 1,638
12/04/24	93,891	3,912	2,904	100,707	27,293	1,712	7,648	45,973	11,266
12/13/24	188,545	7,856	5,831	202,232	54,807	3,439	15,358	92,319	22,623
01/21/25	582,622	18,019	18,019	618,660	169,359	10,626	47,457	285,273	69,907
02/21/25	24,788	767	767	26,321	7,205	452	2,019	12,137	2,974
03/21/25	13,003	265	402	13,671	3,780	237	1,059	6,367	1,560
04/28/25	26,440	267	818	27,525	7,686	482	2,154	12,946	3,172
05/23/25	30,239	-	935	31,174	8,790	552	2,463	14,806	3,628
TOTAL	\$ 973,183	\$ 31,655	\$ 30,098	\$ 1,034,937	\$ 282,889	\$ 17,750	\$ 79,270	\$ 476,506	\$ 116,769
% COLLECTED				100.7%	96.7%	94.7%	88.1%	94.7%	94.7%
TOTAL OUTSTANDING				\$ (7,363)	\$ 9,510	\$ 992	\$ 10,730	\$ 26,632	\$ 6,526

HERITAGE HARBOUR SOUTH

Community Development District

Cash and Investment Balances May 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Account - Business Checking	BankUnited	0.00%	\$ 411,652
Money Market Account	BankUnited	3.99%	\$ 661,224
Reserve Custody Account	US Bank	4.25%	\$ 357,501
Series 2013 A1 Interest	WellsFargo Trust	4.25%	\$ 10
Series 2013 A2 Interest	WellsFargo Trust	4.25%	\$ 1
Series 2013 A1 Principal	WellsFargo Trust	4.25%	\$ 5
Series 2013 A1 Reserve	WellsFargo Trust	4.25%	\$ 224,708
Series 2013 A2 Reserve	WellsFargo Trust	4.25%	\$ 29,206
Series 2013 A1/A2 Revenue	WellsFargo Trust	4.25%	\$ 245,641
Series 2013 A2 Sinking	WellsFargo Trust	4.25%	\$ 4
	Subtotal		\$ 499,574
Series 2015 Prepayment	US Bank	4.25%	\$ 1,361
Series 2015 Reserve	US Bank	4.25%	\$ 30,421
Series 2015 Revenue	US Bank	4.25%	\$ 120,835
	Subtotal		\$ 152,617
	Grand Total		\$ 2,082,569

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/25 to 05/31/25

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	100069	05/07/25	PERSSON,COHEN,MOONEY,FERNANDEZ & JACKSON. P.A.	5949	LEGAL SERVICES 04/25	District Counsel	531146-51401	\$2,802.75
001	100070	05/12/25	STONEBROOK AT HERITAGE HARBOUR	03042025	MAR 2025 MEETING ROOM RENTAL	Miscellaneous Services	549001-51301	\$100.00
001	100070	05/12/25	STONEBROOK AT HERITAGE HARBOUR	04012025	APR 2025 MEETING ROOM RENTAL	Miscellaneous Services	549001-51301	\$100.00
001	100071	05/16/25	INFRAMARK LLC	149079	MAY25 MANAGEMENT SERVICES	District Management	531150-51301	\$4,550.00
001	100072	05/28/25	SCHAPPACHER ENGINEERING LLC	2863	ENGINEERING SRVCS THRU 04/30/25	District Engineer	531147-51501	\$1,800.00
001	100073	05/28/25	BUSINESS OBSERVER INC	25-00743M	NOTICE OF SPECIAL BOARD MEETING	Legal Advertising	548002-51301	\$72.19
001	15134	05/27/25	KEN BURTON JR	1108600349-2022	AD VALOREM TAXES FY 2022	Miscellaneous Services	549001-51301	\$3.35
001	15135	05/27/25	KEN BURTON JR	1102200339-2022	AD VALOREM TAXES FY 2022	Miscellaneous Services	549001-51301	\$228.22
001	DD172	05/28/25	DARNELL BACON -EFT	DB-052025-EFT	BOARD 05/20/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD173	05/28/25	PHILIP I FRANKEL - EFT	PF-052025-EFT	BOARD 05/20/25	P/R-Board of Supervisors	511001-51101	\$200.00

Fund Total **\$10,056.51**

Total Checks Paid **\$10,056.51**



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 5949
Date: 05/01/2025
Due On: 06/01/2025

Heritage Harbour South Community Development District
inframarkcms@payableslockbox.com

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,802.75	) - ( \$0.00	) = \$2,802.75

HHSOUTH

Heritage Harbour South Community Development District

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	DPL	04/01/2025	AQUATERRA: Review both Gran Paradiso cases and send updates to AC.	1.00	\$303.00	\$303.00
Service	DPL	04/01/2025	FPL RATES: Review FPL rate sheets, call FPL, discuss receiving governmental rates for CDD, will need to call in with account details to adjust rates, and send update.	1.25	\$303.00	\$378.75
Service	AHC	04/01/2025	Exchange multiple e-mails re: Golf Course Cert. of Insurance. Review natural disaster memo. Exchange multiple e-mails with District Manager and brief tele-conv. Tele-conv. with Chairman. Continued preparation for CDD meeting and attend meeting.	4.00	\$303.00	\$1,212.00
Service	AHC	04/02/2025	Follow-up on action items from 4/1 CDD meeting.	0.25	\$303.00	\$75.75
Service	AHC	04/04/2025	Review public records request re: sidewalk trip/fall and forward to engineer for input.	0.25	\$303.00	\$75.75
Service	AHC	04/08/2025	Review revised insurance certificate re: golf course driving range pond.	0.25	\$303.00	\$75.75
Service	AHC	04/09/2025	Review multiple e-mails re: public records request response regarding	1.00	\$303.00	\$303.00

			sidewalk trip/fall case. Tele-conv. with Chair re: irrigation issues. Review Stoneybrook and Master Maintenance Agreements and e-mail response to Chair re: irrigation valves.			
Service	AHC	04/17/2025	Review Maintenance Agreement and brief tele-conv. with Chair as well as e-mail exchange with Manager re: lighting repairs issue.	0.25	\$303.00	\$75.75
Service	AHC	04/21/2025	Continued review of Affidavit re: sidewalk public records request and exchange e-mails with District Manager.	0.25	\$303.00	\$75.75
Service	AHC	04/28/2025	Review public records request from Master HOA Board member and exchange e-mails with Manager and Chair.	0.25	\$303.00	\$75.75
Service	AHC	04/30/2025	Continued review of public records request from Master HOA Board member and respond to District Manager. Tele-conv. with Chairman re: irrigation and additional pending items.	0.50	\$303.00	\$151.50
					Subtotal	\$2,802.75
					Total	\$2,802.75

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5949	06/01/2025	\$2,802.75	\$0.00	\$2,802.75
Outstanding Balance				\$2,802.75
Total Amount Outstanding				\$2,802.75

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.



**STONEYBROOK AT
HERITAGE HARBOUR
HOA**

200 Golden Harbour Trail
Bradenton, Florida 34212
Phone: 941-750-9688

TO:

Heritage Harbour South CDD
313 Campus Street
Celebration, FL 34747
Email: KCole@inframark.com

COMMENTS OR SPECIAL INSTRUCTIONS:

Meeting Room Rental

INVOICE

INVOICE # 03042025

DATE: 05/07/2025

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	March 2025 Meeting Room Rental	100.00	\$100.00
SUBTOTAL			\$100.00
SALES TAX			0
TOTAL DUE			\$100.00

Make all checks payable to **STONEYBROOK AT HERITAGE HARBOUR HOA**

Address: **200 Golden Harbour Trail, Bradenton, FL 34212**

If you have any questions concerning this invoice, contact Jessica Friday.

Phone: 941-750-9688

Email: Manager@StoneybrookHOA.com



**STONEYBROOK AT
HERITAGE HARBOUR
HOA**

200 Golden Harbour Trail
Bradenton, Florida 34212
Phone: 941-750-9688

TO:

Heritage Harbour South CDD
313 Campus Street
Celebration, FL 34747
Email: KCole@inframark.com

COMMENTS OR SPECIAL INSTRUCTIONS:

Meeting Room Rental

INVOICE

INVOICE # 04012025

DATE: 05/07/2025

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	April 2025 Meeting Room Rental	100.00	\$100.00
SUBTOTAL			\$100.00
SALES TAX			0
TOTAL DUE			\$100.00

Make all checks payable to **STONEYBROOK AT HERITAGE HARBOUR HOA**

Address: **200 Golden Harbour Trail, Bradenton, FL 34212**

If you have any questions concerning this invoice, contact Jessica Friday.

Phone: 941-750-9688

Email: Manager@StoneybrookHOA.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Heritage Harbour South Community
Development
313 Campus St
Celebration FL 34747-4982
United States

INVOICE#

149079

CUSTOMER ID

C4958

PO#

DATE

5/2/2025

NET TERMS

Net 30

DUE DATE

6/1/2025

INVOICE

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	4,550.00		4,550.00
Subtotal					4,550.00

Subtotal	\$4,550.00
Tax	\$0.00
Total Due	\$4,550.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include the Customer ID and the Invoice Number on your form of payment.

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
5/9/2025	2863

Bill To
Heritage Harbour South CDD C/O Inframark 210 N. University Drive, Suite 702 Coral Springs, FL 33071

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
4/1/2025	Prep work for CDD meeting, review agenda and print pertinent documents. Coordinate with sign vendor for updates and completion schedule. Coordinate with Marketplace for updates and for silt fence installation around Beacon Lake. Prepare Engineer's Report and send to board members. Prepare signage photo summary, perform site review and attend CDD meeting. Re-boot radar sign on Montauk.	5.5	150.00	825.00
4/3/2025	Coordinate with sign vendor for repair updates.	0.25	150.00	37.50
4/4/2025	Respond to CDD manager regarding radar sign, forward documents to Denise Perez.	0.5	150.00	75.00
4/9/2025	Respond to Public Records Request for 316 Heritage Isles Way. Coordinate with contractor for sprinkler damage from sidewalk installation. Coordinate with Marketplace for installation of silt fence.	1	150.00	150.00
4/10/2025	Coordinate with vendor for irrigation repairs from sidewalk installation. Prepare justification of costs for Inframark and follow up with Marketplace for silt fence installation.	1	150.00	150.00
4/11/2025	Forward e-mail on pond deficiencies to Master Association.	0.25	150.00	37.50
4/14/2025	Coordinate with sidewalk vendor for damaged sprinkler repairs.	0.25	150.00	37.50
4/21/2025	Follow up on silt fence installation along Beacon Lake with Marketplace representative and respond to CDD manager. Coordinate with sidewalk vendor for damaged sprinkler repairs.	0.75	150.00	112.50
4/23/2025	Review files for signage and striping repairs at entrance to Stoneybrook. Coordinate with CDD and HOA. Discussion with CDD chairperson on deficiencies and Golf Villa work. Print documents for site review.	0.75	150.00	112.50
4/24/2025	Site review to check on work at Golf Villas and to check on signage and striping at guard house entrance to Stoneybrook.	1	150.00	150.00
4/29/2025	Coordinate with Stoneybrook HOA on signage at guard house.	0.25	150.00	37.50
4/30/2025	Discussion with CDD chairperson regarding signage along Stone Harbour Loop at guard house and outside of community as well as bike lane signs. Discuss maintenance responsibility of irrigation mains and valves. Check files, plans, plats and Warranty Deeds, forward documents.	0.5	150.00	75.00
Please make checks payable to Schappacher Engineering Thank you for your business!		Total \$1,800.00		

Heritage Harbour Billing Summary

Schappacher Engineering, LLC

Date	General District Svcs, CDD Mtgs	Community Signage & Striping	Radar Signs	Sidewalk & Roadway Review & Repairs	Irrigation System	Annual Site Reviews	Storm Water System Inspection & Repairs	Hurricane Assessment Review	Marketplace issues	Golf Course Assistance
4/1/2025	450.00	300.00							75.00	
4/3/2025		37.50								
4/4/2025		75.00								
4/9/2025	112.50			37.50						
4/10/2025	37.50			75.00					37.50	
4/11/2025							37.50			
4/14/2025				37.50						
4/21/2025				37.50					75.00	
4/23/2025		37.50					37.50			37.50
4/24/2025		37.50								112.50
4/29/2025		37.50								
4/30/2025		37.50			37.50					
Monthly Total	\$600.00	\$562.50	\$0.00	\$187.50	\$37.50	\$0.00	\$75.00	\$0.00	\$187.50	\$150.00
Annual Total	\$3,712.50	\$4,725.00	\$712.50	\$4,725.00	\$37.50	\$2,625.00	\$412.50	\$1,275.00	\$337.50	\$562.50

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-00743M

Date 05/09/20.

Attn:
Heritage Harbour South CDD - Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Serial # 25-00743M

Notice of Special Board of Supervisors' Meeting

RE: Meeting on May 20, 2025 at 4:00pm; Heritage Harbour South CDD

Published: 5/9/2025

Amount

\$72.19

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$72.19

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING

A special meeting of the Board of Supervisors (the "Board") of the Heritage Harbour South Community Development District ("CDD") is scheduled to be held on Tuesday, May 20, 2025, at 4:00 p.m., at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

A copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.heritageharboursouthcdd.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be an occasion where one or more supervisors will participate by telephone. At the above location, there will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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 such appeal is to be based.

Kristee Cole
District Manager
May 9, 2025

25-00743M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

2023 Delinquent Real Estate Taxes

Tax Yr: 2023 Certificate#: 2024-1424 Bidder: (93) C. DEAN KUSHMER

TAXES BECOME DELINQUENT APRIL 1ST**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

Ken Burton, Jr.

Tax Collector

PROPERTY I.D. NUMBER	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
1102200339	2022

HERITAGE HARBOUR SOUTH
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614

SEC: 25 TNSHP: 34S RNG: 18E
A TRACT OR PARCEL OF LAND SITUATED IN STATE OF
FLORIDA, LYING IN IN SEC 25, TWN 34, RNG 18,
BEING FURTHER BOUND AND DESC AS FOLLOWS: COM AT
(CONTINUED ON TAX ROLL)

PAD: RIVER HERITAGE BLVD

Calculation Date: 04/14/2025

Certificate Face: Amount: 198.19

Certificate Fee Detail

Fee	Fee Amount	Fee Payment	Fee Balance
ADVS Ad Valorem	154.59	0.00	154.59
NAVS Non Ad Valorem	0.00	0.00	0.00
INTP Interest	4.64	0.00	4.64
COMM Commission	7.96	0.00	7.96
AVRF Advertising Fee	6.00	0.00	6.00
ACTN Auction Fee	25.00	0.00	25.00
COLF Collector Fee	6.25	0.00	6.25
CINT Certificate Interest (12.00)	21.80	0.00	21.80

Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY
★★★★★

Please pay by cash, cashier's check, money order or certified funds to Ken Burton, Jr. Tax Collector * P.O. Box 25300 * Bradenton, FL 34206-5300

2023 Delinquent Real Estate Taxes

Tax Yr: 2023 Certificate#: 2024-1424 Bidder: (93) C. DEAN KUSHMER

TAXES BECOME DELINQUENT APRIL 1ST**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

Ken Burton, Jr.

Tax Collector

PROPERTY I.D. NUMBER	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
1102200339	2022

AMOUNT DUE IF RECEIVED BY	04/30/2025	05/31/2025	06/30/2025	07/31/2025	08/31/2025
	\$226.24	\$228.22	\$230.20	\$232.19	\$234.17

HERITAGE HARBOUR SOUTH
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614

SEC: 25 TNSHP: 34S RNG: 18E
A TRACT OR PARCEL OF LAND SITUATED IN STATE OF
FLORIDA, LYING IN IN SEC 25, TWN 34, RNG 18,

01 2023 00000001102200339 00000015459 00000000000 0 1



2023 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
TAXES BECOME DELINQUENT APRIL 1ST

PROPERTY I.D. #	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
1108600349		0310	2022

HERITAGE HARBOUR SOUTH COMMUNITY
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614

**** Corrected Tax Bill ****

Change Date 03/27/2024
Prorate Government Exemption to CDD per
Deed #202341003988 not posted in error
per PAO request.

SEC: 26 TNSHP: 34S RNG: 18E
A TRACT OR PARCEL OF LAND SITUATED IN STATE OF
FLORIDA, COUNTY OF MANATEE, LYING IN SEC 26, TWN
34S, RNG 18E, BEING FURTHER DESC AS FOLLOWS:
(CONTINUED ON TAX ROLL)
PAD: 308 RIVER HERITAGE LOOP

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE (Per \$1000 of taxable value)	TAXES LEVIED
MANATEE COUNTYWIDE OPERATING (941.745.3730)	10,263	10,126	137	4.7942	0.66
TRANSPORTATION TRUST FUND (941.745.3730)	10,263	10,126	137	0.4036	0.06
LIBRARY OPERATIONS (941.745.3730)	10,263	10,126	137	0.2475	0.03
CHILDRENS' SERVICES (941.745.3730)	10,263	10,126	137	0.3333	0.05
ENVIRONMENTAL LANDS (941.745.3730)	10,263	10,126	137	0.1500	0.02
PARKS & RECREATION (941.745.3730)	10,263	10,126	137	0.3040	0.04
UNINCORPORATED MSTU (941.745.3730)	10,263	10,126	137	0.6109	0.08
SCHOOL BOARD REQUIRED EFFORT (941.708.8770)	10,472	10,126	346	3.1730	1.10
SCHOOL BOARD BASIC DISCRETIONARY (941.708.8770)	10,472	10,126	346	1.7480	0.60
SCHOOL BOARD CAPITAL IMPROVEMENT (941.708.8770)	10,472	10,126	346	1.5000	0.52
SOUTHWEST FLA WATER MGMT DISTRICT (800.423.1476)	10,263	10,126	137	0.2043	0.03
MANATEE CTY MOSQUITO CONTROL DIST (941.981.3895)	10,263	10,126	137	0.1997	0.03
WEST COAST INLAND NAVIGATION DIST (941.485.9402)	10,263	10,126	137	0.0394	0.01
EAST MANATEE FIRE RESCUE DISTRICT (941.751.5611)	10,263	10,126	137	0.8500	0.12

QUALIFYING EXEMPTIONS:

COMMUNITY DEVELOPMENT DIS

Tax Roll Certified 10/09/2023	TOTAL MILLAGE	14.5579	AD VALOREM TAXES	\$3.35
-------------------------------	---------------	---------	------------------	--------

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
EAST MANATEE FIRE RESCUE DISTRICT (941.751.5611)	UNIT SIZE	0.00
HERITAGE HARBOUR SOUTH CDD (954.603.0034)	LOT	0.00

NON-AD VALOREM ASSESSMENTS

\$0.00

COMBINED TAXES AND ASSESSMENTS	\$3.35
--------------------------------	--------

PROPERTY I.D. #	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
1108600349		0310	2022

PAY ONLY ONE AMOUNT BELOW IN U.S. FUNDS. ENVELOPES MUST BE POSTMARKED BY THE DATE IN THE BOX PAYABLE TO KEN BURTON JR., TAX COLLECTOR - P.O. BOX 25300 - BRADENTON, FL 34206

IF PAID BY 11/30/2023 \$3.22	IF PAID BY 12/31/2023 \$3.25	IF PAID BY 01/31/2024 \$3.28	IF PAID BY 02/29/2024 \$3.32	IF PAID BY 03/31/2024 \$3.35
---------------------------------	---------------------------------	---------------------------------	---------------------------------	---------------------------------

HERITAGE HARBOUR SOUTH
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614

**** Corrected Tax Bill **** Scan the QR code for a
free online payment option!

**DO NOT WRITE ON THIS BILL
NO ACTION WILL BE TAKEN**

PAD: 308 RIVER HERITAGE LOOP

Page 23

01 2023 00000001108600349 00000000335 00000000000 0 9

Attendance Confirmation

for
Board of Supervisors

District Name: Heritage Harbour South

Board Meeting Date: 5.20.25

	Name	In Attendance Please X	Paid
1	Phil Frankel	X	\$200.00
2	Mike Neville	X	\$200.00
3	Darnell Bacon	X	\$200.00
4			
5			

Kristee Cole
District Manager Signature

5.22.25
Date

REVISED 5/23/2025 13:31

Attendance Confirmation

for
Board of Supervisors

District Name: Heritage Harbour South

Board Meeting Date: 5.20.25

Name	In Attendance Please X	Paid
------	---------------------------	------

1	Phil Frankel	X	\$200.00
---	--------------	---	----------

2	Mike Neville	X	\$200.00
---	--------------	---	----------

3	Darnell Bacon	X	\$200.00
---	---------------	---	----------

4			
---	--	--	--

5			
---	--	--	--

Kristee Cole
District Manager Signature

5.22.25
Date

REVISED 5/23/2025 13:30

HERITAGE HARBOUR SOUTH

Community Development District

Financial Report

June 30, 2025

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet	.....	Page 1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balance		
General Fund	.....	Page 3 - 4
Reserve Fund	.....	Page 5
Debt Service Fund - Series 2013	.....	Page 6
Debt Service Fund - Series 2015	.....	Page 7
Notes to the financials	.....	Page 8 - 9

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	.....	Page 10
Cash and Investment Balances	.....	Page 11
Check Register and Invoices	.....	Page 12 - 23

HERITAGE HARBOUR SOUTH
Community Development District

Financial Statements

(Unaudited)

June 30, 2025

Balance Sheet

June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash - Checking Account	\$ 466,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 466,608
Due From Other Funds	-	160,946	78,746	-	-	-	239,692
Investments:							
Money Market Account	663,397	-	-	-	-	-	663,397
Custody Account	-	358,790	-	-	-	-	358,790
Interest Fund (A-1)	-	-	10	-	-	-	10
Interest Fund (A-2)	-	-	1	-	-	-	1
Prepayment Account	-	-	-	1,366	-	-	1,366
Principal Fund (A-1)	-	-	5	-	-	-	5
Reserve Fund	-	-	-	30,421	-	-	30,421
Reserve Fund (A-1)	-	-	225,503	-	-	-	225,503
Reserve Fund (A-2)	-	-	29,309	-	-	-	29,309
Revenue Fund	-	-	-	121,381	-	-	121,381
Revenue Fund (A-1)	-	-	246,511	-	-	-	246,511
Sinking Fund (A-2)	-	-	4	-	-	-	4
Fixed Assets							
Land	-	-	-	-	15,752,186	-	15,752,186
Improvements Other Than Buildings (IOTB)	-	-	-	-	16,013,940	-	16,013,940
Amount Avail In Debt Services	-	-	-	-	-	385,000	385,000
Amount To Be Provided	-	-	-	-	-	4,595,000	4,595,000
TOTAL ASSETS	\$ 1,130,005	\$ 519,736	\$ 580,089	\$ 153,168	\$ 31,766,126	\$ 4,980,000	\$ 39,129,124

Balance Sheet

June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>LIABILITIES</u>							
Accounts Payable	\$ 7,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,420
Bonds Payable	-	-	-	-	-	4,980,000	4,980,000
Due To Other Funds	207,067	-	-	32,625	-	-	239,692
TOTAL LIABILITIES	214,487	-	-	32,625	-	4,980,000	5,227,112
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	-	580,089	120,543	-	-	700,632
Assigned to:							
Operating Reserves	73,100	-	-	-	-	-	73,100
Reserves - Capital Projects	-	130,000	-	-	-	-	130,000
Reserves - Disaster Relief	-	50,000	-	-	-	-	50,000
Unassigned:	842,418	339,736	-	-	31,766,126	-	32,948,280
TOTAL FUND BALANCES	\$ 915,518	\$ 519,736	\$ 580,089	\$ 120,543	\$ 31,766,126	\$ -	\$ 33,902,012
TOTAL LIABILITIES & FUND BALANCES	\$ 1,130,005	\$ 519,736	\$ 580,089	\$ 153,168	\$ 31,766,126	\$ 4,980,000	\$ 39,129,124

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 15,297	\$ 15,297	0.00%
Interest - Tax Collector	-	-	759	759	0.00%
Special Assmnts- Tax Collector-Gen Fund	292,399	292,399	301,436	9,037	103.09%
Special Assmnts- Tax Collector-GC Villas	18,742	18,742	18,913	171	100.91%
Special Assmnts- Delinquent	-	-	503	503	0.00%
Other Miscellaneous Revenues	-	-	2,500	2,500	0.00%
TOTAL REVENUES	311,141	311,141	339,408	28,267	109.08%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	9,000	8,000	1,000	66.67%
FICA Taxes	184	138	107	31	58.15%
ProfServ-Arbitrage Rebate	1,100	-	-	-	0.00%
ProfServ-Trustee Fees	12,000	9,500	9,483	17	79.03%
Disclosure Report	1,000	-	-	-	0.00%
District Counsel	31,000	27,800	27,743	57	89.49%
District Engineer	30,000	21,100	21,031	69	70.10%
District Manager	54,600	40,950	40,950	-	75.00%
Auditing Services	3,405	3,405	3,405	-	100.00%
Website Hosting/Email services	3,934	2,950	1,180	1,770	29.99%
Miscellaneous Mailings	250	10	8	2	3.20%
Public Officials Insurance	3,804	3,804	3,631	173	95.45%
Legal Advertising	1,027	245	243	2	23.66%
Miscellaneous Services	-	-	1,111	(1,111)	0.00%
Dues, Licenses, Subscriptions	175	175	175	-	100.00%
Total Administration	154,479	119,077	117,067	2,010	75.78%
Law Enforcement					
Off-Duty Deputy Services	12,000	2,000	1,950	50	16.25%
Total Law Enforcement	12,000	2,000	1,950	50	16.25%
Other Physical Environment					
Insurance - General Liability	5,403	5,403	5,158	245	95.47%
Property Insurance	29,894	29,894	25,418	4,476	85.03%
R&M-Irrigation	1,000	-	-	-	0.00%
Total Other Physical Environment	36,297	35,297	30,576	4,721	84.24%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>					
Sidewalk Repair & Maintenance	22,000	22,000	31,405	(9,405)	142.75%
Roadway Repair & Maintenance	27,100	12,325	12,016	309	44.34%
Street Sign Repair & Replacement	7,500	7,500	27,496	(19,996)	366.61%
Guard & Gate Facility Maintenance	500	-	-	-	0.00%
Total Road and Street Facilities	57,100	41,825	70,917	(29,092)	124.20%
<u>Contingency</u>					
Misc-Contingency	32,523	5,892	5,892	-	18.12%
Total Contingency	32,523	5,892	5,892	-	18.12%
TOTAL EXPENDITURES	292,399	204,091	226,402	(22,311)	77.43%
Excess (deficiency) of revenues					
Over (under) expenditures	18,742	107,050	113,006	5,956	602.96%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	18,742	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	18,742	-	-	-	0.00%
Net change in fund balance	\$ 18,742	\$ 107,050	\$ 113,006	\$ 5,956	602.96%
FUND BALANCE, BEGINNING (OCT 1, 2024)	802,512	802,512	802,512		
FUND BALANCE, ENDING	\$ 821,254	\$ 909,562	\$ 915,518		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 11,684	\$ 11,684	0.00%
Interest - Tax Collector	-	-	200	200	0.00%
Special Assmnts- Tax Collector	90,000	90,000	84,467	(5,533)	93.85%
Special Assmnts- Delinquent	-	-	141	141	0.00%
TOTAL REVENUES	90,000	90,000	96,492	6,492	107.21%
EXPENDITURES					
Reserves					
Capital Reserve	65,000	8,338	8,338	-	12.83%
Reserve - Disaster Relief	25,000	-	-	-	0.00%
Total Reserves	90,000	8,338	8,338	-	9.26%
TOTAL EXPENDITURES & RESERVES	90,000	8,338	8,338	-	9.26%
Excess (deficiency) of revenues Over (under) expenditures	-	81,662	88,154	6,492	0.00%
Net change in fund balance	\$ -	\$ 81,662	\$ 88,154	\$ 6,492	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	431,582	431,582	431,582		
FUND BALANCE, ENDING	\$ 431,582	\$ 513,244	\$ 519,736		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 19,679	\$ 19,679	0.00%
Interest - Tax Collector	-	-	1,203	1,203	0.00%
Special Assmnts- Tax Collector	503,138	503,138	507,748	4,610	100.92%
Special Assmnts- Delinquent	-	-	847	847	0.00%
TOTAL REVENUES	503,138	503,138	529,477	26,339	105.23%
EXPENDITURES					
Debt Service					
Principal Debt Retirement	305,000	305,000	305,000	-	100.00%
Interest Expense	191,471	191,471	198,730	(7,259)	103.79%
Total Debt Service	496,471	496,471	503,730	(7,259)	101.46%
TOTAL EXPENDITURES	496,471	496,471	503,730	(7,259)	101.46%
Excess (deficiency) of revenues Over (under) expenditures	6,667	6,667	25,747	19,080	386.19%
Net change in fund balance	\$ 6,667	\$ 6,667	\$ 25,747	\$ 19,080	386.19%
FUND BALANCE, BEGINNING (OCT 1, 2024)	554,342	554,342	554,342		
FUND BALANCE, ENDING	\$ 561,009	\$ 561,009	\$ 580,089		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 8,080	\$ 8,080	0.00%
Interest - Tax Collector	-	-	295	295	0.00%
Special Assmnts- Tax Collector	123,295	123,295	124,425	1,130	100.92%
Special Assmnts- Delinquent	-	-	208	208	0.00%
TOTAL REVENUES	123,295	123,295	133,008	9,713	107.88%
EXPENDITURES					
Debt Service					
Principal Debt Retirement	80,000	80,000	80,000	-	100.00%
Interest Expense	41,417	41,417	41,417	-	100.00%
Total Debt Service	121,417	121,417	121,417	-	100.00%
TOTAL EXPENDITURES	121,417	121,417	121,417	-	100.00%
Excess (deficiency) of revenues Over (under) expenditures	1,878	1,878	11,591	9,713	617.20%
Net change in fund balance	\$ 1,878	\$ 1,878	\$ 11,591	\$ 9,713	617.20%
FUND BALANCE, BEGINNING (OCT 1, 2024)	108,952	108,952	108,952		
FUND BALANCE, ENDING	\$ 110,830	\$ 110,830	\$ 120,543		

Notes to the Financial Statements
June 30, 2025

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 109.1% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 77.4% of the Annual Budget.

Balance Sheet

Account Name	YTD Actual	Explanation
Assets		
Due from Other Funds	239,692	Due to Reserve fund and Debt Service Series.
Liabilities		
Due to Other Funds	239,692	Due to Reserve fund and Debt Service Series.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income-Investments	-	15,297	N/A	Interest earned on investments from Money Market account.
Interest Income-Tax Collector	-	759	N/A	Interest earned on assessments collected.
Special Assess-Tax Coll-Gen Fund	292,399	301,436	103.09%	Collections were at 100% at this time last year.
Special Assess-Tax Coll-GC Villas	18,742	18,913	100.91%	New this year.
Special Assess-Delinquents	-	503	N/A	Delinquent taxes received from prior years 2021-2023.
Other Miscellaneous Revenues	-	2,500	N/A	Reimbursement for HHMA portion of the fence.
Expenditures				
<u>Administrative</u>				
ProfServ-Trustee Fees	12,000	9,483	79.03%	Paid in full for the year for both bonds.
District Counsel	31,000	27,743	89.49%	Attend meetings, review documents, miscellaneous phone calls, Golf Course Villas work.
Auditing Services	3,405	3,405	100.00%	FY 2024 audit is complete.
Public Officials Insurance	3,804	3,631	95.45%	Paid in full for the year.
Dues, Licenses, Subscriptions	175	175	100.00%	District filing fee paid for year.

Notes to the Financial Statements
June 30, 2025

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
General Fund 001 (continued)				
<u>Other Physical Environment</u>				
Insurance - General Liability	5,403	5,158	95.47%	Paid in full for the year.
Property Insurance	29,894	25,418	85.03%	Paid in full for the year.
<u>Road and Street Facilities</u>				
Sidewalk Repair & Maintenance	22,000	31,405	142.75%	Pressure clean sidewalks & curbing-Stoneybrook & Lighthouse Cove, grind/remove/replace sidewalk.
Street Sign Repairs/Replacements	7,500	27,496	366.61%	Move & add Slow sign, lane control, install street signs, replace signs and posts.
Reserve Fund 005				
Revenues				
Interest Income-Investments	-	11,684	N/A	Interest earned on Custody trust account.
Interest Income-Tax Collector	-	200	N/A	Interest earned on assessments collected.
Special Assessments-Tax Collector	90,000	84,467	93.85%	Collections were at 100% at this time last year.
Debt Service - Series 2013				
Revenues				
Interest Income-Investments	-	19,679	N/A	Interest earned on trust accounts.
Interest Income-Tax Collector	-	1,203	N/A	Interest earned on assessments collected.
Special Assessments-Tax Collector	503,138	507,748	100.92%	Collections were at 100% at this time last year.
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	305,000	305,000	100.00%	Paid in full for year.
Interest Expense	191,471	198,730	103.79%	Paid in full for year.
Debt Service - Series 2015				
Revenues				
Interest Income-Investments	-	8,080	N/A	Interest earned on trust accounts.
Interest Income-Tax Collector	-	295	N/A	Interest earned on assessments collected.
Special Assessments-Tax Collector	123,295	124,425	100.92%	Collections were at 100% at this time last year.
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	80,000	100.00%	Paid in full for year.
Interest Expense	41,417	41,417	100.00%	Paid in full for year.

HERITAGE HARBOUR SOUTH

Community Development District

Supporting Schedules

June 30, 2025

HERITAGE HARBOUR SOUTH

Community Development District

Non-Ad Valorem Special Assessments - Manatee County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2025

					Allocation by Fund - Net				
Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Net	GC Twin Villas Net	Reserve Fund Net	Series 2013 DS Fund Net	Series 2015 DS Fund Net
Assessments Levied - Net				\$1,027,574	\$292,399	\$18,742	\$90,000	\$503,138	\$123,295
Allocation %				100%	28%	2%	9%	49%	12%
11/18/24	\$ 13,654	\$ 569	\$ 422	\$ 14,645	\$ 3,969	\$ 249	\$ 1,112	\$ 6,686	\$ 1,638
12/04/24	93,891	3,912	2,904	100,707	27,293	1,712	7,648	45,973	11,266
12/13/24	188,545	7,856	5,831	202,232	54,807	3,439	15,358	92,319	22,623
01/21/25	582,622	18,019	18,019	618,660	169,359	10,626	47,457	285,273	69,907
02/21/25	24,788	767	767	26,321	7,205	452	2,019	12,137	2,974
03/21/25	13,003	265	402	13,671	3,780	237	1,059	6,367	1,560
04/28/25	26,440	267	818	27,525	7,686	482	2,154	12,946	3,172
05/23/25	30,239	-	935	31,174	8,790	552	2,463	14,806	3,628
06/16/25	10,107	-	313	10,420	2,938	184	823	4,949	1,213
06/18/25	53,699	-	1,661	55,360	15,609	979	4,374	26,293	6,443
TOTAL	\$ 1,036,990	\$ 31,655	\$ 32,072	\$ 1,100,717	\$ 301,436	\$ 18,913	\$ 84,467	\$ 507,748	\$ 124,425
% COLLECTED				107.1%	103.1%	100.9%	93.9%	100.9%	100.9%
TOTAL OUTSTANDING				\$ (73,143)	\$ (9,037)	\$ (171)	\$ 5,533	\$ (4,610)	\$ (1,130)

HERITAGE HARBOUR SOUTH

Community Development District

Cash and Investment Balances June 30, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Account - Business Checking	BankUnited	0.00%	\$ 466,608
Money Market Account	BankUnited	3.99%	\$ 663,397
Reserve Custody Account	US Bank	4.25%	\$ 358,790
Series 2013 A1 Interest	WellsFargo Trust	4.25%	\$ 10
Series 2013 A2 Interest	WellsFargo Trust	4.25%	\$ 1
Series 2013 A1 Principal	WellsFargo Trust	4.25%	\$ 5
Series 2013 A1 Reserve	WellsFargo Trust	4.25%	\$ 225,503
Series 2013 A2 Reserve	WellsFargo Trust	4.25%	\$ 29,309
Series 2013 A1/A2 Revenue	WellsFargo Trust	4.25%	\$ 246,511
Series 2013 A2 Sinking	WellsFargo Trust	4.25%	\$ 4
	Subtotal		\$ 501,343
Series 2015 Prepayment	US Bank	4.25%	\$ 1,366
Series 2015 Reserve	US Bank	4.25%	\$ 30,421
Series 2015 Revenue	US Bank	4.25%	\$ 121,381
	Subtotal		\$ 153,167
	Grand Total		\$ 2,143,307

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/25 to 06/30/25

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	100074	06/02/25	INFRAMARK LLC	150090	APR25 POSTAGE	Postage and Freight	541006-51301	\$2.07
001	100075	06/04/25	INFRAMARK LLC	150821	JUN25 MANAGEMENT SERVICES	District Manager	531150-51301	\$4,550.00
001	100076	06/06/25	PERSSON,COHEN,MOONEY,FERNANDEZ	6038	LEGAL SERVICES 05/25	District Counsel	531146-51401	\$2,196.75
001	100077	06/13/25	SCHAPPACHER ENGINEERING LLC	2878	ENGINEERING SRVCS THRU 05/31/25	District Engineer	531147-51501	\$1,275.00
001	100078	06/24/25	INFRAMARK LLC	151842	GODADDY DOMAIN RENEWAL	Website Hosting/Email Srvc	534369-51301	\$26.65
001	DD174	06/02/25	MICHAEL J NEVILLE - EFT	MN-052025-EFT	BOARD 05/20/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD175	06/12/25	DARNELL BACON -EFT	DB 060325 EFT	BOARD 06/03/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD176	06/12/25	PHILIP I FRANKEL - EFT	PF-060325-EFT	BOARD 06/03/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD177	06/18/25	MICHAEL J NEVILLE - EFT	MN-060325-EFT	BOARD 06/03/25	P/R-Board of Supervisors	511001-51101	\$200.00

Fund Total	\$8,850.47
-------------------	-------------------

Total Checks Paid	\$8,850.47
--------------------------	-------------------



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Heritage Harbour South Community
Development
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: April 2025

INVOICE

INVOICE#
150090
CUSTOMER ID
C4958
PO#

DATE
5/28/2025
NET TERMS
Net 30
DUE DATE
6/27/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	2.07		2.07
Subtotal					2.07

Subtotal	\$2.07
Tax	\$0.00
Total Due	\$2.07

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

150821

DATE

6/1/2025

CUSTOMER ID

C4958

NET TERMS

Net 30

PO#**DUE DATE**

7/1/2025

BILL TO

Heritage Harbour South Community
Development
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	4,550.00		4,550.00
Subtotal					4,550.00

Subtotal

\$4,550.00

Tax

\$0.00

Total Due

\$4,550.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Invoice # 6038
Date: 06/02/2025
Due On: 07/02/2025

Heritage Harbour South Community Development District
inframarkcms@payableslockbox.com

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,196.75	) - ( \$0.00	) = \$2,196.75

HHSOUTH

Heritage Harbour South Community Development District

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	05/01/2025	Review Aquaterra agreement forwarded by Engineer.	0.25	\$303.00	\$75.75
Service	AHC	05/06/2025	Review Stoneybrook Maintenance Agreement and exchange e-mails with District Manager re: street lighting inquiry. Tele-conv. with Chair re: pending items.	0.50	\$303.00	\$151.50
Service	AHC	05/14/2025	Brief tele-conv. with Chair and Manager re: insurance coverage issues. Initial review of agenda package for 5/20 CDD special meeting.	0.50	\$303.00	\$151.50
Service	DPL	05/20/2025	AQUATERRA: Review gran paradiso cases for update to the board.	1.25	\$303.00	\$378.75
Service	AHC	05/20/2025	Continued review of agenda package and prepare for 5/20 CDD meeting. Attend meeting.	3.50	\$303.00	\$1,060.50
Service	AHC	05/21/2025	Follow-up on action items from 5/20 CDD meeting.	0.25	\$303.00	\$75.75
Service	AHC	05/27/2025	Tele-conv. with Chair re: pending items. Initial review of agenda package for June CDD meeting.	0.50	\$303.00	\$151.50
Service	AHC	05/29/2025	Review Greyhawk Landing fishing	0.25	\$303.00	\$75.75

policy and forward to Chair and
District Manager for HHS CDD
meeting.

Service	AHC	05/30/2025	Continued review of agenda package for June CDD meeting.	0.25	\$303.00	\$75.75
---------	-----	------------	---	------	----------	---------

Subtotal \$2,196.75

Total \$2,196.75

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6038	07/02/2025	\$2,196.75	\$0.00	\$2,196.75
Outstanding Balance				\$2,196.75
Total Amount Outstanding				\$2,196.75

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
6/3/2025	2878

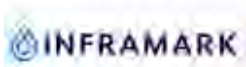
Bill To
Heritage Harbour South CDD C/O Inframark 210 N. University Drive, Suite 702 Coral Springs, FL 33071

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
5/1/2025	Coordinate with SWFWMD to look over new inspection mandate and how it will affect CDD.	0.25	150.00	37.50
5/5/2025	Review e-mail from CDD manager regarding vendor filling tank from hydrant.	0.25	150.00	37.50
5/7/2025	Coordinate with CDD manager and sidewalk vendor for broken irrigation main repairs from sidewalk installation. Review files for irrigation maps.	0.75	150.00	112.50
5/9/2025	Coordinate with sidewalk vendor to add two sidewalk flumes,	0.25	150.00	37.50
5/13/2025	Prepare justification of costs for Inframark.	0.25	150.00	37.50
5/16/2025	Prep work for upcoming CDD meeting. Site review of excessive vegetation along central ditch.	2.25	150.00	337.50
5/18/2025	Prepare radar reports.	1.5	150.00	225.00
5/19/2025	Respond to CDD manager regarding blockages along central ditch.	0.25	150.00	37.50
5/20/2025	Send documents to CDD manager on central ditch and estimated costs for clearing.	0.25	150.00	37.50
5/23/2025	Respond to resident who had a question on flooding at Beacon Manor. Follow up with vendor on sidewalk damage repairs and update CDD manager.	0.5	150.00	75.00
5/28/2025	Respond to e-mails regarding flooding concerns on Beacon Manor. Prepare photo summary and map of deficiencies in central ditch and forward to CDD manager, Master HOA and Stoneybrook HOA.	1.5	150.00	225.00
5/29/2025	Coordinate with CDD manager regarding request for document from FDOT and follow up with sidewalk vendor for repairs.	0.5	150.00	75.00
Please make checks payable to Schappacher Engineering Thank you for your business!		Total \$1,275.00		

Heritage Harbour Billing Summary

Schappacher Engineering, LLC

Date	General District Svcs, CDD Mtgs	Community Signage & Striping	Radar Signs	Sidewalk & Roadway Review & Repairs	Annual Site Reviews	Storm Water System Inspection & Repairs	Hurricane Assessment Review	Pressure Washing Curbs & Sidewalks	Golf Course Assistance
5/1/2025						37.50			
5/5/2025	37.50								
5/7/2025				112.50					
5/9/2025				37.50					
5/13/2025	37.50								
5/16/2025						337.50			
5/18/2025			225.00						
5/19/2025						37.50			
5/20/2025						37.50			
5/23/2025						75.00			
5/28/2025						225.00			
5/29/2025				75.00					
Monthly Total	\$75.00	\$0.00	\$225.00	\$225.00	\$0.00	\$750.00	\$0.00	\$0.00	\$0.00
Annual Total	\$3,787.50	\$4,725.00	\$937.50	\$4,950.00	\$2,625.00	\$1,162.50	\$1,275.00	\$337.50	\$562.50



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151842

DATE

6/17/2025

CUSTOMER ID

C4958

NET TERMS

Net 30

PO#**DUE DATE**

7/17/2025

BILL TO

Heritage Harbour South Community
Development
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Sandra H Demarco 04-07-25 DNH*GODADDY#368680169 : Domain Renewals \$26.65	1	Ea	26.65		26.65
Subtotal					26.65

Subtotal	\$26.65
Tax	\$0.00
Total Due	\$26.65

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Attendance Confirmation

for
Board of Supervisors

District Name: Heritage Harbour South

Board Meeting Date: 5.20.25

	Name	In Attendance Please X	Paid
1	Phil Frankel	X	\$200.00
2	Mike Neville	X	\$200.00
3	Darnell Bacon	X	\$200.00
4			
5			

Kristee Cole
District Manager Signature

5.22.25
Date

REVISED 5/23/2025 13:30

Attendance Confirmation

for
Board of Supervisors

District Name: Heritage Harbour South CDD

Board Meeting Date: 6.3.25

Name	In Attendance Please X	Paid
------	---------------------------	------

1	Phil Frankel	X	\$200.00
---	--------------	---	----------

2	Mike Neville	X	\$200.00
---	--------------	---	----------

3	Darnell Bacon	X	\$200.00
---	---------------	---	----------

4

5

Kristee Cole
District Manager Signature

6.3.25
Date

REVISED 6/6/2025 14:58

Attendance Confirmation

for
Board of Supervisors

District Name: Heritage Harbour South CDD

Board Meeting Date: 6.3.25

Name	In Attendance Please X	Paid
------	---------------------------	------

1	Phil Frankel	X	\$200.00
---	--------------	---	----------

2	Mike Neville	X	\$200.00
---	--------------	---	----------

3	Darnell Bacon	X	\$200.00
---	---------------	---	----------

4			
---	--	--	--

5			
---	--	--	--

Kristee Cole
District Manager Signature

6.3.25
Date

REVISED 6/6/2025 14:57

Attendance Confirmation

for
Board of Supervisors

District Name: Heritage Harbour South CDD

Board Meeting Date: 6.3.25

	Name	In Attendance Please X	Paid
1	Phil Frankel	X	\$200.00
2	Mike Neville	X	\$200.00
3	Darnell Bacon	X	\$200.00
4			
5			

Kristee Cole
District Manager Signature

6.3.25
Date

REVISED 6/6/2025 14:58

RESOLUTION 2025-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors (“**Board**”) of the Heritage Harbour South Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set August 5, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project 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 OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. 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 Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), 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.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Heritage Harbour South Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, 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	\$
DEBT SERVICE FUND – SERIES <u>2013</u>	\$
DEBT SERVICE FUND – SERIES <u>2015</u>	\$
TOTAL ALL FUNDS	\$

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted 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. By resolution, the Board may increase 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.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

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

PASSED AND ADOPTED THIS 5th DAY OF AUGUST 2025.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budgets for Fiscal Year 2025/2026

Exhibit A:

Adopted Budgets for Fiscal Year 2025/2026

HERITAGE HARBOUR SOUTH

Community Development District

Annual Operating and Debt Service Budgets

Fiscal Year 2026

Version 3 - Modified Tentative Budget
(Printed on 07/11/25 10:30am)

Prepared by:



HERITAGE HARBOUR SOUTH

Community Development District

Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGETS</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 2
Exhibit A - Allocation of Fund Balances	3
Budget Narrative	4 - 6
Reserve Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	7
Exhibit B - Allocation of Fund Balances	8
Budget Narrative	9
 <u>DEBT SERVICE BUDGETS</u>	
Debt Service Fund - Series 2013	
Summary of Revenues, Expenditures and Changes in Fund Balances	10
Debt Service Fund - Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
 <u>SUPPORTING BUDGET SCHEDULE</u>	
Comparison of Assessment Rates	13

HERITAGE HARBOUR SOUTH

Community Development District

Operating Budgets

Fiscal Year 2026

HERITAGE HARBOUR SOUTH

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 15,297	\$ 5,099	\$ 20,396	\$ -
Special Assmnts- General Funds	292,399	301,436	-	301,436	356,043
Special Assmnts- Golf Course Villas	18,742	18,913	-	18,913	17,506
Special Assmnts- Delinquent	-	503	-	503	-
Interest - Tax Collector	-	759	-	759	-
Other Miscellaneous Revenues	-	2,500	-	2,500	-
Special Assmnts- Discounts	-	-	-	-	(14,942)
TOTAL REVENUES	\$ 311,141	\$ 339,408	\$ 5,099	\$ 344,507	\$ 358,607
EXPENDITURES					
Administrative					
P/R-Board of Supervisors	12,000	8,000	3,000	11,000	12,000
FICA Taxes	184	107	46	153	200
ProfServ-Arbitrage Rebate	1,100	-	1,100	1,100	1,100
ProfServ-Trustee Fees	12,000	9,483	2,200	11,683	12,000
Disclosure Report	1,000	-	1,000	1,000	1,000
District Counsel	31,000	27,743	9,248	36,991	40,500
District Engineer	30,000	21,031	5,010	26,041	37,000
District Manager	54,600	40,950	13,650	54,600	58,968
Auditing Services	3,405	3,405	-	3,405	3,405
Website Hosting/Email Services	3,934	1,180	2,754	3,934	3,934
Miscellaneous Mailings	250	8	242	250	250
Public Officials Insurance	3,804	3,631	-	3,631	4,085
Legal Advertising	1,027	243	784	1,027	1,000
Miscellaneous Services	-	1,111	330	1,441	1,900
Misc.- Assessment Collection Costs	-	-	-	-	7,471
Dues, Licenses, Subscriptions	175	175	-	175	175
Total Administrative	154,479	117,067	39,364	156,431	184,988
FIELD OPERATIONS					
Law Enforcement					
Off-Duty Deputy Services	12,000	1,950	-	1,950	-
Other Physical Environment					
Property Insurance	29,894	25,418	-	25,418	27,451
Insurance - General Liability	5,403	5,158	-	5,158	5,803
R&M-Irrigation	1,000	-	1,000	1,000	1,000
Insurance - Crime	-	-	-	-	500

HERITAGE HARBOUR SOUTH

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Road & Street Facilities					
Sidewalk Repair & Maintenance	22,000	31,405	-	31,405	31,000
Street Sign Repair & Replacement	7,500	27,496	-	27,496	10,000
Roadway Repair & Maintenance	27,100	12,016	15,084	27,100	27,100
Guard & Gate Facility Maintenance	500	-	500	500	500
Pressure Washing	-	-	-	-	19,000
Contingency					
Misc-Contingency	32,523	5,892	26,631	32,523	51,265
Total Field Operations	137,920	109,335	43,215	152,550	173,619
TOTAL EXPENDITURES	\$ 292,399	\$ 226,402	\$ 82,579	\$ 308,981	\$ 358,607
Excess (deficiency) of revenues	18,742	113,006	(77,480)	35,526	-
FUND BALANCE, BEGINNING	802,512	802,512	-	802,512	838,038
FUND BALANCE, ENDING	\$ 821,254	\$ 915,518	\$ (77,480)	\$ 838,038	\$ 838,038

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 GENERAL FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	838,038
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Funds Available - 9/30/2026		838,038

FISCAL YEAR 2026 GENERAL FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	838,038
Less: First Quarter Operating Reserve		(89,652) ⁽¹⁾
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		748,386

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Collector (General Fund)

The District will levy a Non-Ad Valorem assessment on all the assessable property except Golf Course Villas within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Tax Collector (Golf Course Villas)

The District will levy a Non-Ad Valorem assessment on the Golf Course Villas within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all the meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll

Professional Services-Arbitrage Rebate Calculation

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Trustee Fees

These are the Trustee fees to administer the District's bonds.

Professional Services-Disclosure Report

These are the fees to the District's annual disclosure report.

Professional Services-District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-District Engineer

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Budget Narrative

Fiscal Year 2026

EXPENDITURES**Administrative** (continued)**Professional Services-District Manager**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Website Hosting/Emailing Services

The District is mandated to post on the internet the approved and adopted budgets, minutes and audits per State requirements.

Miscellaneous Mailings

This is for actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Public Officials Insurance

The District's Public Officials Liability Insurance policy is with Egis Insurance Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This is for meeting room rental used for District meetings. Also included are the payroll fees for monthly Board payroll.

Miscellaneous-Assessment Collection Costs

The District reimburses the Charlotte County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Dues, Licenses, Subscriptions

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Other Public Safety**Property Insurance**

This is for the property insurance for the items owned by the District.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Other Public Safety (continued)

Insurance - General Liability

This is for the general liability insurance for the items owned by the District.

R&M-Irrigation

This is for miscellaneous repairs and maintenance of the irrigation system around the District.

Insurance - Crime

This is for the crime insurance for the items owned by the District.

Road and Street Facilities

Sidewalk Repair & Maintenance

This is for the repairs and maintenance of the sidewalks around the District.

Roadway Repair & Maintenance

This is for the repairs and maintenance of the roads around the District.

Street Sign Repair & Maintenance

This is for the repairs and maintenance of the street signs around the District.

Guard & Gate Facility Maintenance

This is for the repairs and maintenance of the gates around the District.

R&M-Pressure Washing

This is for pressure washing of the roads and streets around the District.

Contingency

Miscellaneous Contingency

This is for any unforeseen items that may occur during the year around the District.

HERITAGE HARBOUR SOUTH

Community Development District

Reserve Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 11,684	\$ 3,895	\$ 15,579	\$ -
Interest - Tax Collector	-	200	-	200	-
Special Assmnts- Tax Collector	90,000	84,467	5,533	90,000	125,998
Special Assmnts- Delinquent	-	141	-	141	-
Special Assmnts- Discounts	-	-	-	-	(5,040)
TOTAL REVENUES	\$ 90,000	\$ 96,492	\$ 115,347	\$ 105,920	\$ 120,958
EXPENDITURES					
Administrative					
Misc-Assessmnt Collection Cost	-	-	-	-	2,520
Reserves					
Capital Reserve	65,000	8,338	5,000	13,338	69,375
Reserve- Disaster Relief	25,000	-	-	-	49,063
TOTAL EXPENDITURES	\$ 90,000	\$ 8,338	\$ 5,000	\$ 13,338	\$ 120,958
Excess (deficiency) of revenues Over (under) expenditures	-	88,154	110,347	92,582	-
FUND BALANCE, BEGINNING	431,582	431,582	-	431,582	524,164
FUND BALANCE, ENDING	\$ 431,582	\$ 519,736	\$ 110,347	\$ 524,164	\$ 524,164

HERITAGE HARBOUR SOUTH

Community Development District

Reserve Fund

Exhibit "B" Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	524,164
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

Estimated Funds Available - 9/30/2026	524,164
--	----------------

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	524,164
Less: First Quarter Operating Reserve		30,240 ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Capital Reserves - Disaster - Prior Years	50,000	(2)
Capital Reserves - Disaster - FY 2025	25,000	(3)
Capital Reserves - Disaster - Current Budget Year	49,063	124,063 (4)
Capital Reserves - Prior Years	130,000	(2)
Capital Reserves - FY 2025	65,000	(3)
Capital Reserves - Actual Expensed	(8,338)	
Capital Reserves - Current Budget Year	69,375	256,037 (4)
	Subtotal	410,340
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

Estimated Remaining Undesignated Cash as of 9/30/2026	113,824
--	----------------

Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Represents Reserves for Prior Years
- (3) Represents Reserves for FY 2025
- (4) Represents Reserves for Current Budget Year.

Budget Narrative

Fiscal Year 2026

REVENUES**Interest-Investments**

The District earns interest on the monthly average collected balance for their Custody account.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Costs**

The District reimburses the Charlotte County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Reserves**Reserve – Disaster Relief**

This is for reserves allocated for future repair and replacement of items that may be needed after a disaster.

Capital Reserve

This is for reserves allocated for future repair and maintenance of various capital improvement items around the District.

HERITAGE HARBOUR SOUTH

Community Development District

Debt Service Budgets

Fiscal Year 2026

HERITAGE HARBOUR SOUTH

Community Development District

Series 2013 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2025	THRU 6/30/2025	July- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 19,679	\$ 6,560	\$ 26,239	\$ -
Special Assmnts- Tax Collector	503,138	507,748	-	507,748	541,009
Special Assmnts- Discounts	-	-	-	-	(21,640)
Interest - Tax Collector	-	1,203	-	1,203	-
Special Assessments - Delinquent	-	847	-	847	-
TOTAL REVENUES	\$ 503,138	\$ 529,477	\$ 542,597	\$ 536,037	\$ 519,368
EXPENDITURES					
Debt Service					
Misc-Assessmnt Collection Cost	-	-	-	-	10,820
Principal Debt Retirement	305,000	305,000	-	305,000	325,000
Interest Expense Series	191,471	198,730	-	198,730	201,812
TOTAL EXPENDITURES	\$ 496,471	\$ 503,730	\$ -	\$ 503,730	\$ 537,632
Excess (deficiency) of revenues Over (under) expenditures	6,667	25,747	542,597	32,307	(18,264)
FUND BALANCE, BEGINNING	554,342	554,342	-	554,342	586,649
FUND BALANCE, ENDING	\$ 561,009	\$ 580,089	\$ 542,597	\$ 586,649	\$ 568,385

HERITAGE HARBOUR SOUTH

Community Development District

Series 2015 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 8,080	\$ 2,693	\$ 10,773	\$ -
Special Assmnts- Tax Collector	123,295	124,425	-	124,425	132,575
Special Assmnts- Discounts	-	-	-	-	(5,303)
Interest - Tax Collector	-	295	-	295	-
Special Assessments - Delinquent	-	208	-	208	-
TOTAL REVENUES	\$ 123,295	\$ 133,008	\$ 2,693	\$ 135,701	\$ 127,272
EXPENDITURES					
Debt Service					
Misc-Assessmnt Collection Cost	-	-	-	-	2,652
Principal Debt Retirement	80,000	80,000	-	80,000	85,000
Interest Expense Series	41,417	41,417	-	41,417	38,335
TOTAL EXPENDITURES	\$ 121,417	\$ 121,417	\$ -	\$ 121,417	\$ 125,987
Excess (deficiency) of revenues Over (under) expenditures	1,878	11,591	2,693	14,284	1,285
FUND BALANCE, BEGINNING	108,952	108,952	-	108,952	123,236
FUND BALANCE, ENDING	\$ 110,830	\$ 120,543	\$ 2,693	\$ 123,236	\$ 125,807

HERITAGE HARBOUR SOUTH

Community Development District

Capital Improvement Revenue Refunding Bonds, Series 2015 Amortization Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2025	995,000			19,325	19,325	119,864
5/1/2026	995,000	85,000	3.8%	19,010	104,010	
11/1/2026	910,000			17,674	17,674	121,684
5/1/2027	910,000	85,000	3.8%	17,386	102,386	
11/1/2027	825,000			16,023	16,023	118,409
5/1/2028	825,000	90,000	3.8%	15,849	105,849	
11/1/2028	735,000			14,275	14,275	120,125
5/1/2029	735,000	95,000	3.8%	14,043	109,043	
11/1/2029	640,000			12,430	12,430	121,473
5/1/2030	640,000	95,000	3.8%	12,228	107,228	
11/1/2030	545,000			10,585	10,585	117,813
5/1/2031	545,000	100,000	3.8%	10,413	110,413	
11/1/2031	445,000			8,643	8,643	119,055
5/1/2032	445,000	105,000	3.8%	8,549	113,549	
11/1/2032	340,000			6,604	6,604	120,153
5/1/2033	340,000	110,000	3.8%	6,496	116,496	
11/1/2033	230,000			4,467	4,467	120,963
5/1/2034	230,000	115,000	3.8%	4,394	119,394	
11/1/2034	115,000			2,234	2,234	121,628
5/1/2035	115,000	115,000	3.8%	2,197	117,197	
		1,075,000		264,242	1,339,242	1,319,138

HERITAGE HARBOUR SOUTH

Community Development District

Supporting Budget Schedule

Fiscal Year 2026

HERITAGE HARBOUR SOUTH

Community Development District

All Funds

Comparison of Assessment Rates Fiscal Year 2026 vs. Fiscal Year 2025

Product	General Funds			Reserve Fund			Debt Service Series 2013			Debt Service Series 2015			Total Assessments per Unit				O&M	2013	2015
	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	% Change	Units	DS Units	DS Units
SF 55'	\$ 292.10	\$ 255.16	\$ 36.94	\$ 78.92	\$ 63.56	\$ 15.36	\$ 466.27	\$ 466.27	\$ -	\$ -	\$ -	\$ -	\$ 837.29	\$ 784.99	\$ 52.30	6.7%	248	248	0
SF 65'	\$ 292.10	\$ 255.16	\$ 36.94	\$ 78.92	\$ 63.56	\$ 15.36	\$ 618.86	\$ 618.86	\$ -	\$ -	\$ -	\$ -	\$ 989.88	\$ 937.58	\$ 52.30	5.6%	225	225	0
SF 80'	\$ 292.10	\$ 255.16	\$ 36.94	\$ 78.92	\$ 63.56	\$ 15.36	\$ 771.46	\$ 771.46	\$ -	\$ -	\$ -	\$ -	\$ 1,142.48	\$ 1,090.18	\$ 52.30	4.8%	154	152	0
SF 85'	\$ 292.10	\$ 255.16	\$ 36.94	\$ 78.92	\$ 63.56	\$ 15.36	\$ 915.58	\$ 915.58	\$ -	\$ -	\$ -	\$ -	\$ 1,286.60	\$ 1,234.30	\$ 52.30	4.2%	19	19	0
Stone Harbour Condo	\$ 236.56	\$ 208.77	\$ 27.79	\$ 78.92	\$ 63.56	\$ 15.36	\$ 296.71	\$ 296.71	\$ -	\$ -	\$ -	\$ -	\$ 612.19	\$ 569.04	\$ 43.15	7.6%	120	120	0
Twin Villas	\$ 236.56	\$ 208.77	\$ 27.79	\$ 78.92	\$ 63.56	\$ 15.36	\$ 385.73	\$ 385.73	\$ -	\$ -	\$ -	\$ -	\$ 701.21	\$ 658.06	\$ 43.15	6.6%	145	145	0
Golf Twin Villas	\$ 236.57	\$ 208.77	\$ 27.80	\$ 78.92	\$ 63.56	\$ 15.36	\$ 385.73	\$ 385.73	\$ -	\$ -	\$ -	\$ -	\$ 701.22	\$ 658.06	\$ 43.16	6.6%	74	74	0
Club Home	\$ 236.56	\$ 208.77	\$ 27.79	\$ 78.92	\$ 63.56	\$ 15.36	\$ 385.73	\$ 385.73	\$ -	\$ -	\$ -	\$ -	\$ 701.21	\$ 658.06	\$ 43.15	6.6%	36	36	0
Golf Course	\$ 110.78	\$ 103.70	\$ 7.08	\$ 78.92	\$ 63.56	\$ 15.36	\$ 721.59	\$ 721.59	\$ -	\$ -	\$ -	\$ -	\$ 911.29	\$ 888.85	\$ 22.44	2.5%	24.26	24.26	0
LHC - SF 40'	\$ 188.37	\$ 168.51	\$ 19.86	\$ 78.92	\$ 63.56	\$ 15.36	\$ -	\$ -	\$ -	\$ 303.90	\$ 303.90	\$ -	\$ 571.18	\$ 535.97	\$ 35.21	6.6%	245	0	245
Lighthouse Cove Condo	\$ 163.96	\$ 148.12	\$ 15.84	\$ 78.92	\$ 63.56	\$ 15.36	\$ -	\$ -	\$ -	\$ 227.92	\$ 227.92	\$ -	\$ 470.79	\$ 439.60	\$ 31.19	7.1%	255	0	255
Parcel 17 TH	\$ 107.01	\$ 100.55	\$ 6.46	\$ 78.92	\$ 63.56	\$ 15.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185.93	\$ 164.11	\$ 21.82	13.3%	44	0	0
Aquaterra 2	\$ 107.01	\$ 100.55	\$ 6.46	\$ 78.92	\$ 63.56	\$ 15.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185.93	\$ 164.11	\$ 21.82	13.3%	4	0	0
Aquaterra	\$ 107.01	\$ 100.55	\$ 6.46	\$ 78.92	\$ 63.56	\$ 15.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185.93	\$ 164.11	\$ 21.82	13.3%	3,338	0	0
																	1,597	1,043	500

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) on file with the District management and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property, if any, (“**Direct Collect Property**”), all as set forth in the Assessment Roll; and

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit “A”** and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit “A”** and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit “A”** and the Assessment Roll.

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, if any, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit “A”** and the Assessment Roll.
- C. **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. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 5th day of August 2025.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budgets for Fiscal Year 2025/2026

Exhibit A:

Adopted Budgets for Fiscal Year 2025/2026

RESOLUTION 2025-07

A RESOLUTION OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026

WHEREAS, the Heritage Harbour South Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Manatee County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2025.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
HERITAGE HARBOUR SOUTH COMMUNITY
DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026**

October 7, 2025
November 4, 2025
December 2, 2025
February 3, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026

All meetings will convene at 5:00 p.m. at the Stoneybrook Recreation Center, located at 200 Golden Harbour Trail, Bradenton, Florida 34212

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heritage Harbour South Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

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 this 5th day of August, 2025.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



**Heritage Harbour South Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least ten regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of ten Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Heritage Harbour South Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Heritage Harbour South Community Development District

May 15, 2025

South Heritage Harbour CDD Board of Supervisors
c/o Kristee Cole, District Manager
Inframark Management Services
313 Campus Street
Celebration, FL 34747
Email: kristee.cole@inframark.com

Dear Board Members,

I am writing to express my interest in filling one of the current vacancies on the South Heritage Harbour Community Development District (CDD) Board.

As the current President of the Townhomes at Lighthouse Cove Commons, I have spent the past two years working closely with residents and leadership across Heritage Harbour to promote effective governance, community engagement, and responsible financial oversight. In that time, I have:

- Helped bring sober, consistent leadership to our community.
- Re-engaged owners in governance by clarifying procedures and rights.
- Led the community in merging multiple associations to streamline operations and build unity.

- Committed to following and upholding the fiduciary duties and statutory obligations in Florida Statutes Chapters 718 and 720.

I have attended multiple educational sessions and completed substantial research on condominium and HOA governance. More recently, I have begun studying Chapter 119 (Public Records) to better understand transparency requirements for public agencies like the CDD. I believe strongly in compliance, communication, and cooperative problem-solving.

In addition to being a property owner within the South CDD, I bring the perspective of a community leader currently serving in an association governance role. I also bring over 20 years of experience in special education as a certified teaching assistant and continue to work as a substitute teacher here in Florida. This professional background has shaped my commitment to fairness, transparency, and inclusive, service-oriented decision-making.

I fully understand the importance of ethical governance and disclosure. If appointed, I will continue to act in accordance with the law and abstain from any Board matters where a conflict may be perceived.

Currently, the CDD Board consists solely of residents from Stoneybrook. As a representative from the Townhomes at Lighthouse Cove, I would bring diversity of community perspective to the Board, helping ensure balanced representation and thoughtful dialogue across the broader development.

It would be an honor to serve in this role and contribute to the continued growth and good governance of our community. Thank you for your consideration. Please feel free to contact me if more information is needed.

Sincerely,

Grace Russolillo
280 Cape Harbour Loop Unit 103
Bradenton, FL 34212
ggrusso.816@gmail.com
631-264-4990

330 Fairway Isles Lane
Bradenton, FL 34212
Cell 224-588-0918
kkruckeberg999@gmail.com

Kristee Cole
District Manager
Heritage Harbour South Community Development District
Via email

Good Morning Ms. Cole,

Please find my attached resume for consideration by the Board - as my application for filling one of the upcoming vacancies on the HHSCDD. Thank you in advance for your help.

Kevin Kruckeberg

Kevin Kruckeberg
330 Fairway Isles Lane
Bradenton, FL 34212
Cell 224-588-0918
kkruckeberg999@gmail.com

PROFESSIONAL EXPERIENCE:

2018 to 2022

DIRECTOR OF OPERATIONS for Large School District (15,000 students)

Managed all custodial and maintenance staff (130 persons as staff)

2012 to 2018

DISTRICT CONSTRUCTION MANAGER

Managed all construction and represented the school district in all matters regarding the construction of over \$40 M in new construction and remodeling.

Represented the District in the planning for the re-use of the EPA Superfund Landfill Project.

Responsible for all of the school district's health and life safety corrections.

1998 to 2012

Two major construction companies in Northern Illinois

SENIOR PROJECT MANAGER, LEED AP

Served as Senior Manager and Project Executive for over \$150M in construction projects including institutional & health care construction, schools, police stations and retail mass land development.

EDUCATION AND TRAINING:

United States Green Building Council, Washington DC - LEED Accreditation

The University of Illinois at Urbana-Champaign - Bachelor of Science in Architectural Studies

COMMUNITY SERVICE:

Village Trustee - Lake Villa IL

Chairman of Planning, Property and Parks (8 years)

Chairman of Roads and Streets (3 years)

Elected three times

Vestry Advisory Membership - St. Ignatius Episcopal Church, Antioch, IL

Senior Warden (one year)

Vestry Member (three years)

Appointed to the highest position as a layman

North Shore on Deep Lake Homeowners Association, Lake Villa, IL

President (four years)

Director (four years)

Resolved serious disputes as their leader

TECHNICAL SKILL SETS:

Architectural - Design degree from a top-five program in the country. Personally responsible for the design-build product of over \$45M work.

Management - Experienced in working independently and in a team-oriented, collaborative environment. I can easily conform to shifting priorities, demands, and timelines. I can elicit cooperation from a wide variety of sources, including upper management, clients, and other departments. I motivate and encourage staff, resolve conflicts, and bring projects to successful completion through political sensitivity.



Lisa Davis, PhD, L.M.H.C.

Clinical Sexologist

President/CEO, Family Resources, Inc.

Founder, Clinical Director, Insight Counseling Services

Dr. Lisa Davis is the President & CEO of Family Resources, an agency committed to providing shelters, clinical and support services for children and adolescents to foster safety; build strong character and prevent youth delinquency. With over a decade of leading this nonprofit organization, Lisa has demonstrated exemplary leadership and a deep passion for supporting the success and well-being of youth.

Lisa's journey in the field of child and adolescent services began over 30 years ago, when she embarked on a mission to make a difference in the lives of vulnerable youth. Over the years, she has worked tirelessly to address the complex issues facing children and adolescents. While Lisa wears many hats in her commitment to adolescent well-being, her focus shifted significantly in 1996, when she began working with incarcerated juvenile sex offenders. Recognizing the need for more holistic specialized services in this area, she founded Insight Counseling Services in 2000, an esteemed community-based agency specializing in the treatment of sexually abusive youth. While leading two agencies, she remains dedicated to providing direct clinical services to youth who sexually harm. Under Lisa's clinical guidance, Insight has earned a solid reputation for its effective approach, evidence-based practices, and outstanding results.

As a licensed mental health counselor with a doctoral degree in Clinical Sexology, two master's degrees in Community Counseling and Marriage & Family Therapy, Lisa's academic qualifications combined with her extensive clinical experience have positioned her as a leading authority in the field of sexually abusive youth.

Outside of her professional endeavors, Lisa enjoys spending time outdoors and staying active. She has a love for travel, hiking, cycling, and playing pickleball and finds solace in nature and physical activity.

Her unwavering commitment to the well-being of young people, Lisa continues to make a significant impact on her community. Her compassion, expertise and leadership have transformed countless lives and empowered youth to overcome challenges and lead healthy fulfilling lives.

PROFESSIONAL EXPERIENCE

2/14- current PRESIDENT/CEO

Family Resources, Inc., Pinellas Park, Florida

Responsible for administration of all contracted services. Supervise Senior Leadership Team that oversees all programmatic responsibilities, grants, quality initiatives, financial administration and fiduciary competency of this mid-sized not for profit agency with 90+ employees and an annual operating budget of over 9 million annually.

2/10- 2/14 EXECUTIVE DIRECTOR, MANATEE COUNTY PROGRAMS

Family Resources, Inc., Bradenton, Florida

Responsible for administrative and clinical integrity of Manatee County programs. Act as a liaison between Pinellas & Manatee programs as part of senior leadership management team. Provide leadership and clinical supervision to all Manatee County staff. Maintain contract compliance and ensure positive & constructive community relationships with consumers and partners.

4/01-Current FOUNDER/MANAGING MEMBER

Lisa M. Davis, LLC, dba: Live Happy Today

Clinical sexology practice specializing in sexual health and wellness. Adolescent therapy on a variety of topics. Holds a contract with the Department of Juvenile Justice to provide evaluation and treatment for sexually abusive youth in the 12th Judicial Circuit of Florida

10/00- 1/14 FOUNDER, EXECUTIVE DIRECTOR

Insight Counseling Services, Inc., Bradenton, Florida

Developed governing board and met all IRS, state and local requirements to become a 501c3 not for profit agency. Responsible for all administrative duties associated with operating a non-profit community-based agency. Grant writing, financial solvency, contract compliance and programmatic oversight are primary components of my role. Supervise all agency personnel to ensure excellence and integrity in all the services we provide.

5/98 - 9/00 PROGRAM DIRECTOR, ALLIANCE FOR SAFE KIDS

Child Protection Center, Inc., Sarasota, Florida

Responsible for all administrative duties including, program development, community relations, contract compliance and fiduciary elements of program in Manatee County. Provided clinical supervision for all services.

5/98 - 7/99 CLINICAL SPECIALIST, COALITION FOR FAMILIES AND CHILDREN

Child Development Center, Inc., Sarasota, Florida

Provide therapy for children & their families who have experienced abuse or neglect allegations. Treatment focused on building family strengths and facilitating reunification. Helped children adjust to alternative living situations.

11/96- 5/98 CLINICAL SERVICES SUPERVISOR, & THERAPIST, MANATEE ADOLESCENT TREATMENT SERVICES

Charter Behavioral Health Systems, Inc., Bradenton, Florida

Responsible for all clinical components and supervision of clinical team for services offered in an 85-bed, D.J.J. moderate & high risk residential facility.

1/95 - 11/96 CLINICAL SUPERVISOR, FAMILY RESOURCES, INC. RUNAWAY SHELTER

Family Resources, Inc., St. Petersburg, Florida

Provided mentoring and leadership to clinical staff in a ten bed short-term runaway shelter. Maintained a small case load; provided assessment, individual, group, and family counseling.

EDUCATIONAL BACKGROUND

DOCTORATE DEGREE, *Clinical Sexology*, January 2003

MAIMONIDES UNIVERSITY- *Miami, Florida*

MASTERS of ARTS in EDUCATION, *Community / Agency Counseling*, December 1991

MASTERS of ARTS, *Child Development and Family Living*, August 1991

WESTERN KENTUCKY UNIVERSITY - *Bowling Green, Kentucky*

BACHELOR of ARTS, *Psychology*, August 1989

WESTERN KENTUCKY UNIVERSITY - *Bowling Green, Kentucky*

LICENSURE, CERTIFICATIONS & MEMBERSHIPS

Licensed Mental Health Counselor, Florida License # *MH-4468* since 1997

Licensed Real Estate Sales Associate # *SL3110827* since 2012

Certifications:

Diplomate, Board of Clinical Sexologists

Certified Sex Therapist

Certified Juvenile Sex Offender Therapist

Clinical Memberships:

Association for the Treatment of Sexual Abusers (A.T.S.A.)

Florida Association for the Treatment of Sexual Abusers (F.A.T.S.A.)

REFERENCES

Upon Request

Heritage Harbour South Community Development District

Board of Supervisors

Dear Members of the Board,

I am writing to express my interest in serving on the Heritage Harbour South Community Development District (CDD) Board. As a resident who is deeply committed to the well-being and future of our community, I would welcome the opportunity to contribute to the responsible governance and long-term stewardship of the district's assets.

My interest in joining the Board is rooted in a strong commitment to preserving and enhancing central park, our roads, and our common areas — the shared spaces that define the character and livability of Heritage Harbour. These public assets must be protected from incompatible use, maintained to a high standard, and continually evaluated for improvements that benefit the community as a whole. I believe in working to ensure they remain safe, attractive, and accessible, while also identifying ways they can better serve evolving resident needs.

In addition to my passion for our shared spaces, I bring specific skills in research and a fundamental understanding of how the HOA for the master and stoneybrook operations function — including the systems, vendors, and partnerships that support our infrastructure and amenities. I am familiar with many of the current service providers, the operational and financial challenges ahead, and the complexities of balancing resident expectations with responsible planning. I believe this knowledge enables me to step in quickly and contribute effectively to board discussions and decisions.

One particularly important issue I hope to assist the Board in resolving is the ongoing concern surrounding irrigation water. With the knowledge that this is still a legal issue, the long-standing challenges with our current provider have caused frustration within the community. I share a strong sense of urgency and optimism that, through strategic evaluation and negotiation, the Board can either reach a sustainable solution with the existing provider or, if necessary, move toward a new approach that delivers reliable, equitable service to residents.

My approach is rooted in transparency, integrity, communication, and practical problem-solving. I believe in listening to the community, building consensus, and making decisions grounded in data and fiscal responsibility.

Thank you for your consideration. I would be honored to bring my dedication, experience, and perspective to the South CDD Board as we work together to preserve and improve the community we all value.

Sincerely,

Mark Albrecht

132 New Briton Ct.

918-344-8569

RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF HERITAGE HARBOUR
SOUTH COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
<u>Kristee Cole</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of August, 2025.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors