

A photograph of a waterfront entrance. In the center, a white stone wall features a recessed plaque with the words "Heritage Harbour" in a serif font. Behind the wall, several palm trees stand tall against a clear blue sky with a few wispy clouds. The water of a lagoon reflects the surrounding greenery and the sky. The overall atmosphere is tropical and serene.

## *Heritage Harbour South Community Development District*

**February 3, 2026  
First Audit Agenda Package**

# Heritage Harbour South Development District

## Board of Supervisors

Philip Frankel, Chair  
Darnell Bacon, Vice Chair  
Mike Neville, Assistant Secretary  
Lisa Davis, Assistant Secretary  
Kevin Kruckeberg, Assistant Secretary

## Staff:

Alize Aninipot, District Manager  
Andrew Cohen, District Counsel  
Rick Schappacher, District Engineer  
Terri Lusk, District Accountant  
Crystal Yem, District Admin

## First Audit Meeting Agenda Tuesday, February 3, 2026 – 5:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Approval of the Agenda**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Business Items**
  - A. Presentation of Auditor Selection Evaluation Criteria .....Page 3
  - B. Presentation of Audit Proposal Instructions ..... Page 5
  - C. Presentation of Notice of RFP for Audit Services ..... Page 9
- 5. Supervisor Requests**
- 6. Adjournment**

*The next meeting is scheduled for Tuesday, March 3, 2026, 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

## **AUDITOR SELECTION EVALUATION CRITERIA**

**1. *Ability of Personnel.* (20 Points)**

(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

**2. *Proposer's Experience.* (20 Points)**

(e.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.)

**3. *Understanding of Scope of Work.* (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. *Ability to Furnish the Required Services.* (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (e.g. the existence of any natural disaster plan for business operations).

**5. *Price* (20 Points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**Total (100 Points)**

## **AUDITOR SELECTION EVALUATION CRITERIA**

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**Total (100 Points)**

**HERITAGE HARBOUR SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years Ending  
September 30, 2026, 2027, 2028, 2029, and 2030  
Manatee County, Florida**

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **February 20, 2026, at 12:00 PM**, at the office of the District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL, 33607. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Heritage Harbour South Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents must be filed in writing at the offices of the District Manager within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

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COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR PROPOSALS**

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**HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Heritage Harbour South Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, 2027, 2028, 2029, and 2030. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Manatee County, Florida, and has an annual operating budget of approximately \$479,565, including reserves. The final contract will require that, among other things, the audit for Fiscal Year 2026 be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under applicable Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy Audits, and the audit(s) shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address listed below.

Proposers must provide one (1) electronic copy of their proposal to Alize Aninipot, District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL, 33607, in an envelope marked on the outside "Auditing Services – Heritage Harbour South Community Development District." Proposals must be received by 12:00 PM on February 20, 2026 at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Heritage Harbour South CDD  
Alize Aninipot, District Manager

Run date: