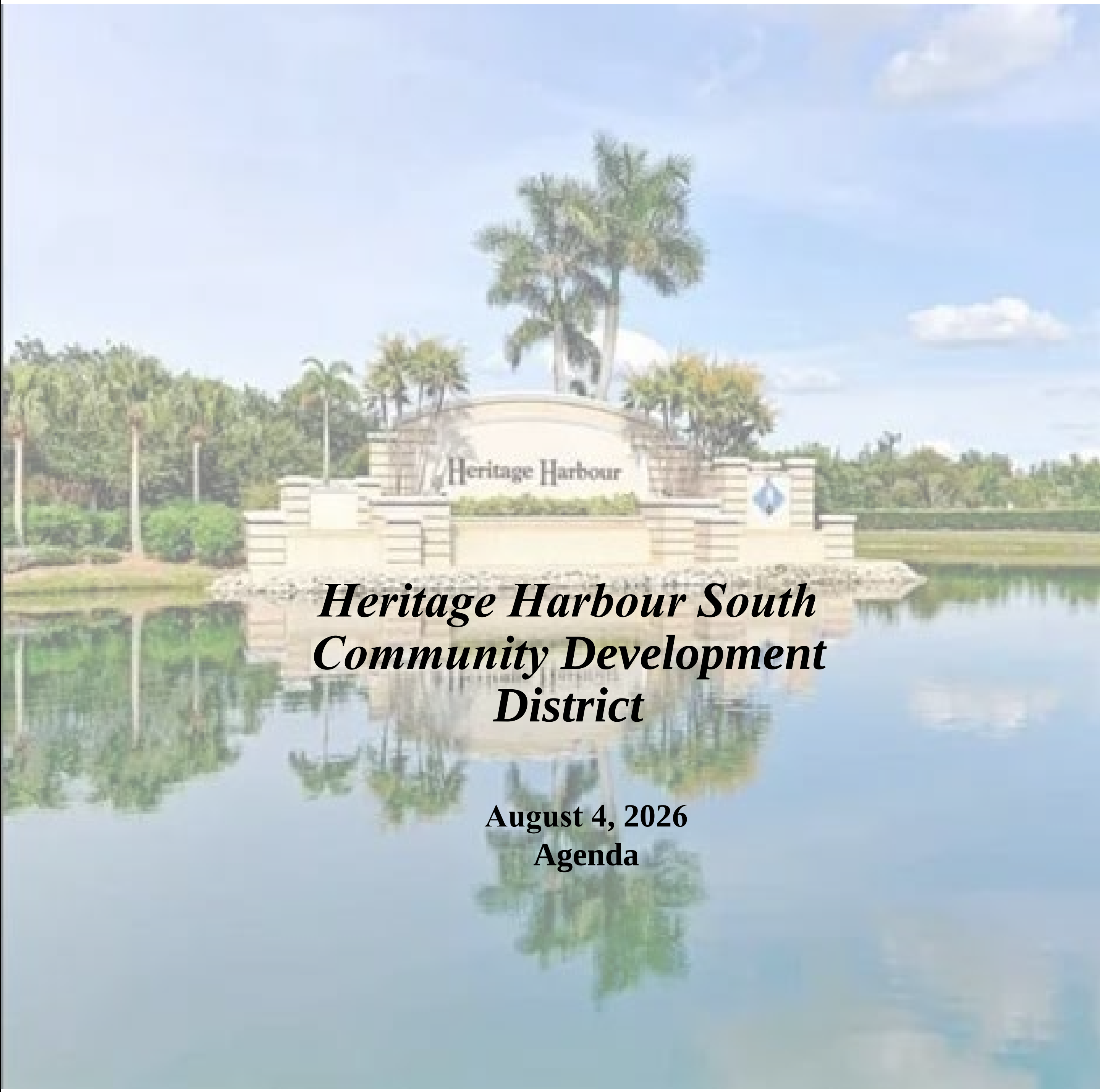
INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES



Heritage Harbour South Community Development District

August 4, 2026
Agenda

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

Heritage Harbour South
Community Development District

Board of Supervisors	**District Staff**
Philip Frankel, Chair	Alize Aninipot, District Manager
Kevin Kruckeberg, Vice Chair	Andrew Cohen, District Counsel
Mike Neville, Assistant Secretary	Rick Schappacher, District Engineer
Lisa Davis, Assistant Secretary	Jennifer Stewart, District Accountant
Helen Carlsen, Assistant Secretary	Melinda Gallo, District Admin

Regular Meeting Agenda

Tuesday, August 4, 2026, at 5:00 p.m.

The Regular Meeting of the **Heritage Harbour South Community Development District** will be held on Tuesday, August 4, 2026, at 5:00 p.m. at Stoneybrook Recreation Center, 200 Golden Harbour Trail, Bradenton, FL 34212. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join: https://teams.microsoft.com/meet/298267751295598?p=jNs4ZK6zDrQ7c5FxkI

Meeting ID: 298 267 751 295 598 **Passcode:** Tg7ob3jH
Dial-in by Phone: +16468381601 **PIN:** 159076552

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **PUBLIC COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
4. **BUSINESS ITEMS**
   A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment
      i. Consideration of Resolution 2026-04, Adopting Final Budget for Fiscal Year 2027........ Page 4
      ii. Consideration of Resolution 2026-05, Levying O&M Assessments............................... Page 29
   B. Consideration of Resolution 2026-06, Goals and Objectives for Fiscal Year 2027 .... Page 32
   C. Consideration of Resolution 2026-07, Setting Fiscal Year 2027 Meeting Schedule .... Page 39
5. **BUSINESS ADMINISTRATION**
   A. Consideration of Minutes from the Regular Meeting held July 7, 2026 .... Page 41
6. **STAFF REPORTS**
   A. District Accountant
      i. Review of June 2026 Financials .... Page 45
   B. District Counsel
   C. District Engineer

D. District Manager

ii. Discussion of Cancellation of September 2026 Meeting

7. HOA Updates

A. Heritage Harbour Master HOA

B. Stoneybrook HOA

i. Multimodal Path to Sidewalk

C. Golf Course Villas Update

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

RESOLUTION 2026-04

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, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15^{th}) day in June 2026, 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, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") 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 Statute*s; 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 4, 2026, 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 1^{st} 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, 2027."

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 2026/2027, the sum of $ 1,493,640.88 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	$ 847,000.55
DEBT SERVICE FUND – SERIES 2013	$ 519,368.23
DEBT SERVICE FUND – SERIES 2015	$ 127,272.10
TOTAL ALL FUNDS	$ 1,493,640.88

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 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 4th DAY OF AUGUST 2026.

ATTEST:

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

____
Assistant Secretary

By:________________________________

Its:________________________________

Exhibit A: Adopted Budgets for Fiscal Year 2026/2027

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Harbour South
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

August 4, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Heritage Harbour South
Community Development District

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Heritage Harbour South

Community Development District

Budget Overview

FY 2027

Heritage Harbour South

Community Development District

Operating Budget

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Heritage Harbour South
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$11,615.00	$0.00	$11,615.00	0%	$0.00
Special Assmnts- Discounts	-$14,942.00	-$12,842.00	$0.00	-$12,842.00	-14%	-$15,738.10
Interest - Tax Collector	$0.00	$724.00	$0.00	$724.00	0%	$0.00
Other Miscellaneous Revenues	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Rental Income	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Special Assments- Tax Collector -Gen Fund	$356,043.00	$323,146.00	$32,897.00	$356,043.00	0%	$393,452.45
Special Assmnts - Tax Collector- GC Villas	$17,506.00	$15,889.00	$1,617.00	$17,506.00	0%	$0.00
TOTAL REVENUES	**$358,607.00**	**$338,532.00**	**$34,514.00**	**$373,046.00**	**4%**	**$377,714.35**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	$12,000.00	$4,200.00	$7,800.00	$12,000.00	0%	$12,000.00
FICA Taxes	$200.00	$92.00	$108.00	$200.00	0%	$918.00
ProfServ-Arbitrage Rebate	$1,100.00	$0.00	$1,100.00	$1,100.00	0%	$1,200.00
ProfServ-Trustee Fees	$12,000.00	$9,483.00	$2,517.00	$12,000.00	0%	$12,000.00
Disclosure Report	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$1,000.00
District Counsel	$40,500.00	$17,784.00	$22,716.00	$40,500.00	0%	$42,120.00
District Engineer	$37,000.00	$15,849.00	$21,151.00	$37,000.00	0%	$38,110.00
District Manager	$58,968.00	$29,484.00	$29,484.00	$58,968.00	0%	$61,916.40
Auditing Services	$3,405.00	$0.00	$3,405.00	$3,405.00	0%	$3,550.00
Website Hosting/Email Services	$3,934.00	$899.00	$3,035.00	$3,934.00	0%	$3,934.00
Miscellaneous Mailings	$250.00	$8.00	$242.00	$250.00	0%	$250.00
Public Officials Insurance	$4,085.00	$4,081.00	$4.00	$4,085.00	0%	$4,489.00
Legal Advertising	$1,000.00	$278.00	$722.00	$1,000.00	0%	$1,000.00
Miscellaneous Services	$1,900.00	$673.00	$1,227.00	$1,900.00	0%	$1,900.00
Misc-Assessment Collection Cost	$7,471.00	$9,786.00	$0.00	$9,786.00	31%	$7,869.05
Dues, Licenses, Subscriptions	$175.00	$175.00	$0.00	$175.00	0%	$175.00
Total Administrative	**$184,988.00**	**$92,792.00**	**$94,511.00**	**$187,303.00**	**1%**	**$192,431.45**
Field						
Property Insurance	$27,451.00	$10,848.00	$16,603.00	$27,451.00	0%	$10,331.00
Insurance - General Liability	$5,803.00	$5,795.00	$8.00	$5,803.00	0%	$6,375.00
R&M-Irrigation	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$1,000.00
Insurance - Crime	$500.00	$500.00	$0.00	$500.00	0%	$550.00
R&M-Sidewalks	$31,000.00	$18,175.00	$18,476.24	$36,651.24	18%	$45,000.00
Street Sign Repairs/Replacements	$10,000.00	$1,339.00	$8,661.00	$10,000.00	0%	$10,000.00
Roadway Repair & Maintenance	$27,100.00	$14,766.00	$15,010.74	$29,776.74	10%	$36,000.00
Guard & Gate Facility Maintenance	$500.00	$0.00	$500.00	$500.00	0%	$500.00
R&M-Pressure Washing	$19,000.00	$0.00	$19,000.00	$19,000.00	0%	$19,000.00
Misc-Contingency	$51,265.00	$10,526.00	$40,739.00	$51,265.00	0%	$66,265.00
Field Services	$0.00	$0.00	$0.00	$0.00	0%	$6,000.00
Total Field	**$173,619.00**	**$61,949.00**	**$119,997.98**	**$181,946.98**	**5%**	**$201,021.00**
TOTAL EXPENDITURES	**$358,607.00**	**$154,741.00**	**$214,508.98**	**$369,249.98**	**3%**	**$393,452.45**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$183,791.00	-$179,994.98	$3,796.02	0%	-$15,738.10
OTHER FINANCING SOURCES (USES)						

Heritage Harbour South
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance		$183,791.00	-$179,994.98	$3,796.02	0%	-$15,738.10
FUND BALANCE, BEGINNING	$888,591.00	$888,591.00	$0.00	$888,591.00	0%	$892,387.02
FUND BALANCE, ENDING	**$888,591.00**	**$1,072,382.00**	**-$179,994.98**	**$892,387.02**	0%	**$876,648.92**

Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Collector (General Fund)

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

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 only when collected by the Tax Collector. 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 four supervisors attending 12 meetings.

Professional Services-Arbitrage Rebate Calculation

The District has a proposal with a company who specializes in calculating 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 prepare 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 2027

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/Email 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 Manatee 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 3% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 3% 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 Physical Environment

Insurance - General Liability

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

Insurance - Crime

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

Budget Narrative
Fiscal Year 2027

<u>Other Physical Environment</u> (continued)

Property Insurance
This is for the property 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.

<u>Road and Street Facilities</u>

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.

R&M-Pressure Washing
This is for pressure washing of the roads and streets 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.

<u>Contingency</u>

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

Heritage Harbour South

Community Development District

Reserve Budget

FY 2027

Heritage Harbour South
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 005

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$6,771.00	$0.00	$6,771.00	0%	$0.00
Interest - Tax Collector	$0.00	$244.00	$0.00	$244.00	0%	$0.00
Special Assmnts- Tax Collector	$125,998.00	$114,356.00	$11,642.00	$125,998.00	0%	$488,839.80
Special Assmnts- Discounts	-$5,040.00	-$4,331.00	$0.00	-$4,331.00	-14%	-$19,553.59
TOTAL REVENUES	**$120,958.00**	**$117,040.00**	**$11,642.00**	**$128,682.00**	**6%**	**$469,286.20**
EXPENDITURES						
Administrative						
Misc-Assessmnt Collection Cost	$2,520.00	$3,301.00	$0.00	$3,301.00	31%	$9,776.80
Total Administrative	**$2,520.00**	**$3,301.00**	**$0.00**	**$3,301.00**	**31%**	**$9,776.80**
Reserves						
Capital Reserve	$69,375.00	$2,000.00	$67,375.00	$69,375.00	0%	$400,000.00
Reserve - Disaster Relief	$49,063.00	$0.00	$49,063.00	$49,063.00	0%	$79,063.00
Total Reserves	**$118,438.00**	**$2,000.00**	**$116,438.00**	**$118,438.00**	**0%**	**$479,063.00**
TOTAL EXPENDITURES	**$120,958.00**	**$5,301.00**	**$116,438.00**	**$121,739.00**	**1%**	**$488,839.80**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$111,739.00	-$104,796.00	$6,943.00	0%	-$19,553.59
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance		$111,739.00	-$104,796.00	$6,943.00	0%	-$19,553.59
FUND BALANCE, BEGINNING	$524,372.00	$524,372.00	$0.00	$524,372.00	0%	$531,315.00
FUND BALANCE, ENDING	**$524,372.00**	**$636,111.00**	**-$104,796.00**	**$531,315.00**	1%	**$511,761.41**

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$888,591.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	$888,591.00
Estimated Funds Available - 9/30/2026	**$1,777,182.00**

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	$1,777,182.00
Less: First Quarter Operating Reserve	-$98,363.11
Less: Designated Reserves for Capital Projects	$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	**$1,678,818.89**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

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 to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. 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 Manatee 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 3% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 3% 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 Budget

FY 2027

Heritage Harbour South
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2013 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$10,989.00	$0.00	$10,989.00	0%	$0.00
Special Assmnts- Tax Collector	$541,009.00	$491,022.00	$49,987.00	$541,009.00	0%	$541,008.58
Special Assmnts- Prepayment	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Special Assmnts- Discounts	-$21,641.00	-$18,598.00	$0.00	-$18,598.00	-14%	-$21,640.34
TOTAL REVENUES	**$519,368.00**	**$483,413.00**	**$49,987.00**	**$533,400.00**	**3%**	**$519,368.23**
EXPENDITURES						
Debt Service						
Misc-Assessmnt Collection Cost	$10,820.00	$14,173.00	$0.00	$14,173.00	31%	$10,820.17
Total Debt Service	**$10,820.00**	**$14,173.00**	**$0.00**	**$14,173.00**	**31%**	**$10,820.17**
Debt Service						
Principal Debt Retirement	$325,000.00	$0.00	$325,000.00	$325,000.00	0%	$340,000.00
Principal Debt Retirement - Special Call	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Interest Expense	$201,812.00	$92,106.00	$109,706.00	$201,812.00	0%	$168,525.32
Total Debt Service	**$526,812.00**	**$92,106.00**	**$434,706.00**	**$526,812.00**	**0%**	**$508,525.32**
TOTAL EXPENDITURES	**$537,632.00**	**$106,279.00**	**$434,706.00**	**$540,985.00**		**$519,345.49**
Excess (deficiency) of revenues Over (under) expenditures	-$18,264.00	$377,134.00	-$384,719.00	-$7,585.00	-58%	$22.74
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance		$377,134.00	-$384,719.00	-$7,585.00	0%	$22.74
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	-$7,585.00
FUND BALANCE, ENDING	**$0.00**	**$377,134.00**	**-$384,719.00**	**-$7,585.00**	0%	**-$7,562.26**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2013 Bonds	$3,485,000.00	$3,210,000.00	$2,920,000.00	$2,615,000.00

Series 2013A-1 Amortization Schedule

Period Ending	Principal	Annual Interest	Semi-Annual Interest	Debt Service	Outstanding Balance
11/1/2013			$71,501.65	$71,501.65	$5,915,000.00
5/1/2014	$195,000.00	$251,237.51	$125,618.76	$446,237.51	$5,720,000.00
11/1/2014			$125,618.76		$5,720,000.00
5/1/2015	$195,000.00	$248,361.26	$124,180.63	$443,361.26	$5,525,000.00
11/1/2015			$124,180.63		$5,525,000.00
5/1/2016	$200,000.00	$244,306.26	$122,153.13	$444,306.26	$5,325,000.00
11/1/2016			$122,153.13		$5,325,000.00
5/1/2017	$205,000.00	$239,443.76	$119,721.88	$444,443.76	$5,120,000.00
11/1/2017			$119,721.88		$5,120,000.00
5/1/2018	$210,000.00	$233,862.51	$116,931.26	$443,862.51	$4,910,000.00
11/1/2018			$116,931.26		$4,910,000.00
5/1/2019	$215,000.00	$227,296.26	$113,648.13	$442,296.26	$4,695,000.00
11/1/2019			$113,648.13		$4,695,000.00
5/1/2020	$225,000.00	$219,811.26	$109,905.63	$444,811.26	$4,470,000.00
11/1/2020			$109,905.63		$4,470,000.00
5/1/2021	$230,000.00	$211,561.26	$105,780.63	$441,561.26	$4,240,000.00
11/1/2021			$105,780.63		$4,240,000.00
5/1/2022	$240,000.00	$202,298.76	$101,149.38	$442,298.76	$4,000,000.00
11/1/2022			$101,149.38		$4,000,000.00
5/1/2023	$250,000.00	$191,567.51	$95,783.76	$441,567.51	$3,750,000.00
11/1/2023			$95,783.76		$3,750,000.00
5/1/2024	$265,000.00	$179,658.13	$89,829.07	$444,658.13	$3,485,000.00
11/1/2024			$89,829.07		$3,485,000.00
5/1/2025	$275,000.00	$167,170.63	$83,585.32	$442,170.63	$3,210,000.00
11/1/2025			$83,585.32		$3,210,000.00
5/1/2026	$290,000.00	$154,105.01	$77,052.51	$444,105.01	$2,920,000.00
11/1/2026			$77,052.51		$2,920,000.00
5/1/2027	$305,000.00	$140,345.63	$70,172.82	$445,345.63	$2,615,000.00
11/1/2027			$70,172.82		$2,615,000.00
5/1/2028	$320,000.00	$125,212.50	$62,606.25	$445,212.50	$2,295,000.00
11/1/2028			$62,606.25		$2,295,000.00
5/1/2029	$335,000.00	$108,673.75	$54,336.88	$443,673.75	$1,960,000.00
11/1/2029			$54,336.88		$1,960,000.00
5/1/2030	$355,000.00	$91,251.25	$45,625.63	$446,251.25	$1,605,000.00
11/1/2030			$45,625.63		$1,605,000.00
5/1/2031	$370,000.00	$72,945.00	$36,472.50	$442,945.00	$1,235,000.00
11/1/2031			$36,472.50		$1,235,000.00
5/1/2032	$390,000.00	$53,560.00	$26,780.00	$443,560.00	$845,000.00
11/1/2032			$26,780.00		$845,000.00
5/1/2033	$410,000.00	$32,960.00	$16,480.00	$442,960.00	$435,000.00
11/1/2033			$16,480.00		$435,000.00
5/1/2034	$435,000.00	$11,201.25	$11,201.25	$446,201.25	$0.00
Totals	**$5,915,000.00**		**$3,478,331.15**	**$9,393,331.15**	

Series 2013A-2 Amortization Schedule

Period Ending	Principal	Annual Interest	Semi-Annual Interest	Debt Service	Outstanding Balance
11/1/2013			$11,305.00	$11,305.00	$665,000.00
5/1/2014	$15,000.00	$39,450.00	$19,725.00	$54,450.00	
11/1/2014			$19,725.00		$650,000.00
5/1/2015	$15,000.00	$38,550.00	$19,275.00	$53,550.00	
11/1/2015			$19,275.00		$635,000.00
5/1/2016	$20,000.00	$37,500.00	$18,750.00	$57,500.00	
11/1/2016			$18,750.00		$615,000.00
5/1/2017	$20,000.00	$36,300.00	$18,150.00	$56,300.00	
11/1/2017			$18,150.00		$595,000.00
5/1/2018	$20,000.00	$35,100.00	$17,550.00	$55,100.00	
11/1/2018			$17,550.00		$575,000.00
5/1/2019	$20,000.00	$33,900.00	$16,950.00	$53,900.00	
11/1/2019			$16,950.00		$555,000.00
5/1/2020	$25,000.00	$32,550.00	$16,275.00	$57,550.00	
11/1/2020			$16,275.00		$530,000.00
5/1/2021	$25,000.00	$31,050.00	$15,525.00	$56,050.00	
11/1/2021			$15,525.00		$505,000.00
5/1/2022	$25,000.00	$29,550.00	$14,775.00	$54,550.00	
11/1/2022			$14,775.00		$480,000.00
5/1/2023	$30,000.00	$27,900.00	$13,950.00	$57,900.00	
11/1/2023			$13,950.00		$450,000.00
5/1/2024	$30,000.00	$26,100.00	$13,050.00	$56,100.00	
11/1/2024			$13,050.00		$420,000.00
5/1/2025	$30,000.00	$24,300.00	$12,150.00	$54,300.00	
11/1/2025			$12,150.00		$390,000.00
5/1/2026	$35,000.00	$22,350.00	$11,175.00	$57,350.00	
11/1/2026			$11,175.00		$355,000.00
5/1/2027	$35,000.00	$20,250.00	$10,125.00	$55,250.00	
11/1/2027			$10,125.00		$320,000.00
5/1/2028	$40,000.00	$18,000.00	$9,000.00	$58,000.00	
11/1/2028			$9,000.00		$280,000.00
5/1/2029	$40,000.00	$15,600.00	$7,800.00	$55,600.00	
11/1/2029			$7,800.00		$240,000.00
5/1/2030	$40,000.00	$13,200.00	$6,600.00	$53,200.00	
11/1/2030			$6,600.00		$200,000.00
5/1/2031	$45,000.00	$10,650.00	$5,325.00	$55,650.00	
11/1/2031			$5,325.00		$155,000.00
5/1/2032	$50,000.00	$7,800.00	$3,900.00	$57,800.00	
11/1/2032			$3,900.00		$105,000.00
5/1/2033	$50,000.00	$4,800.00	$2,400.00	$54,800.00	
11/1/2033			$2,400.00		$55,000.00
5/1/2034	$55,000.00	$1,650.00	$1,650.00	$56,650.00	
Totals	**$665,000.00**		**$517,855.00**	**$1,182,855.00**	

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2015 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$2,850.00	$0.00	$2,850.00	0%	$0.00
Special Assmnts- Tax Collector	$132,575.00	$257.00	$132,318.00	$132,575.00	0%	$132,575.10
Special Assmnts- Discounts	-$5,303.00	-$4,558.00	$0.00	-$4,558.00	-14%	-$5,303.00
Interest - Tax Collector	$0.00	$120,326.00	$0.00	$120,326.00	0%	$0.00
TOTAL REVENUES	**$127,272.00**	**$118,875.00**	**$132,318.00**	**$251,193.00**	**97%**	**$127,272.10**
EXPENDITURES						
Debt Service						
Misc-Assessmnt Collection Cost	$2,652.00	$2,652.00	$0.00	$2,652.00	0%	$2,651.50
Total Debt Service	**$2,652.00**	**$2,652.00**	**$0.00**	**$2,652.00**	**0%**	**$2,651.50**
Debt Service						
Principal Prepayments	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Principal Debt Retirement	$85,000.00	$0.00	$85,000.00	$85,000.00	0%	$85,000.00
Interest Expense Series	$38,335.00	$19,325.00	$19,010.00	$38,335.00	0%	$35,060.28
Total Debt Service	**$123,335.00**	**$19,325.00**	**$104,010.00**	**$123,335.00**	**0%**	**$120,060.28**
TOTAL EXPENDITURES	**$125,987.00**	**$21,977.00**	**$104,010.00**	**$125,987.00**		**$122,711.78**
Excess (deficiency) of revenues Over (under) expenditures	$1,285.00	$96,898.00	$28,308.00	$125,206.00	9644%	$4,560.31
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance		$96,898.00	$28,308.00	$125,206.00	0%	$4,560.31
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	$125,206.00
FUND BALANCE, ENDING	**$0.00**	**$96,898.00**	**$28,308.00**	**$125,206.00**	0%	**$129,766.31**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2015 Bonds	$1,075,000.00	$995,000.00	$910,000.00	$825,000.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. 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 Manatee 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 3% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 3% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Principal Debt Retirement – Special Call

The district will occasionally have a special call to make principal prepayments to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Capital Improvement Revenue Refunding Bonds, Series 2015
Amortization Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2020	$1,430,000.00	$65,000.00	3.8%	$27,471.89	$92,471.89	
11/1/2020	$1,365,000.00			$26,511.33	$26,511.33	$118,983.22
5/1/2021	$1,365,000.00	$70,000.00	3.8%	$26,079.08	$96,079.08	
11/1/2021	$1,295,000.00			$25,151.78	$25,151.78	$121,230.86
5/1/2022	$1,295,000.00	$70,000.00	3.8%	$24,741.69	$94,741.69	
11/1/2022	$1,225,000.00			$23,792.22	$23,792.22	$118,533.91
5/1/2023	$1,225,000.00	$75,000.00	3.8%	$23,404.31	$98,404.31	
11/1/2023	$1,150,000.00			$22,335.56	$22,335.56	$120,739.87
5/1/2024	$1,150,000.00	$75,000.00	3.8%	$22,092.78	$97,092.78	
11/1/2024	$1,075,000.00			$20,878.89	$20,878.89	$117,971.67
5/1/2025	$1,075,000.00	$80,000.00	3.8%	$20,538.47	$100,538.47	
11/1/2025	$995,000.00			$19,325.11	$19,325.11	$119,863.58
5/1/2026	$995,000.00	$85,000.00	3.8%	$19,010.03	$104,010.03	
11/1/2026	$910,000.00			$17,674.22	$17,674.22	$121,684.25
5/1/2027	$910,000.00	$85,000.00	3.8%	$17,386.06	$102,386.06	
11/1/2027	$825,000.00			$16,023.33	$16,023.33	$118,409.39
5/1/2028	$825,000.00	$90,000.00	3.8%	$15,849.17	$105,849.17	
11/1/2028	$735,000.00			$14,275.33	$14,275.33	$120,124.50
5/1/2029	$735,000.00	$95,000.00	3.8%	$14,042.58	$109,042.58	
11/1/2029	$640,000.00			$12,430.22	$12,430.22	$121,472.80
5/1/2030	$640,000.00	$95,000.00	3.8%	$12,227.56	$107,227.56	
11/1/2030	$545,000.00			$10,585.11	$10,585.11	$117,812.67
5/1/2031	$545,000.00	$100,000.00	3.8%	$10,412.53	$110,412.53	
11/1/2031	$445,000.00			$8,642.89	$8,642.89	$119,055.42
5/1/2032	$445,000.00	$105,000.00	3.8%	$8,548.94	$113,548.94	
11/1/2032	$340,000.00			$6,603.56	$6,603.56	$120,152.50
5/1/2033	$340,000.00	$110,000.00	3.8%	$6,495.89	$116,495.89	
11/1/2033	$230,000.00			$4,467.11	$4,467.11	$120,963.00
5/1/2034	$230,000.00	$115,000.00	3.8%	$4,394.28	$119,394.28	
11/1/2034	$115,000.00			$2,233.56	$2,233.56	$121,627.84
5/1/2035	$115,000.00	$115,000.00	3.8%	$2,197.14	$117,197.14	
		$1,075,000.00		**$264,241.98**	**$1,339,241.98**	**$1,319,137.62**

Heritage Harbour South

Community Development District

Supporting Budget Schedule

FY 2027

Heritage Harbour South

Community Development District

All Funds

Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

ORIGINAL ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET

CURRENT ASSESSMENT ALLOCATION FOR FISCAL YEAR 2027 BUDGET

	General Fund Admin & Insurance			General Fund- Community Costs			General Funds			Reserve Fund		
Product	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 55'	$203.90	$207.82	-$3.92	$107.30	$84.28	$23.02	$311.20	$292.10	$19.10	$306.18	$78.92	$227.26
SF 65'	$203.90	$207.82	-$3.92	$107.30	$84.28	$23.02	$311.20	$292.10	$19.10	$306.18	$78.92	$227.26
SF 80'	$203.90	$207.82	-$3.92	$107.30	$84.28	$23.02	$311.20	$292.10	$19.10	$306.18	$78.92	$227.26
SF 85'	$203.90	$207.82	-$3.92	$107.30	$84.28	$23.02	$311.20	$292.10	$19.10	$306.18	$78.92	$227.26
Stone Harbour Condo	$174.23	$177.58	-$3.35	$75.10	$58.99	$16.11	$249.33	$236.56	$12.76	$306.18	$78.92	$227.26
Twin Villas	$174.23	$177.58	-$3.35	$75.10	$58.99	$16.11	$249.33	$236.56	$12.76	$306.18	$78.92	$227.26
Golf Twin Villas	$174.23	$177.58	-$3.35	$75.11	$58.99	$16.11	$249.34	$236.57	$12.76	$306.18	$78.92	$227.26
Club Home	$174.23	$177.58	-$3.35	$75.10	$58.99	$16.11	$249.33	$236.56	$12.76	$306.18	$78.92	$227.26
Golf Course	$107.01	$109.06	-$2.06	$2.19	$1.72	$0.47	$109.19	$110.78	-$1.59	$306.18	$78.92	$227.26
LHC - SF 40'	$148.47	$151.32	-$2.85	$47.16	$37.04	$10.12	$195.63	$188.37	$7.26	$306.18	$78.92	$227.26
Lighthouse Cove Condo	$135.43	$138.03	-$2.60	$33.01	$25.92	$7.08	$168.43	$163.96	$4.48	$306.18	$78.92	$227.26
Parcel 17 TH	$104.99	$107.01	-$2.02	$0.00	$0.00	$0.00	$104.99	$107.01	-$2.02	$306.18	$78.92	$227.26
Aquaterra 2	$104.99	$107.01	-$2.02	$0.00	$0.00	$0.00	$104.99	$107.01	-$2.02	$306.18	$78.92	$227.26
Aquaterra	$104.99	$107.01	-$2.02	$0.00	$0.00	$0.00	$104.99	$107.01	-$2.02	$306.18	$78.92	$227.26

	General Fund Golf Course Villas			Debt Service Series 2013			Debt Service Series 2015			Total Assessments per Unit				O&M	2013	2015
Product	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	% Change	Units	DS Units	DS Units
SF 55'	$0.00	$0.00	$0.00	$466.27	$466.27	$0.00	$0.00	$0.00	$0.00	$1,083.65	$837.29	$246.36	29%	248	248	0
SF 65'	$0.00	$0.00	$0.00	$618.86	$618.86	$0.00	$0.00	$0.00	$0.00	$1,236.24	$989.88	$246.36	25%	225	225	0
SF 80'	$0.00	$0.00	$0.00	$771.46	$771.46	$0.00	$0.00	$0.00	$0.00	$1,388.84	$1,142.48	$246.36	22%	154	152	0
SF 85'	$0.00	$0.00	$0.00	$915.58	$915.58	$0.00	$0.00	$0.00	$0.00	$1,532.96	$1,286.60	$246.36	19%	19	19	0
Stone Harbour Condo	$0.00	$0.00	$0.00	$296.71	$296.71	$0.00	$0.00	$0.00	$0.00	$852.21	$612.19	$240.02	39%	120	120	0
Twin Villas	$0.00	$0.00	$0.00	$385.73	$385.73	$0.00	$0.00	$0.00	$0.00	$941.23	$701.21	$240.02	34%	145	145	0
Golf Twin Villas	$249.34	$272.33	-$22.99	$385.73	$385.73	$0.00	$0.00	$0.00	$0.00	$941.24	$701.22	$240.02	34%	74	74	0
Club Home	$0.00	$0.00	$0.00	$385.73	$385.73	$0.00	$0.00	$0.00	$0.00	$941.23	$701.21	$240.02	34%	36	36	0
Golf Course	$0.00	$0.00	$0.00	$721.59	$721.59	$0.00	$0.00	$0.00	$0.00	$1,136.96	$911.29	$225.67	25%	24.26	24.26	0
LHC - SF 40'	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$303.90	$303.90	$0.00	$805.71	$571.18	$234.52	41%	245	0	245
Lighthouse Cove Condo	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$227.92	$227.92	$0.00	$702.53	$470.79	$231.74	49%	255	0	255
Parcel 17 TH	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$411.17	$185.93	$225.24	121%	44	0	0
Aquaterra 2	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$411.17	$185.93	$225.24	121%	4	0	0
Aquaterra	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$411.17	$185.93	$225.24	121%	3.338	0	0
														1596.598	**1043.26**	**500**

RESOLUTION 2026-05

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 2026/2027; 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, 2026, and ending September 30, 2027 (**"Fiscal Year 2026/2027"**), 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 2026/2027; 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 4th day of August 2026.

ATTEST:

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

____
Assistant Secretary

By:___________________________________

Its:___________________________________

Exhibit A: Adopted Budgets for Fiscal Year 2026/2027

RESOLUTION 2026-06

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 4 day of August 2026.

ATTEST:

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 4, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

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

October 1, 2026 – September 30, 2027

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 four 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: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: 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

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2027 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:

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 4th day of August, 2026.

ATTEST:	**HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A

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

The Board of Supervisors of the Heritage Harbour South Community Development District will hold their regular meetings for Fiscal Year 2027 on the 1st Tuesday of the month at 5:00 PM at the Stoneybrook Recreation Center, 200 Golden Harbour Trail, Bradenton, FL 342125, unless otherwise indicated as follows:

October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027
September 7, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark, or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of 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 (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Alize Aninipot
District Manager
Inframark

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, July 7, 2026, 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
Kevin Kruckeberg	Board Supervisor, Vice Chair
Lisa Davis	Board Supervisor, Assistant Secretary
Mike Neville	Board Supervisor, Assistant Secretary
Helen Carlsen	Board Supervisor, Assistant Secretary

Also present, either in person or via Zoom Video Communications, were:

Alize Aninipot	District Manager, Inframark
Andy Cohen	District Counsel, PCMF & J, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering, LLC
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Ms. Aninipot called the meeting to order at 5:01 p.m. A quorum was established.

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

The Board requested special business items to be moved prior to public comments, but public comments were still requested first.

> On MOTION by Mr. Kruckeberg, seconded by Ms. Davis, with all in favor, the Board approved the agenda as amended.

THIRD ORDER OF BUSINESS **Public Comments**

There were no public comments.

FOURTH ORDER OF BUSINESS **Special Business**

A. Consideration of Helen Carlson Resume

Ms. Carlsen addressed the Board. Discussion ensued on appointing Ms. Carlsen tonight or at the next meeting due to her having to leave the meeting early due to a family emergency.

Mr. Cohen advised the Board to open the floor for public comments. There were no public comments regarding this matter.

> On MOTION by Mr. Frankel, seconded by Mr. Kruckeberg, with all in favor, the Board appointed Ms. Carlsen to seat #5.

B. Oath of Office

Sworn into Seat #5 Helen Carlsen

Sworn into Seat #4 Lisa Davis

C. Consideration of Resolution 2026-03, Designating Officers of the District

Philip Frankel was nominated as Chair, Kevin Kruckeberg was nominated as Vice Chair, all remaining Board Supervisors were nominated as Assistant Secretaries, and Inframark staff was nominated as Secretary, Treasurer, and Assistant Treasurer. There were no additional nominations.

> On MOTION by Mr. Neville, seconded by Ms. Davis, with all in favor, the Board approved Resolution 2026-03, designating Philip Frankel as Chair, Kevin Kruckeberg as Vice Chair, all remaining Board Supervisors as Assistant Secretaries, and Inframark staff as Secretary, Treasurer, and Assistant Treasurer.

FIFTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Regular Meeting and Audit Meeting held June 2, 2026

> On MOTION by Mr. Neville, seconded by Mr. Frankel, with all in favor, the Board approved the minutes from the Audit Committee Meeting and Regular Meeting held June 2, 2026.

SIXTH ORDER OF BUSINESS Staff Reports

A. District Accountant

i. Review of May 2026 Financials

ii. Review of Fiscal Year 2025 Audit Report

Discussion ensued on Final Audit report. Mr. Neville mentioned for Board of Supervisors to review the comments within the report. Discussion ensued on recent costs for District Counsel.

> On MOTION by Mr. Neville, seconded by Mr. Kruckeberg, with all in favor, the Board accepted the Fiscal Year 2025 Audit Report.

B. District Counsel

i. Update Regarding Ownership and Maintenance Responsibilities

District Counsel provided several updates to the Board. District Counsel reported that the proposed land swap is currently still under review. District Counsel also provided an update regarding ongoing discussions with the Developer concerning damage to the Community Development District irrigation system and Community Development District roadway. A discussion ensued regarding the Heritage Harbour Master Agreement maintenance agreement. Additionally, District Counsel reported on recent Community Development District Community Development District legislation. Two bills were considered during the legislative session. The proposed increase to sovereign immunity limits did not pass. However, revisions to Chapter 190, Florida Statutes, relating to the recall of Community Development District Board members were approved.

Ms. Carlsen left the meeting at 5:22 p.m.

C. District Engineer

District Engineer mentioned the grates repair near 271 and 275 Heritage Isles are due next week. Sidewalk repairs have been completed. It was mentioned the Radar sign on Haven Harbour is due for a new mother board. It was mentioned this will cost $885 with shipping. Discussion ensued on repair.

On MOTION by Mr. Frankel, seconded by Mr. Kruckeberg, with all in favor, the Board accepted the new mother board for $885 with no warranty.

D. District Manager

i. District Manager Report

Ms. Aninipot presented the District Manager's Report to the Board. Discussion of Silt Fencing repair around Beacon Lake ensued. Discussion ensued on light repairs along the entrance of Costco and Grand Harbour. It was mentioned a formal complaint was submitted to Florida Department of Environmental Protection due to the debris left on Community Development District wetland/preserve area as it was mentioned by the Golf Course this would not be cleaned up until the middle of July. Southwest Florida Water Management District received a complaint from DEP on June 26, 2026. Since then, the debris has been cleared.

Ms. Aninipot reminded the Board the next meeting will be on August 4, 2026 for the Budget Public Hearing, Board reported no conflicts.

The Board requested that a discussion regarding the cancellation of the September 2026 meeting be added to the August 2026 meeting agenda.

SEVENTH ORDER OF BUSINESS HOA Updates

A. Heritage Harbour South Master HOA

There were no updates at this time.

B. Stoneybrook HOA

There were no updates at this time.

C. Golf Course Villas Update

There were no updates at this time.

EIGHTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

Ms. Jones addressed the Board on how to enforce motorized traffic along the sidewalk near Stone Harbour Loop, just past Heritage Isles, by the golf course’s first hole. Discussion ensued, Board requested for an update by District Counsel and District Engineer on Multimodal path and legal actions to change from a Multimodal path to sidewalk for the August 2026 meeting.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Frankel, seconded by Mr. Kruckeberg, with all in favor, the Board accepted the new motherboard for $885 with no warranty.

___________________________ ___________________________
Secretary / Assistant Secretary Chair / Vice Chair

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Harbour South Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

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Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND SERIES 2013	DEBT SERVICE FUND SERIES 2015	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash - Checking Account	$ 293,906	$ -	$ -	$ -	$ -	$ -	$ 293,906
Due From Other Funds	-	277,226	36,177	8,818	-	-	322,221
Investments:							
Money Market Account	1,087,414	-	-	-	-	-	1,087,414
Custody	-	372,677	-	-	-	-	372,677
Interest Fund (A-1)	-	-	8	-	-	-	8
Interest Fund (A-2)	-	-	1	-	-	-	1
Prepayment Account	-	-	-	1,419	-	-	1,419
Principal Fund (A-1)	-	-	5	-	-	-	5
Reserve Fund	-	-	-	30,421	-	-	30,421
Reserve Fund (A-1)	-	-	225,123	-	-	-	225,123
Reserve Fund (A-2)	-	-	29,259	-	-	-	29,259
Revenue Fund	-	-	14,255	88,434	-	-	102,689
Revenue Fund (A-1)	-	-	303,085	-	-	-	303,085
Sinking Fund (A-2)	-	-	3	-	-	-	3
Prepaid Items	320	1,000	-	-	-	-	1,320
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	-	-	-	-	-	410,000	410,000
Amount To Be Provided	-	-	-	-	-	4,185,000	4,185,000
TOTAL ASSETS	**$ 1,381,640**	**$ 650,903**	**$ 607,916**	**$ 129,092**	**$ 31,766,126**	**$ 4,595,000**	**$ 39,130,677**
LIABILITIES							
Accounts Payable	$ 4,340	$ -	$ -	$ -	$ -	$ -	$ 4,340
Bonds Payable	-	-	-	-	-	4,595,000	4,595,000
Due To Other Funds	299,601	-	-	-	-	-	299,601
TOTAL LIABILITIES	**303,941**	**-**	**-**	**-**	**-**	**4,595,000**	**4,898,941**
FUND BALANCES							
Nonspendable:							
Prepaid Items	320	1,000	-	-	-	-	1,320
Restricted for:							
Debt Service	-	-	607,916	129,092	-	-	737,008
Assigned to:							
Operating Reserves	89,652	52,740	-	-	-	-	142,392
Reserves - Capital Projects	-	186,662	-	-	-	-	186,662
Reserves - Disaster Relief	-	75,000	-	-	-	-	75,000
Unassigned:	987,727	335,501	-	-	31,766,126	-	33,089,354
TOTAL FUND BALANCES	**$ 1,077,699**	**$ 650,903**	**$ 607,916**	**$ 129,092**	**$ 31,766,126**	**$ -**	**$ 34,231,736**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,381,640**	**$ 650,903**	**$ 607,916**	**$ 129,092**	**$ 31,766,126**	**$ 4,595,000**	**$ 39,130,677**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

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	$ -	$ -	$ 17,375	$ 17,375	0.00%
Interest - Tax Collector	-	-	830	830	0.00%
Special Assmnts- Tax Collector	356,043	356,043	356,712	669	100.19%
Special Assmnts- Other	17,506	17,506	17,539	33	100.19%
Special Assmnts- Discounts	(14,942)	(14,942)	(12,935)	2,007	86.57%
TOTAL REVENUES	**358,607**	**358,607**	**379,521**	**20,914**	**105.83%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	9,000	7,400	1,600	61.67%
FICA Taxes	200	150	92	58	46.00%
ProfServ-Arbitrage Rebate	1,100	1,100	-	1,100	0.00%
ProfServ-Trustee Fees	12,000	9,500	9,483	17	79.03%
Disclosure Report	1,000	1,000	-	1,000	0.00%
District Counsel	40,500	30,375	27,673	2,702	68.33%
District Engineer	37,000	27,750	20,903	6,847	56.49%
District Manager	58,968	44,226	44,226	-	75.00%
Auditing Services	3,405	3,405	-	3,405	0.00%
Website Hosting/Email services	3,934	2,950	1,370	1,580	34.82%
Miscellaneous Mailings	250	187	9	178	3.60%
Public Officials Insurance	4,085	4,085	4,081	4	99.90%
Legal Advertising	1,000	150	457	(307)	45.70%
Miscellaneous Services	1,900	1,425	1,168	257	61.47%
Misc-Assessment Collection Cost	7,471	7,471	10,840	(3,369)	145.09%
Dues, Licenses, Subscriptions	175	175	175	-	100.00%
Total Administration	184,988	142,949	127,877	15,072	69.13%
Other Physical Environment					
Insurance - General Liability	5,803	5,803	5,795	8	99.86%
Insurance - Crime	500	500	500	-	100.00%
Property Insurance	27,451	27,451	10,848	16,603	39.52%
R&M-Irrigation	1,000	750	-	750	0.00%
Total Other Physical Environment	34,754	34,504	17,143	17,361	49.33%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Road and Street Facilities					
R&M-Sidewalks	31,000	23,250	18,175	5,075	58.63%
Roadway Repair & Maintenance	27,100	20,325	14,766	5,559	54.49%
R&M-Pressure Washing	19,000	14,250	-	14,250	0.00%
Street Sign Repairs/Replacements	10,000	7,500	1,789	5,711	17.89%
Guard & Gate Facility Maintenance	500	375	-	375	0.00%
Total Road and Street Facilities	87,600	65,700	34,730	30,970	39.65%
Reserves					
Misc-Contingency	51,265	-	10,663	(10,663)	20.80%
Total Reserves	51,265	-	10,663	(10,663)	20.80%
TOTAL EXPENDITURES & RESERVES	**358,607**	**243,153**	**190,413**	**52,740**	**53.10%**
Excess (deficiency) of revenues Over (under) expenditures	-	115,454	189,108	73,654	0.00%
Net change in fund balance	$ -	$ 115,454	$ 189,108	$ 73,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**888,591**	**888,591**	**888,591**		
FUND BALANCE, ENDING	**$ 888,591**	**$ 1,004,045**	**$ 1,077,699**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

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	$ -	$ -	$ 10,035	$ 10,035	0.00%
Interest - Tax Collector	-	-	280	280	0.00%
Special Assmnts- Tax Collector	125,998	125,998	126,235	237	100.19%
Special Assmnts- Discounts	(5,040)	(5,040)	(4,363)	677	86.57%
TOTAL REVENUES	**120,958**	**120,958**	**132,187**	**11,229**	**109.28%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	2,520	2,520	3,656	(1,136)	145.08%
Total Administration	2,520	2,520	3,656	(1,136)	145.08%
Reserves					
Capital Reserve	69,375	-	2,000	(2,000)	2.88%
Reserve - Disaster Relief	49,063	-	-	-	0.00%
Total Reserves	118,438	-	2,000	(2,000)	1.69%
TOTAL EXPENDITURES & RESERVES	**120,958**	**2,520**	**5,656**	**(3,136)**	**4.68%**
Excess (deficiency) of revenues Over (under) expenditures	-	118,438	126,531	8,093	0.00%
Net change in fund balance	$ -	$ 118,438	$ 126,531	$ 8,093	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**524,372**	**524,372**	**524,372**		
FUND BALANCE, ENDING	**$ 524,372**	**$ 642,810**	**$ 650,903**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

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	$ -	$ -	$ 18,205	$ 18,205	0.00%
Interest - Tax Collector	-	-	1,240	1,240	0.00%
Special Assmnts- Tax Collector	541,009	541,009	542,026	1,017	100.19%
Special Assmnts- Discounts	(21,641)	(21,641)	(18,733)	2,908	86.56%
TOTAL REVENUES	**519,368**	**519,368**	**542,738**	**23,370**	**104.50%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	10,820	10,820	15,699	(4,879)	145.09%
Total Administration	10,820	10,820	15,699	(4,879)	145.09%
Debt Service					
Principal Debt Retirement	325,000	325,000	325,000	-	100.00%
Interest Expense	201,812	201,812	184,211	17,601	91.28%
Total Debt Service	526,812	526,812	509,211	17,601	96.66%
TOTAL EXPENDITURES	**537,632**	**537,632**	**524,910**	**12,722**	**97.63%**
Excess (deficiency) of revenues Over (under) expenditures	(18,264)	(18,264)	17,828	36,092	-97.61%
Net change in fund balance	$ (18,264)	$ (18,264)	$ 17,828	$ 36,092	-97.61%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**590,088**	**590,088**	**590,088**		
FUND BALANCE, ENDING	**$ 571,824**	**$ 571,824**	**$ 607,916**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

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	$ -	$ -	$ 4,442	$ 4,442	0.00%
Interest - Tax Collector	-	-	257	257	0.00%
Special Assmnts- Tax Collector	132,575	132,575	132,824	249	100.19%
Special Assmnts- Discounts	(5,303)	(5,303)	(4,591)	712	86.57%
TOTAL REVENUES	**127,272**	**127,272**	**132,932**	**5,660**	**104.45%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	2,652	2,652	3,847	(1,195)	145.06%
Total Administration	2,652	2,652	3,847	(1,195)	145.06%
Debt Service					
Principal Debt Retirement	85,000	85,000	85,000	-	100.00%
Interest Expense	38,335	38,335	38,335	-	100.00%
Total Debt Service	123,335	123,335	123,335	-	100.00%
TOTAL EXPENDITURES	**125,987**	**125,987**	**127,182**	**(1,195)**	**100.95%**
Excess (deficiency) of revenues Over (under) expenditures	1,285	1,285	5,750	4,465	447.47%
Net change in fund balance	$ 1,285	$ 1,285	$ 5,750	$ 4,465	447.47%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**123,342**	**123,342**	**123,342**		
FUND BALANCE, ENDING	**$ 124,627**	**$ 124,627**	**$ 129,092**		

HERITAGE HARBOUR SOUTH
Community Development District

Notes to the Financial Statements
June 30, 2026

Financial Overview / Highlights

- ► Total General Fund revenues are at approximately 105.8% of the Annual Budget.
- ► Total General Fund expenditures are at approximately 53.1% of the Annual Budget.

Balance Sheet

Account Name	YTD Actual	Explanation
Assets		
Due from Other Funds	322,221	Due to Reserve fund and Debt Service Series.
Prepaid Items	1,320	Cloud storage for 2027.
Liabilities		
Accounts Payable	4,340	Invoices for current month, but not paid in current month.
Due to Other Funds	299,601	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	-	17,375	N/A	Interest earned on investments from Money Market account.
Special Assess-Tax Coll-Gen Fund	356,043	356,712	100.19%	Collections were at 93.67% at this time last year.
Special Assess-Tax Coll-GC Villas	17,506	17,539	100.19%	Collections were at 93.67% at this time last year.
Expenditures				
Administrative				
FICA Taxes	200	92	46.00%	Added Board member being paid through ADP and now 1099.
ProfServ-Trustee Fees	12,000	9,483	79.03%	Paid thru July for both Series.
Public Officials Insurance	4,085	4,081	99.90%	Paid in full for the year.
Assessment Collection Costs	7,471	10,840	145.09%	Budgeted too low, will correct next year.
Dues, Licenses, Subscriptions	175	175	100.00%	District filing fee paid for year.
Other Physical Environment				
Insurance - General Liability	5,803	5,795	99.86%	Paid in full for the year.
Insurance - Crime	500	500	100.00%	Paid in full for the year.
Property Insurance	27,451	10,848	39.52%	Paid in full for the year.

Notes to the Financial Statements
June 30, 2026

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
Road and Street Facilities				
Sidewalk Repair & Maintenance	31,000	18,175	58.63%	Pressure cleaning sidewalks and curbing-year 1 of 3.
Roadway Repair & Maintenance	27,100	14,766	54.49%	Seal coating, striping, Chg Order 1 adds rpms on skip lines.
Reserve Fund 005				
Revenues				
Interest Income-Investments	-	10,035	N/A	Interest earned on Custody trust account.
Special Assessments-Tax Collector	125,998	126,235	100.19%	Collections were at 93.67% at this time last year.
Expenditures				
Administrative				
Assessment Collection Costs	2,520	3,656	145.08%	Budgeted too low, will correct next year.
Debt Service - Series 2013				
Revenues				
Interest Income-Investments	-	18,205	N/A	Interest earned on trust accounts.
Special Assessments-Tax Collector	541,009	542,026	100.19%	Collections were at 93.67% at this time last year.
Expenditures				
Administrative				
Assessment Collection Costs	10,820	15,699	145.09%	Budgeted too low, will correct next year.
Debt Service				
Principal Debt Retirement	325,000	325,000	100.00%	Next payment will be made in May.
Interest Expense	201,812	184,211	91.28%	Next payment will be made in May.
Debt Service - Series 2015				
Revenues				
Interest Income-Investments	-	4,442	N/A	Interest earned on trust accounts.
Special Assessments-Tax Collector	132,575	132,824	100.19%	Collections were at 93.67% at this time last year.

HERITAGE HARBOUR SOUTH
Community Development District

Notes to the Financial Statements
June 30, 2026

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
Administrative				
Assessment Collection Costs	2,652	3,847	145.06%	Budgeted too low, will correct next year.
Debt Service				
Principal Debt Retirement	85,000	85,000	100.00%	Next payment will be made in May.
Interest Expense	38,335	38,335	100.00%	Next payment will be made in May.

HERITAGE HARBOUR SOUTH

Community Development District

Supporting Schedules

June 30, 2026

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, 2026

					Allocation by Fund				
Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	GC Twin Villas	Reserve Fund	Series 2013 Debt Service Fund	Series 2015 Debt Service Fund
Assessments Levied				**$1,173,131**	**$356,043**	**$17,506**	**$125,998**	**$541,009**	**$132,575**
Allocation %				100%	30.35%	1.49%	10.74%	46.12%	11.30%
11/25/25	$ 15,064	$ 628	$ 466	$ 16,158	$ 4,904	$ 241	$ 1,735	$ 7,451	$ 1,826
12/10/25	114,754	4,781	3,549	123,084	37,356	1,837	13,220	56,762	13,910
12/16/25	165,130	6,880	5,107	177,118	53,755	2,643	19,023	81,681	20,016
12/31/25	597,950	24,915	18,493	641,357	194,651	9,571	68,884	295,773	72,480
01/12/26	41,741	1,739	1,291	44,771	13,588	668	4,809	20,647	5,060
02/25/26	17,183	531	531	18,246	5,538	272	1,960	8,414	2,062
03/27/26	41,857	854	1,295	44,005	13,356	657	4,726	20,294	4,973
04/29/26	28,963	293	896	30,152	9,151	450	3,238	13,905	3,407
05/27/26	10,433	-	323	10,756	3,264	161	1,155	4,960	1,215
06/12/26	60,957	-	1,885	62,842	19,072	938	6,749	28,981	7,102
06/15/26	6,642	-	205	6,848	2,078	102	735	3,158	774
TOTAL	**$ 1,100,674**	**$ 40,621**	**$ 34,041**	**$ 1,175,337**	**$ 356,712**	**$ 17,539**	**$ 126,235**	**$ 542,026**	**$ 132,824**
% COLLECTED				100.19%	100.19%	100.19%	100.19%	100.19%	100.19%
TOTAL OUTSTANDING				**$ (2,206)**	**$ (670)**	**$ (33)**	**$ (237)**	**$ (1,017)**	**$ (249)**

Cash and Investment Balances
June 30, 2026

ACCOUNT NAME	BANK NAME	YIELD		BALANCE
GENERAL FUND				
Operating Account - Business Checking	BankUnited	0.00%	$	293,906
Money Market Account	BankUnited	3.37%	$	1,087,414
Reserve Custody Account	US Bank	3.50%	$	372,677
DEBT SERVICE FUNDS				
Series 2013 A1 Interest	WellsFargo Trust	3.50%	$	8
Series 2013 A2 Interest	WellsFargo Trust	3.50%	$	1
Series 2013 A1 Principal	WellsFargo Trust	3.50%	$	5
Series 2013 A1 Reserve	WellsFargo Trust	3.50%	$	225,123
Series 2013 A2 Reserve	WellsFargo Trust	3.50%	$	29,259
Series 2013 A1/A2 Revenue	WellsFargo Trust	3.50%	$	317,340
Series 2013 A1 Sinking	WellsFargo Trust	3.50%	$	-
Series 2013 A2 Sinking	WellsFargo Trust	3.50%	$	3
		Subtotal	**$**	**571,739**
Series 2015 Prepayment	US Bank	3.50%	$	1,419
Series 2015 Reserve	US Bank	3.50%	$	30,421
Series 2015 Revenue	US Bank	3.50%	$	88,434
		Subtotal	**$**	**120,274**
		Grand Total	**$**	**2,446,010**

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(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	100154	06/18/26	INFRAMARK LLC	181020	June26 MANAGEMENT SERVICES	District Manager	531150-51301	$4,914.00
001	100155	06/18/26	SCHAPPACHER ENGINEERING LLC	3048	ENGINEERING SRVCS THRU MAY 2026	District Engineer	531147-51501	$1,856.25
001	100155	06/18/26	SCHAPPACHER ENGINEERING LLC	3024	LEGAL SVCS THRU MARCH 2026	District Engineer	531147-51501	$3,465.00
001	100156	06/18/26	ANJ EXCAVATION LLC	43	6/3/26 Relocation of 3 radar signs to different locations	Street Sign Repairs/Replacements	546491-54101	$450.00
001	100157	06/18/26	PERSSON,COHEN,MOONEY,FERNANDEZ & JACKSON. P.A.	7051	May 2026 District Counsel	District Counsel	531146-51401	$2,092.50
001	100158	06/18/26	INNERSYNC	INV-SN-1444	Website Hosting- Quarterly June 26	Website Hosting/Email services	534369-51301	$384.38
001	100159	06/22/26	STONEYBROOK AT HERITAGE HARBOUR	06022026	JUNE 2026 Meeting Room Rental	Miscellaneous Services	549001-51301	$100.00
001	300003	06/16/26	ADP INC	722975222-ACH	5/5/26 ADP service for Supervisor Pay	Misc-Contingency	549900-58200	$58.90
							Fund Total	**$13,321.03**
DEBT SERVICE FUND SERIES 2013 - 200								
200	15155	06/26/26	HERITAGE HARBOUR SOUTH c/o WELLS FARGO	DSXFR 052726	SERIES 2013 FY26 DS	Due From Other Funds	131000	$18,168.24
							Fund Total	**$18,168.24**
DEBT SERVICE FUND SERIES 2015 - 201								
201	15156	06/26/26	HERITAGE HARBOUR SOUTH C/O U.S BANK	DSXFR 051926 2 A	SERIES 2015 FY26 DS	Due From Other Funds	131000	$4,452.16
							Fund Total	**$4,452.16**
							Total Checks Paid	**$35,941.43**

ADVICE OF DEBIT

ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

Client Name	:	INFRAMARK, LLC
Client Number	:	2991870
Advice of Debit Number	:	722975222
Advice of Debit Date	:	06/05/2026
Advice of Debit Due Date	:	07/05/2026
Total Debited This Invoice	:	$58.90

Inquiries
For Product/Service inquiries, please contact your Client Service Team.

TERRI LUSK
HERITAGE HARBOUR SOUTH CD
2002 W GRAND PKWY N
STE 100
KATY, TX 77449-1964

CURRENT CHARGES

ADP PAYROLL SERVICES COMPANY CODE 0062-10-X8P	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 05/05/2026					
Workforce Now Payroll Solution Bundle Includes: Enhanced Payroll	3	$2.70 each		$8.10	
Delivery	1	$20.00 each		$20.00	
Processing Charges for Period Ending Date: 05/18/2026					
Workforce Now Payroll Solution Bundle Includes: Enhanced Payroll	4	$2.70 each		$10.80	
Delivery	1	$20.00 each		$20.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-X8P $58.90

Total Debited **$58.90**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX0495 on 07/05/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

INVOICE

A N J EXCAVATION LLC

INVOICE # 43
DATE: JUNE 3, 2026

1220 59th Ave E
Bradenton, FL 34203
941-405-5426
Mondoandjacob@gmail.com

TO Heritage Harbour South CDD
C/O Inframark Inc.
313 Campus Street
Celebration, Fl. 34747

JOB SITE ADDRESS	START DATE	END DATE
	June	June

LINE ITEM	DESCRIPTION	LINE TOTAL
1	Relocation of 3 radar signs to different locations- $150.00x3	450.00
	TOTAL	**$450.00**

Make all checks payable to A N J EXCAVATION LLC

THANK YOU FOR YOUR BUSINESS!

RECOMMENDED FOR PAYMENT:

Bill Schuppeler 6/5/26

CHECK REQUEST FORM

District Name:	Heritage Harbour South
Date:	May 27, 2026
Invoice Number:	DSXfr 051926
Please issue a check to:	
Vendor Name:	Heritage Harbour South c/o **US Bank**
Vendor No.:	V00032
Check amount:	$4,452.16
Please cut check from Acct. #:	BankUnited GF Acct# 0495
Please code to:	201-131000-1000
	Series 2015
Check Description/Reason:	Xfr FY 2026 Special Assessments received
Mailing instructions:	Please FedEx with letter to Trustee at US Bank
Due Date for Check:	include in next AP batch
Requestor:	Jennifer Stewart

Manager's Approval:	Lucus Mc Donald
Date:	6/25/2026

HERITAGE HARBOUR SOUTH
Community Development District
11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076
(954) 603-0030

May 27, 2026

U.S. Bank National Association
C/O Heritage Harbour South CDD - Series 2015 Revenue Refunding Bond
Attention: Deposits / Lee Daugherty
LOCKBOX SERV 12-2657 EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: FY 2026 Special Assessment Collections

Dear Lee:

Enclosed please find the following check representing special assessments collected for Heritage Harbour South Community Development District.

Series 2015 $ 4,452.16

Please deposit these funds into the Series 2015 Revenue account.

Account # 222068004

Should you have any questions, please do not hesitate to contact me at (954) 603-0030.

Sincerely,

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Jennifer Stewart

Jennifer Stewart
District Accountant

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, 2026

Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received
Assessments Levied				**$1,173,130.55**
Allocation %				100%
11/25/25	$ 15,064.10	$ 627.67	$ 465.90	$ 16,157.67
12/10/25	114,753.78	4,781.41	3,549.09	123,084.28
12/16/25	165,130.16	6,880.42	5,107.12	177,117.70
12/31/25	597,949.50	24,914.56	18,493.28	641,357.34
01/12/26	41,741.27	1,739.22	1,290.97	44,771.46
02/25/26	17,182.96	531.43	531.43	18,245.82
03/27/26	41,856.71	854.22	1,294.54	44,005.47
04/29/26	28,963.41	292.56	895.78	30,151.75
05/27/26	10,432.87	-	322.67	10,755.54
	-	-	-	-
	-	-	-	-
	-	-	-	-
Adjust	-	-	-	-
	-	-	-	-
TOTAL	**$ 1,033,074.76**	**$ 40,621.49**	**$ 31,950.78**	**$ 1,105,647.03**
% COLLECTED				94.25%
TOTAL OUTSTANDING				**$ 67,483.52**

Allocation by Fund

Date Rcvd	Net Amt Assmnts	General Fund 001	Discount Amount	Collection Costs	Net Amt Assmnts	GC Twin Villas 001	Discount Amount	Collection Costs
Assessments Levied		**$356,042.63**				**$17,506.32**		
Allocation %		30.35%				1.49%		
11/25/25	$ 4,571.92	$ 4,903.82	$ 190.50	$ 141.40	$ 224.80	$ 241.12	$ 9.37	$ 6.95
12/10/25	34,827.53	37,355.82	1,451.15	1,077.14	1,712.44	1,836.75	71.35	52.96
12/16/25	50,116.65	53,754.85	2,088.19	1,550.00	2,464.19	2,643.08	102.67	76.21
12/31/25	181,476.40	194,650.59	7,561.52	5,612.67	8,923.04	9,570.81	371.79	275.97
01/12/26	12,668.39	13,588.04	527.85	391.81	622.88	668.11	25.95	19.27
02/25/26	5,214.99	5,537.57	161.29	161.29	256.42	272.28	7.93	7.93
03/27/26	12,703.42	13,355.57	259.25	392.89	624.62	656.68	12.75	19.32
04/29/26	8,790.33	9,150.99	88.79	271.87	432.21	449.95	4.37	13.37
05/27/26	3,166.35	3,264.28	-	97.93	155.69	160.50	-	4.82
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Adjust	-	-		-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	**$ 313,536.00**	**$ 335,561.53**	**$ 12,328.54**	**$ 9,696.99**	**$ 15,416.29**	**$ 16,499.28**	**$ 606.18**	**$ 476.79**
% COLLECTED		94.25%				94.25%		
TOTAL OUTSTANDING		**$ 20,481.10**				**$ 1,007.04**		

Date Rcvd	Net Amt Assmnts	Reserve Fund 005	Discount Amount	Collection Costs	Net Amt Assmnts	Series 2013 Debt Service Fund 200	Discount Amount	Collection Costs
Assessments Levied		**$125,997.92**				**$541,008.58**		
Allocation %		10.74%				46.12%		
11/25/25	$ 1,617.93	$ 1,735.38	$ 67.41	$ 50.04	$ 6,947.06	$ 7,451.38	$ 289.46	$ 214.86
12/10/25	12,324.92	13,219.64	513.54	381.18	52,920.61	56,762.35	2,205.03	1,636.72
12/16/25	17,735.50	19,023.00	738.98	548.52	76,152.51	81,680.76	3,173.02	2,355.23
12/31/25	64,221.66	68,883.80	2,675.90	1,986.24	275,754.31	295,772.56	11,489.76	8,528.48
01/12/26	4,483.14	4,808.60	186.80	138.65	19,249.68	20,647.10	802.07	595.35
02/25/26	1,845.52	1,959.66	57.07	57.07	7,924.21	8,414.36	245.08	245.08
03/27/26	4,495.54	4,726.33	91.75	139.04	19,302.91	20,293.85	393.94	597.00
04/29/26	3,110.76	3,238.39	31.42	96.21	13,356.96	13,904.98	134.92	413.10
05/27/26	1,120.52	1,155.18	-	34.66	4,811.29	4,960.10	-	148.80
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Adjust	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	**$ 110,955.51**	**$ 118,749.98**	**$ 4,362.88**	**$ 3,431.59**	**$ 476,419.52**	**$ 509,887.44**	**$ 18,733.27**	**$ 14,734.63**
% COLLECTED		94.25%				94.25%		
TOTAL OUTSTANDING		**$ 7,247.94**				**$ 31,121.14**		

Date Rcvd	Net Amt Assmnts	Series 2015 Debt Service Fund 201	Discount Amount	Collection Costs
Assessments Levied		**$132,575.10**		
Allocation %		11.30%		
11/25/25	$ 1,702.39	$ 1,825.97	$ 70.93	$ 52.65
12/10/25	12,968.30	13,909.71	540.34	401.08
12/16/25	18,661.29	20,016.01	777.56	577.16
12/31/25	67,574.08	72,479.58	2,815.59	2,089.92
01/12/26	4,717.17	5,059.61	196.55	145.89
02/25/26	1,941.84	2,061.95	60.06	60.06
03/27/26	4,730.21	4,973.04	96.54	146.30
04/29/26	3,273.15	3,407.44	33.06	101.23
05/27/26	1,179.02	1,215.48	-	36.46
	-	-	-	-
	-	-	-	-
	-	-	-	-
Adjust	-	-	-	-
	-	-	-	-
TOTAL	**$ 116,747.43**	**$ 124,948.79**	**$ 4,590.63**	**$ 3,610.75**
% COLLECTED		94.25%		
TOTAL OUTSTANDING		**$ 7,626.31**		

Transfers to Debt Service 2013		
	(4,603.16)	Balance forward
	435,627.33	xfr
	28,275.82	xfr
	-	xfr
	-	xfr
	(1,048.71)	qtr int
Total	458,251.28	
Due to DS	**18,168.24**	

Transfers to Debt Service 2015		
	31,469.98	Balance forward
	74,153.23	xfr
	6,929.03	xfr
	-	xfr
	-	xfr
	-	
	(256.99)	qtr int
Total	112,295.25	
Due to DS	**4,452.16**	

CHECK REQUEST FORM

District Name:	Heritage Harbour South
Date:	May 27, 2026
Invoice Number:	DSXfr 052726
Please issue a check to:	
Vendor Name:	Heritage Harbour South c/o **WellsFargo**
Vendor No.:	V00031
Check amount:	$18,168.24
Please cut check from Acct. #:	BankUnited GF Acct# 0495
Please code to:	200-131000-1000
	Series 2013
Check Description/Reason:	Xfr FY 2026 Special Assessments received
Mailing instructions:	Please FedEx with letter to Trustee at WellsFargo
Due Date for Check:	include in next AP batch
Requestor:	Jennifer Stewart

Manager's Approval:	Lucus Mc Donald
Date:	6/25/2026

HERITAGE HARBOUR SOUTH
Community Development District
11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076
(954) 603-0030

May 19, 2026

Wells Fargo Bank - CTS payment processing
Lockbox Services 856470
1801 Parkview Dr, 1st Floor
Shoreview, MN 55126

SERIES 2013

Re: FY 2026 Special Assessment Collections

To Whom it May Concern:

Enclosed please find the following check representing special assessments collected for Heritage Harbour South Community Development District.

Series 2013 $ 18,168.24

Please deposit these funds into the Series 2013 Revenue account.

Account # 46553300

Should you have any questions, please do not hesitate to contact me at (954) 603-0030.

Sincerely,

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Jennifer Stewart

Jennifer Stewart
District Accountant

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, 2026

Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	Net Amt Assmnts	General Fund 001	Discount Amount	Collection Costs
Assessments Levied				**$1,173,130.55**		**$356,042.63**		
Allocation %				100%		30.35%		
11/25/25	$ 15,064.10	$ 627.67	$ 465.90	$ 16,157.67	$ 4,571.92	$ 4,903.82	$ 190.50	$ 141.40
12/10/25	114,753.78	4,781.41	3,549.09	123,084.28	34,827.53	37,355.82	1,451.15	1,077.14
12/16/25	165,130.16	6,880.42	5,107.12	177,117.70	50,116.65	53,754.85	2,088.19	1,550.00
12/31/25	597,949.50	24,914.56	18,493.28	641,357.34	181,476.40	194,650.59	7,561.52	5,612.67
01/12/26	41,741.27	1,739.22	1,290.97	44,771.46	12,668.39	13,588.04	527.85	391.81
02/25/26	17,182.96	531.43	531.43	18,245.82	5,214.99	5,537.57	161.29	161.29
03/27/26	41,856.71	854.22	1,294.54	44,005.47	12,703.42	13,355.57	259.25	392.89
04/29/26	28,963.41	292.56	895.78	30,151.75	8,790.33	9,150.99	88.79	271.87
05/27/26	10,432.87	-	322.67	10,755.54	3,166.35	3,264.28	-	97.93
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Adjust	-	-	-	-	-	-		-
	-	-	-	-	-	-	-	-
TOTAL	**$ 1,033,074.76**	**$ 40,621.49**	**$ 31,950.78**	**$ 1,105,647.03**	**$ 313,536.00**	**$ 335,561.53**	**$ 12,328.54**	**$ 9,696.99**
% COLLECTED				94.25%		94.25%		
TOTAL OUTSTANDING				**$ 67,483.52**		**$ 20,481.10**		

Allocation by Fund (continued)

Date Rcvd	Net Amt Assmnts	GC Twin Villas 001	Discount Amount	Collection Costs	Net Amt Assmnts	Reserve Fund 005	Discount Amount	Collection Costs
Assessments Levied		**$17,506.32**				**$125,997.92**		
Allocation %		1.49%				10.74%		
11/25/25	$ 224.80	$ 241.12	$ 9.37	$ 6.95	$ 1,617.93	$ 1,735.38	$ 67.41	$ 50.04
12/10/25	1,712.44	1,836.75	71.35	52.96	12,324.92	13,219.64	513.54	381.18
12/16/25	2,464.19	2,643.08	102.67	76.21	17,735.50	19,023.00	738.98	548.52
12/31/25	8,923.04	9,570.81	371.79	275.97	64,221.66	68,883.80	2,675.90	1,986.24
01/12/26	622.88	668.11	25.95	19.27	4,483.14	4,808.60	186.80	138.65
02/25/26	256.42	272.28	7.93	7.93	1,845.52	1,959.66	57.07	57.07
03/27/26	624.62	656.68	12.75	19.32	4,495.54	4,726.33	91.75	139.04
04/29/26	432.21	449.95	4.37	13.37	3,110.76	3,238.39	31.42	96.21
05/27/26	155.69	160.50	-	4.82	1,120.52	1,155.18	-	34.66
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Adjust	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	**$ 15,416.29**	**$ 16,499.28**	**$ 606.18**	**$ 476.79**	**$ 110,955.51**	**$ 118,749.98**	**$ 4,362.88**	**$ 3,431.59**
% COLLECTED		94.25%				94.25%		
TOTAL OUTSTANDING		**$ 1,007.04**				**$ 7,247.94**		

Date Rcvd	Net Amt Assmnts	Series 2013 Debt Service Fund 200	Discount Amount	Collection Costs	Net Amt Assmnts	Series 2015 Debt Service Fund 201	Discount Amount	Collection Costs
Assessments Levied		**$541,008.58**				**$132,575.10**		
Allocation %		46.12%				11.30%		
11/25/25	$ 6,947.06	$ 7,451.38	$ 289.46	$ 214.86	$ 1,702.39	$ 1,825.97	$ 70.93	$ 52.65
12/10/25	52,920.61	56,762.35	2,205.03	1,636.72	12,968.30	13,909.71	540.34	401.08
12/16/25	76,152.51	81,680.76	3,173.02	2,355.23	18,661.29	20,016.01	777.56	577.16
12/31/25	275,754.31	295,772.56	11,489.76	8,528.48	67,574.08	72,479.58	2,815.59	2,089.92
01/12/26	19,249.68	20,647.10	802.07	595.35	4,717.17	5,059.61	196.55	145.89
02/25/26	7,924.21	8,414.36	245.08	245.08	1,941.84	2,061.95	60.06	60.06
03/27/26	19,302.91	20,293.85	393.94	597.00	4,730.21	4,973.04	96.54	146.30
04/29/26	13,356.96	13,904.98	134.92	413.10	3,273.15	3,407.44	33.06	101.23
05/27/26	4,811.29	4,960.10	-	148.80	1,179.02	1,215.48	-	36.46
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Adjust	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	**$ 476,419.52**	**$ 509,887.44**	**$ 18,733.27**	**$ 14,734.63**	**$ 116,747.43**	**$ 124,948.79**	**$ 4,590.63**	**$ 3,610.75**
% COLLECTED		94.25%				94.25%		
TOTAL OUTSTANDING		**$ 31,121.14**				**$ 7,626.31**		

Transfers to Debt Service	2013	
	(4,603.16)	Balance forward
	435,627.33	xfr
	28,275.82	xfr
	-	xfr
	-	xfr
	(1,048.71)	qtr int
Total	458,251.28	
Due to DS	**18,168.24**	

Transfers to Debt Service	2015	
	31,469.98	Balance forward
	74,153.23	xfr
	6,929.03	xfr
	-	xfr
	-	xfr
	-	
	(256.99)	qtr int
Total	112,295.25	
Due to DS	**4,452.16**	

CHECK REQUEST FORM

District Name:	Heritage Harbour South
Date:	May 27, 2026
Invoice Number:	DSXfr 051926
Please issue a check to:	
Vendor Name:	Heritage Harbour South c/o **US Bank**
Vendor No.:	V00032
Check amount:	$4,452.16
Please cut check from Acct. #:	BankUnited GF Acct# 0495
Please code to:	201-131000-1000
	Series 2015
Check Description/Reason:	Xfr FY 2026 Special Assessments received
Mailing instructions:	Please FedEx with letter to Trustee at US Bank
Due Date for Check:	include in next AP batch
Requestor:	Jennifer Stewart

Manager's Approval:	Lucus Mc Donald
Date:	6/25/2026

HERITAGE HARBOUR SOUTH
Community Development District
11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076
(954) 603-0030

May 27, 2026

U.S. Bank National Association
C/O Heritage Harbour South CDD - Series 2015 Revenue Refunding Bond
Attention: Deposits / Lee Daugherty
LOCKBOX SERV 12-2657 EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: FY 2026 Special Assessment Collections

Dear Lee:

Enclosed please find the following check representing special assessments collected for Heritage Harbour South Community Development District.

Series 2015 **$ 4,452.16**

Please deposit these funds into the Series 2015 Revenue account.

Account # 222068004

Should you have any questions, please do not hesitate to contact me at (954) 603-0030.

Sincerely,

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Jennifer Stewart

Jennifer Stewart
District Accountant

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, 2026

Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	Allocation by Fund: Net Amt Assmnts	General Fund	Discount Amount	Collection Costs
						001		
Assessments Levied				**$1,173,130.55**		**$356,042.63**		
Allocation %				100%		30.35%		
11/25/25	$ 15,064.10	$ 627.67	$ 465.90	$ 16,157.67	$ 4,571.92	$ 4,903.82	$ 190.50	$ 141.40
12/10/25	114,753.78	4,781.41	3,549.09	123,084.28	34,827.53	37,355.82	1,451.15	1,077.14
12/16/25	165,130.16	6,880.42	5,107.12	177,117.70	50,116.65	53,754.85	2,088.19	1,550.00
12/31/25	597,949.50	24,914.56	18,493.28	641,357.34	181,476.40	194,650.59	7,561.52	5,612.67
01/12/26	41,741.27	1,739.22	1,290.97	44,771.46	12,668.39	13,588.04	527.85	391.81
02/25/26	17,182.96	531.43	531.43	18,245.82	5,214.99	5,537.57	161.29	161.29
03/27/26	41,856.71	854.22	1,294.54	44,005.47	12,703.42	13,355.57	259.25	392.89
04/29/26	28,963.41	292.56	895.78	30,151.75	8,790.33	9,150.99	88.79	271.87
05/27/26	10,432.87	-	322.67	10,755.54	3,166.35	3,264.28	-	97.93
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Adjust	-	-	-	-	-	-		-
	-	-	-	-	-	-	-	-
TOTAL	**$ 1,033,074.76**	**$ 40,621.49**	**$ 31,950.78**	**$ 1,105,647.03**	**$ 313,536.00**	**$ 335,561.53**	**$ 12,328.54**	**$ 9,696.99**
% COLLECTED				94.25%		94.25%		
TOTAL OUTSTANDING				**$ 67,483.52**		**$ 20,481.10**		

Date Rcvd	Net Amt Assmnts	GC Twin Villas	Discount Amount	Collection Costs	Net Amt Assmnts	Reserve Fund	Discount Amount	Collection Costs
		001				005		
Assessments Levied		**$17,506.32**				**$125,997.92**		
Allocation %		1.49%				10.74%		
11/25/25	$ 224.80	$ 241.12	$ 9.37	$ 6.95	$ 1,617.93	$ 1,735.38	$ 67.41	$ 50.04
12/10/25	1,712.44	1,836.75	71.35	52.96	12,324.92	13,219.64	513.54	381.18
12/16/25	2,464.19	2,643.08	102.67	76.21	17,735.50	19,023.00	738.98	548.52
12/31/25	8,923.04	9,570.81	371.79	275.97	64,221.66	68,883.80	2,675.90	1,986.24
01/12/26	622.88	668.11	25.95	19.27	4,483.14	4,808.60	186.80	138.65
02/25/26	256.42	272.28	7.93	7.93	1,845.52	1,959.66	57.07	57.07
03/27/26	624.62	656.68	12.75	19.32	4,495.54	4,726.33	91.75	139.04
04/29/26	432.21	449.95	4.37	13.37	3,110.76	3,238.39	31.42	96.21
05/27/26	155.69	160.50	-	4.82	1,120.52	1,155.18	-	34.66
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Adjust	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	**$ 15,416.29**	**$ 16,499.28**	**$ 606.18**	**$ 476.79**	**$ 110,955.51**	**$ 118,749.98**	**$ 4,362.88**	**$ 3,431.59**
% COLLECTED		94.25%				94.25%		
TOTAL OUTSTANDING		**$ 1,007.04**				**$ 7,247.94**		

Date Rcvd	Net Amt Assmnts	Series 2013 Debt Service Fund	Discount Amount	Collection Costs	Net Amt Assmnts	Series 2015 Debt Service Fund	Discount Amount	Collection Costs
		200				201		
Assessments Levied		**$541,008.58**				**$132,575.10**		
Allocation %		46.12%				11.30%		
11/25/25	$ 6,947.06	$ 7,451.38	$ 289.46	$ 214.86	$ 1,702.39	$ 1,825.97	$ 70.93	$ 52.65
12/10/25	52,920.61	56,762.35	2,205.03	1,636.72	12,968.30	13,909.71	540.34	401.08
12/16/25	76,152.51	81,680.76	3,173.02	2,355.23	18,661.29	20,016.01	777.56	577.16
12/31/25	275,754.31	295,772.56	11,489.76	8,528.48	67,574.08	72,479.58	2,815.59	2,089.92
01/12/26	19,249.68	20,647.10	802.07	595.35	4,717.17	5,059.61	196.55	145.89
02/25/26	7,924.21	8,414.36	245.08	245.08	1,941.84	2,061.95	60.06	60.06
03/27/26	19,302.91	20,293.85	393.94	597.00	4,730.21	4,973.04	96.54	146.30
04/29/26	13,356.96	13,904.98	134.92	413.10	3,273.15	3,407.44	33.06	101.23
05/27/26	4,811.29	4,960.10	-	148.80	1,179.02	1,215.48	-	36.46
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Adjust	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	**$ 476,419.52**	**$ 509,887.44**	**$ 18,733.27**	**$ 14,734.63**	**$ 116,747.43**	**$ 124,948.79**	**$ 4,590.63**	**$ 3,610.75**
% COLLECTED		94.25%				94.25%		
TOTAL OUTSTANDING		**$ 31,121.14**				**$ 7,626.31**		

Transfers to Debt Service	2013	
	(4,603.16)	Balance forward
	435,627.33	xfr
	28,275.82	xfr
	-	xfr
	-	xfr
	(1,048.71)	qtr int
Total	458,251.28	
Due to DS	**18,168.24**	

Transfers to Debt Service	2015	
	31,469.98	Balance forward
	74,153.23	xfr
	6,929.03	xfr
	-	xfr
	-	xfr
	-	
	(256.99)	qtr int
Total	112,295.25	
Due to DS	**4,452.16**	

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
181020	6/3/2026
CUSTOMER ID	**NET TERMS**
C4958	Due On Receipt
PO#	**DUE DATE**
	6/3/2026

BILL TO

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

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	4,914.00		4,914.00
Subtotal					**4,914.00**

Subtotal	$4,914.00
Tax	$0.00
Total Due	$4,914.00

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

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

Invoice #	INV-SN-1444
Invoice Date:	6/1/2026
Due Date:	7/1/2026
PO#:	Quarterly Invoice

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

Subscription start: 10/1/2025
Subscription end: 9/30/2026

Subtotal:	$384.38
Tax Total:	
Total:	$384.38
Amount Paid:	$0.00
Amount Due:	**$384.38**

Direct Deposit Instruction:

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

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

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

INVOICE

Invoice # 7051
Date: 06/01/2026
Due On: 07/01/2026

Heritage Harbour South Community Development District
inframarkcms@payableslockbox.com

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$2,092.50	) - (	$0.00	) =	**$2,092.50**

HHSOUTH

Heritage Harbour South Community Development District

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	05/05/2026	Continued review of agenda package. Tele-conv. with Chairman. Final preparation for CDD meeting and attend meeting.	3.75	$310.00	$1,162.50
Service	AHC	05/06/2026	Follow-up on action items from 5/5 CDD meeting including scheduling of call with Master HOA counsel.	0.25	$310.00	$77.50
Service	AHC	05/12/2026	Prepare for and attend virtual meeting with Master HOA counsel to discuss maintenance issues. Follow-up call with Chairman post meeting.	0.75	$310.00	$232.50
Service	AHC	05/14/2026	Exchange e-mails re: trip/fall near Beacon Lake and forward HHMA Maintenance Agreements.	0.25	$310.00	$77.50
Service	AHC	05/15/2026	Exchange e-mails re: Villas property and brief tele-conv. with Chairman.	0.25	$310.00	$77.50
Service	AHC	05/20/2026	Exchange e-mails with Supervisor Bacon re: resignation and discuss with District Manager.	0.25	$310.00	$77.50
Service	AHC	05/26/2026	Exchange e-mails re: roadway damage by Villas developer. Review formal Bacon resignation correspondence. Prepare Officer	0.50	$310.00	$155.00

			Resolution for agenda package.			
Service	AHC	05/28/2026	Tele-conv. with Chair and District Manager and initial review of responsibilities re: Stoneybrook street lights. E-mail Mark Bruce re: roadway repairs. Continued e-mail exchange re: Master HOA Maintenance Agreement.	0.50	$310.00	$155.00
Service	AHC	05/29/2026	Brief tele-conv. with Supervisor Neville re: trip/fall incident and continued e-mail exchange re: Master Association maintenance issues.	0.25	$310.00	$77.50

Subtotal	**$2,092.50**
Total	**$2,092.50**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7051	07/01/2026	$2,092.50	$0.00	$2,092.50

Outstanding Balance	**$2,092.50**
Total Amount Outstanding	**$2,092.50**

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.

Invoice

Schappacher Engineering LLC

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

Date	Invoice #
6/5/2026	3048

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
5/1/2026	Discussion with CDD chairperson regarding drainage issues, follow up with HOA management company. Coordinate with vendor for RPM repairs, respond to insurance agent regarding trip and fall incident on Beacon Lake path.	1.25	165.00	206.25
5/4/2026	Prepare map for RPM repairs and coordinate with vendor.	0.5	165.00	82.50
5/5/2026	Prep work for CDD meeting, review agenda items and print pertinent documents. Print radar sign summary reports, reach out to vendors for updates on sidewalk and drainage repairs. Attend CDD meeting and site review.	5.25	165.00	866.25
5/6/2026	Coordinate with seal coating vendor regarding fading concerns. Prepare map for relocation of radar signs. Site review to check on appropriate locations for radar signs. Send map to vendor for relocation.	2.25	165.00	371.25
5/7/2026	Prepare justification of costs for Inframark. File documents.	0.5	165.00	82.50
5/11/2026	Coordinate with vendors for RPM repairs.	0.25	165.00	41.25
5/13/2026	Respond to CDD manager and CDD chairperson regarding speed humps.	0.25	165.00	41.25
5/14/2026	Research files for asphalt path around Beacon Lake, respond to attorney and insurance agent for trip and fall incident.	0.5	165.00	82.50
5/15/2026	Coordinate with team on grate replacement and update with vendor.	0.25	165.00	41.25
5/26/2026	Review e-mail from CDD attorney on Golf Villas roadway warrantee repairs.	0.25	165.00	41.25

Please make checks payable to Schappacher Engineering
Thank you for your business!

Total $1,856.25

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	Tip and Fall Incident	Golf Villas	Central Park	Golf Course Assistance
5/1/2026				82.50			41.25	82.50			
5/4/2026				82.50							
5/5/2026	495.00	41.25	165.00	82.50			82.50				
5/6/2026			288.75	82.50							
5/7/2026	82.50										
5/11/2026				41.25							
5/13/2026				41.25							
5/14/2026										82.50	
5/15/2026							41.25				
5/26/2026									41.25		
Monthly Total	$577.50	$41.25	$453.75	$412.50	$0.00	$0.00	$165.00	$82.50	$41.25	$82.50	$0.00
Annual Total	**$3,795.00**	**$866.25**	**$907.50**	**$7,287.00**	**$990.00**	**$1,938.75**	**$3,341.25**	**$165.00**	**$453.75**	**$123.75**	**$495.00**

Invoice

Schappacher Engineering LLC

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

Date	Invoice #
4/7/2026	3024

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
3/2/2026	Review e-mail from CDD chairperson regarding irrigation system issues and respond. Discussion with CDD chairperson and research files for plans showing reclaimed water system in community. Prep work for CDD meeting, review agenda items and print pertinent documents, reach out to vendors for updates on sidewalk repairs.	2.75	165.00	453.75
3/3/2026	Prep work for CDD meeting, review agenda items and print pertinent documents. Review meeting minutes from Heritage Harbour North CDD regarding installation of their own reclaimed water mains. Attend CDD meeting.	4	165.00	660.00
3/4/2026	Prepare fully executed agreement for sidewalk repairs and send to all parties.	0.5	165.00	82.50
3/12/2026	Scan and file documents.	0.5	165.00	82.50
3/16/2026	Prepare justification of costs for Inframark.	0.25	165.00	41.25
3/19/2026	Review documents from CDD manager regarding trip and fall incident, respond. Prep work for site review to check on drainage issue, print maps and plans. Discussion with CDD chairperson regarding damaged utility along entrance to golf villas.	1.5	165.00	247.50
3/20/2026	Site meeting to review drainage issue along Stone Harbour Loop. Review reported utility damage at entrance to golf villas. Prepare drainage deficiency report and include marked map of suggested recommendations to address the deficiencies. Prepare radar sign reports.	5	165.00	825.00
3/23/2026	Revise drainage deficiency report and send to Inframark to include in next agenda package. Prepare radar reports.	1.75	165.00	288.75
3/24/2026	Prepare summary of radar reports and send to CDD manager to include in upcoming agenda package. Coordinate with vendor on sidewalk repairs.	1.75	165.00	288.75
3/25/2026	Coordinate with sidewalk vendor for additional repair areas. Respond to CDD manager and Master Association.	0.75	165.00	123.75
3/26/2026	Coordinate with CDD chairperson regarding exploratory investigation of existing reclaimed system along River Heritage Blvd. regarding possible system for River Strand, discuss irrigation damage at golf villas.	0.25	165.00	41.25

Please make checks payable to Schappacher Engineering
Thank you for your business!

Total

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
4/7/2026	3024

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
3/27/2026	Review e-mail from board supervisor regarding pipe in wetland buffer, respond.	0.25	165.00	41.25
3/30/2026	Review files and utility plans at Central Park for any utility near wetland buffer at baseball field, respond to board member and MPOA.	0.5	165.00	82.50
3/31/2026	Prep work for upcoming CDD meeting, review agenda items and print pertinent documents. Coordinate with vendors for updates. Review plats for River Heritage Blvd., highlight and send to CDD attorney in regards to River Strand irrigation system.	1.25	165.00	206.25

Please make checks payable to Schappacher Engineering
Thank you for your business!

Total $3,465.00

STONEYBROOK AT HERITAGE HARBOUR HOA

INVOICE

INVOICE # 06022026
DATE: 06/02/2026

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

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

COMMENTS OR SPECIAL INSTRUCTIONS:
Meeting Room Rental – June 2,2026

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	June 2,2026 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 Manager.
Phone: 941-750-9688
Email: Manager@StoneybrookHOA.com

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – August 2026

- Next Meeting is scheduled for September 1, 2026, this will be the last meeting of FY2026.

- The Master Association was advised on July 27, 2026, that maintenance under the existing agreement may be necessary to address vegetation growth and prepare the area surrounding the central ditch between Haven Harbour Drive and the bridge adjacent to Pond 29 for hurricane season. Additionally, weeds and grass along the silt fence have become overgrown and will require trimming soon.

- Name tags were ordered 7/27/26 and are expected to arrive within 7 business days

- Still awaiting a response from Edgewood Properties to confirm if they are the same contractor that applied for the SWFWMD permits to ensure that the appropriate contractor receives any notices or correspondence from the EPA.

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT