

***Heritage Harbour South
Community Development
District***

**October 6, 2026
Agenda**

Heritage Harbour South Community Development District

Board of Supervisors

Philip Frankel, Chair
Kevin Kruckeberg, Vice Chair
Mike Neville, Assistant Secretary
Lisa Davis, Assistant Secretary
Helen Carlsen, Assistant Secretary

District Staff

Kristee Cole, Senior District Manager
Alize Aninipot, District Manager
Andrew Cohen, District Counsel
Rick Schappacher, District Engineer
Jennifer Stewart, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Tuesday, October 6, 2026, at 5:00 p.m.

The Regular Meeting of the **Heritage Harbour South Community Development District** will be held on Tuesday, October 6, 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/280842110522886?p=mEoK3ktgArlJOGlwFB>

Meeting ID: 280 842 110 522 886
Dial-in by Phone: +1 314-798-1835

Passcode: kz2mt3ZD
PIN: 605168439#

THE REGULAR MEETING OF THE 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. STAFF REPORTS

A. District Accountant

- i. Review of July and August 2026 Financials..... Page 4

B. District Counsel

C. District Engineer

- i. Review of Engineering Report Regarding Hole 6 and Lake 7
Drainage Issues Page 63
- ii. Discussion of Becker Correspondence Regarding Stone Harbour I
Condominium Drainage and Flooding Page 70
- iii. Review of Camden Harbour Loop Pavement Page 80
- iv. Review of Radar Report Summaries..... Page 84

D. District Manager

- i. District Manager Report

5. BUSINESS ITEMS

- A. Consideration of Engagement Letter with LLS Tax Solutions Inc. for

Arbitrage Services for the Series 2015 Bonds.....	Page 95
B. Consideration of Lease Renewal Request and Proposed Facility Enhancements	
i. Vendor and Insurance Requirements	Page 98
ii. Lighting Agreement	Page 99
C. Discussion of Central Park Tree Trimming, Sign Repairs, Conservation	
Easement U Sign Reinstallation, and Maintenance Response Times	Page 103
6. BUSINESS ADMINISTRATION	
A. Consideration of Minutes from the Regular Meeting held August 4, 2026	Page 110
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	

***Heritage Harbour South
Community
Development
District***

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



Table of Contents

FINANCIAL STATEMENTS

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

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	Page 11
Cash and Investment Balances	Page 12
Check Register and Invoices	Page 13 - 22

HERITAGE HARBOUR SOUTH
Community Development District

Financial Statements

(Unaudited)

July 31, 2026

Balance Sheet
July 31, 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	\$ 260,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,903
Due From Other Funds	-	277,226	18,009	4,366	-	-	299,601
Investments:							
Money Market Account	1,090,478	-	-	-	-	-	1,090,478
Custody	-	373,747	-	-	-	-	373,747
Interest Fund (A-1)	-	-	8	-	-	-	8
Interest Fund (A-2)	-	-	1	-	-	-	1
Prepayment Account	-	-	-	1,423	-	-	1,423
Principal Fund (A-1)	-	-	5	-	-	-	5
Reserve Fund	-	-	-	30,421	-	-	30,421
Reserve Fund (A-1)	-	-	225,773	-	-	-	225,773
Reserve Fund (A-2)	-	-	29,344	-	-	-	29,344
Revenue Fund	-	-	33,338	93,227	-	-	126,565
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	\$ 1,351,701	\$ 651,973	\$ 609,566	\$ 129,437	\$ 31,766,126	\$ 4,595,000	\$ 39,103,803
LIABILITIES							
Accounts Payable	\$ 1,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,060
Bonds Payable	-	-	-	-	-	4,595,000	4,595,000
Due To Other Funds	299,601	-	-	-	-	-	299,601
TOTAL LIABILITIES	300,661	-	-	-	-	4,595,000	4,895,661
FUND BALANCES							
Nonspendable:							
Prepaid Items	320	1,000	-	-	-	-	1,320
Restricted for:							
Debt Service	-	-	609,566	129,437	-	-	739,003
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:	961,068	336,571	-	-	31,766,126	-	33,063,765
TOTAL FUND BALANCES	\$ 1,051,040	\$ 651,973	\$ 609,566	\$ 129,437	\$ 31,766,126	\$ -	\$ 34,208,142
TOTAL LIABILITIES & FUND BALANCES	\$ 1,351,701	\$ 651,973	\$ 609,566	\$ 129,437	\$ 31,766,126	\$ 4,595,000	\$ 39,103,803

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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	\$ -	\$ -	\$ 20,439	\$ 20,439	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	382,585	23,978	106.69%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	10,000	8,400	1,600	70.00%
FICA Taxes	200	167	92	75	46.00%
ProfServ-Arbitrage Rebate	1,100	1,100	-	1,100	0.00%
ProfServ-Trustee Fees	12,000	11,250	9,483	1,767	79.03%
Disclosure Report	1,000	1,000	-	1,000	0.00%
District Counsel	40,500	33,750	27,673	6,077	68.33%
District Engineer	37,000	30,833	23,708	7,125	64.08%
District Manager	58,968	49,140	49,140	-	83.33%
Auditing Services	3,405	3,405	-	3,405	0.00%
Website Hosting/Email services	3,934	3,278	1,544	1,734	39.25%
Miscellaneous Mailings	250	208	10	198	4.00%
Public Officials Insurance	4,085	4,085	4,081	4	99.90%
Legal Advertising	1,000	1,000	457	543	45.70%
Miscellaneous Services	1,900	1,583	1,268	315	66.74%
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	158,445	136,871	21,574	73.99%
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	833	-	833	0.00%
Total Other Physical Environment	34,754	34,587	17,143	17,444	49.33%
Road and Street Facilities					
R&M-Sidewalks	31,000	25,833	38,275	(12,442)	123.47%
Roadway Repair & Maintenance	27,100	22,583	14,766	7,817	54.49%
R&M-Pressure Washing	19,000	19,000	-	19,000	0.00%
Street Sign Repairs/Replacements	10,000	8,333	2,674	5,659	26.74%
Guard & Gate Facility Maintenance	500	500	-	500	0.00%
Total Road and Street Facilities	87,600	76,249	55,715	20,534	63.60%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Reserves</u>					
Misc-Contingency	51,265	-	10,694	(10,694)	20.86%
Total Reserves	51,265	-	10,694	(10,694)	20.86%
TOTAL EXPENDITURES & RESERVES	358,607	269,281	220,423	48,858	61.47%
Excess (deficiency) of revenues Over (under) expenditures	-	89,326	162,162	72,836	0.00%
Net change in fund balance	\$ -	\$ 89,326	\$ 162,162	\$ 72,836	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	888,591	888,591	888,591		
FUND BALANCE, ENDING	\$ 888,591	\$ 977,917	\$ 1,050,753		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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	\$ -	\$ -	\$ 11,105	\$ 11,105	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	133,257	12,299	110.17%
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	127,601	9,163	0.00%
Net change in fund balance	\$ -	\$ 118,438	\$ 127,601	\$ 9,163	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	524,372	524,372	524,372		
FUND BALANCE, ENDING	\$ 524,372	\$ 642,810	\$ 651,973		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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	\$ -	\$ -	\$ 19,855	\$ 19,855	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	544,388	25,020	104.82%
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)	19,478	37,742	-106.65%
Net change in fund balance	\$ (18,264)	\$ (18,264)	\$ 19,478	\$ 37,742	-106.65%
FUND BALANCE, BEGINNING (OCT 1, 2025)	590,088	590,088	590,088		
FUND BALANCE, ENDING	\$ 571,824	\$ 571,824	\$ 609,566		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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	\$ -	\$ -	\$ 4,787	\$ 4,787	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	133,277	6,005	104.72%
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	6,095	4,810	474.32%
Net change in fund balance	\$ 1,285	\$ 1,285	\$ 6,095	\$ 4,810	474.32%
FUND BALANCE, BEGINNING (OCT 1, 2025)	123,342	123,342	123,342		
FUND BALANCE, ENDING	\$ 124,627	\$ 124,627	\$ 129,437		

Notes to the Financial Statements
July 31, 2026

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 106.7% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 61.5% of the Annual Budget.

Balance Sheet

Account Name	YTD Actual	Explanation
Assets		
Due from Other Funds	299,601	Due to Reserve fund and Debt Service Series.
Prepaid Items	1,320	Cloud storage for 2027.
Liabilities		
Accounts Payable	1,060	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	-	20,439	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				
<u>Administrative</u>				
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.
<u>Other Physical Environment</u>				
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
July 31, 2026

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
<u>Road and Street Facilities</u>				
Sidewalk Repair & Maintenance	31,000	38,275	123.47%	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	-	11,105	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				
<u>Administrative</u>				
Assessment Collection Costs	2,520	3,656	145.08%	Budgeted too low, will correct next year.
Debt Service - Series 2013				
Revenues				
Interest Income-Investments	-	19,855	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				
<u>Administrative</u>				
Assessment Collection Costs	10,820	15,699	145.09%	Budgeted too low, will correct next year.
<u>Debt Service</u>				
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	-	4,787	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.

Notes to the Financial Statements
July 31, 2026

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
<u>Administrative</u>				
Assessment Collection Costs	2,652	3,847	145.06%	Budgeted too low, will correct next year.
<u>Debt Service</u>				
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

July 31, 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)

HERITAGE HARBOUR SOUTH

Community Development District

Cash and Investment Balances July 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Account - Business Checking	BankUnited	0.00%	\$ 264,039
Money Market Account	BankUnited	3.37%	\$ 1,090,478
	Subtotal		\$ 1,354,517
DEBT SERVICE FUNDS			
Reserve Custody Account	US Bank	3.50%	\$ 373,747
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%	\$ 225,723
Series 2013 A2 Reserve	WellsFargo Trust	3.50%	\$ 29,344
Series 2013 A1/A2 Revenue	WellsFargo Trust	3.50%	\$ 336,423
Series 2013 A1 Sinking	WellsFargo Trust	3.50%	\$ -
Series 2013 A2 Sinking	WellsFargo Trust	3.50%	\$ 3
	Subtotal		\$ 591,507
Series 2015 Prepayment	US Bank	3.50%	\$ 1,423
Series 2015 Reserve	US Bank	3.50%	\$ 30,421
Series 2015 Revenue	US Bank	3.50%	\$ 93,227
	Subtotal		\$ 125,071
	Grand Total		\$ 2,444,842

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(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	100160	07/10/26	PERSSON,COHEN,MOONEY,FERNANDEZ & JACKSON. P.A.	7134	June 2026 District counsel services	District Counsel	531146-51401	\$4,340.00
001	100161	07/23/26	SCHAPPACHER ENGINEERING LLC	3063	ENGINEERING SVCS THRU JUNE 2026	District Engineer	531147-51301	\$2,805.00
001	100162	07/23/26	STONEBROOK AT HERITAGE	07072026	July 7, 2026, Meeting Room Rental	Miscellaneous Services	549001-51301	\$100.00
001	100163	07/23/26	ASPHALT REMEDIES LLC	AR256	6/21/26 Sidewalk Repairs	R&M-Sidewalks	546084-54101	\$20,100.00
001	100164	07/23/26	INFRAMARK LLC	183779	7/6/26 Administrative Fees	District Manager	531150-51301	\$4,914.00
001	300004	07/08/26	ADP INC	725231753-ACH	PAYROLL	Misc-Contingency	549900-58200	\$30.80
Fund Total								\$32,289.80

Total Checks Paid	\$32,289.80
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ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 725231753
Advice of Debit Date	: 07/03/2026
Advice of Debit Due Date	: 08/02/2026
Total Debited This Invoice	: \$30.80

i **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: 06/02/2026					
Workforce Now Payroll Solution Bundle	4	\$2.70 each		\$10.80	
Includes: Enhanced Payroll Delivery	1	\$20.00 each		\$20.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-X8P \$30.80

Total Debited \$30.80

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX0495 on 08/02/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

INVOICE

Asphalt Remedies LLC
711 W College Ave
Ruskin 33570

asphaltremediesllc@gmail.com
+1 (813) 957-2012



Bill to

Heritage Harbour Sidewalk Repair
313 Campus Street
Celebration, FL 34747

Invoice details

Invoice no.: AR256
Invoice date: 08/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sidewalk Repairs	5' Grinding - 132 \$6,600 9' Grinding - 2 \$150.00 5' Remove & replace- 242' \$13,255 Saw Cut -1 \$40.00 Epoxy Patch - 1 \$55.00		\$20,100.00	\$20,100.00

Total

\$20,100.00

Ways to pay



Note to customer

Thank you for your business.

[View and pay](#)

RECOMMENDED FOR PAYMENT:

Reck Schuppacher 6/30/26



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: July 2026

INVOICE

INVOICE#
183779
CUSTOMER ID
C4958
PO#

DATE
7/6/2026
NET TERMS
Due On Receipt
DUE DATE
7/6/2026

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.

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELLORS AT LAW

INVOICE

Invoice # 7134
Date: 07/01/2026
Due On: 08/01/2026

Heritage Harbour South Community Development District
inframarkcms@payableslockbox.com

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
\$0.00	+ \$4,340.00	- (\$0.00)	\$4,340.00

HHSOUTH

Heritage Harbour South Community Development District

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	06/01/2026	Tele-conv. with Chair re: pending items. Exchange e-mails with Master HOA counsel.	0.50	\$310.00	\$155.00
Service	AHC	06/02/2026	Continued review of agenda packages and prepare for CDD meeting and audit meeting. Review irrigation water postings and information from engineer. Review trip/fall litigation and exchange e-mails with Supervisor Neville. Final preparation for CDD meeting and audit meeting and attend meetings.	4.25	\$310.00	\$1,317.50
Service	AHC	06/03/2026	Follow-up on action items from CDD meeting. Tele-conv. with Chair re: pending items. Exchange e-mails with Villas parcel counsel.	0.75	\$310.00	\$232.50
Service	AHC	06/04/2026	Brief tele-conv. with Chairman. Review and respond to e-mail from Villas developer.	0.25	\$310.00	\$77.50
Service	AHC	06/05/2026	Tele-conv. with Chair re: irrigation and other Master HOA pending items.	0.25	\$310.00	\$77.50
Service	AHC	06/09/2026	Exchange e-mails re: HHN irrigation. Review CDD meeting summary. Tele-conv. with Master HOA counsel and	0.75	\$310.00	\$232.50

follow-up tele-conv. with Chair.						
Service	AHC	06/10/2026	Tele-conv. with Chairman and review issues regarding Master Association maintenance.	0.25	\$310.00	\$77.50
Service	AHC	06/11/2026	Exchange e-mails re: Lighthouse Drive maintenance.	0.25	\$310.00	\$77.50
Service	AHC	06/12/2026	Tele-conv. with Chairman re: HHMA maintenance issues and follow-up with HHMA counsel. Review historical assessment information re: bonds and O&M for new Villas parcels and exchange e-mails with District management.	1.25	\$310.00	\$387.50
Service	AHC	06/15/2026	Review e-mails re: silt fence deficiency in construction area. Review e-mail re: golf course infringement of preserve area.	0.25	\$310.00	\$77.50
Service	AHC	06/16/2026	Review HHMA Maintenance Agreement and prepare for meeting with HHMA counsel. Attend meeting.	1.00	\$310.00	\$310.00
Service	AHC	06/17/2026	Tele-conv. with Chairman. Follow-up e-mail to Villas developer re: repairs to CDD roadway and irrigation.	0.25	\$310.00	\$77.50
Service	AHC	06/18/2026	Review issues re: Villas developer damage to CDD irrigation system.	0.25	\$310.00	\$77.50
Service	AHC	06/22/2026	Review e-mails re: failing silt fence at commercial area and e-mails with golf course re: violations on CDD property. Multiple tele-conv. with Chairman re: pending items. Confer with associate counsel re: revisions to HHMA Maintenance Agreement. Initial preparation of budget public hearing documents.	1.25	\$310.00	\$387.50
Service	AHC	06/23/2026	Work on draft ad and mailed notice for budget public hearing and exchange e-mails with District management.	0.75	\$310.00	\$232.50
Service	AHC	06/24/2026	Review multiple e-mails re: pond work and silt barriers in commercial area.	0.25	\$310.00	\$77.50
Service	AF	06/26/2026	Review and update shared services agreement with the Master Homeowner's Association; Provide draft to ACohen.	1.25	\$310.00	\$387.50
Service	AHC	06/30/2026	Initial review of agenda package for 7/7 CDD meeting.	0.25	\$310.00	\$77.50

Subtotal \$4,340.00

Total \$4,340.00

Detailed Statement of Account**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7134	08/01/2026	\$4,340.00	\$0.00	\$4,340.00
Outstanding Balance				\$4,340.00
Total Amount Outstanding				\$4,340.00

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

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

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
7/6/2026	3063

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
6/1/2026	Prep work for CDD meeting, review agenda and print pertinent documents. Reach out to vendors for updates regarding radar sign location, storm drain grate replacement and sidewalk repairs.	0.75	165.00	123.75
6/2/2026	Coordinate with contractor to relocate radar signs. Download radar data and prepare reports. Review e-mails from CDD manager, search SWFWMD files for FWU documents then forward to CDD chairperson and CDD manager. Attend CDD meeting and site reviews.	4.75	165.00	783.75
6/3/2026	Site review to check on sidewalk repairs and deficient storm drain. Review relocated radar sign and reset signs. Review files and send documents to CDD manager regarding trip and fall incident on Stone Harbour Loop.	2.25	165.00	371.25
6/4/2026	Coordinate with Traffic Logix on radar sign issues. Trouble shoot radar sign. Prepare justification of costs for Inframark.	2	165.00	330.00
6/5/2026	Change radar sign locations in Traffic Logix cloud website. Review invoice to relocate radar signs and forward to Inframark for processing.	0.5	165.00	82.50
6/8/2026	Prepare laptop for field review to troubleshoot radar sign and coordinate with Traffic Logix.	0.75	165.00	123.75
6/9/2026	Site review and troubleshoot defective radar sign. Coordinate with Traffic Logix.	2.5	165.00	412.50
6/10/2026	Review e-mail from board member regarding damaged silt fence along Beacon Lake trail and reach out to Marketplace, follow up with board member and MPOA.	0.5	165.00	82.50
6/11/2026	Research files for Beacon Lake and recreation area, send files to team.	0.25	165.00	41.25
6/29/2026	Review e-mails and respond to team. Coordinate with CDD manager on irrigation damage from sidewalk repairs. Coordinate with CDD manager regarding Golf Villas and pond ownership. Coordinate with vendor on status of grate replacement.	1.25	165.00	206.25
6/30/2026	Research SWFWMD website for recertification requirements for all phases and update spreadsheet. Review sidewalk repair invoice and forward to Inframark for processing. Follow up with Traffic Logix for new radar sign motherboard.	1.5	165.00	247.50
Please make checks payable to Schappacher Engineering Thank you for your business!		Total \$2,805.00		

Heritage Harbour Billing Summary

Schappacher Engineering, LLC

Date	General District Svcs, CDD Mtgs	Radar Signs	Sidewalk & Roadway Review & Repairs	Annual Site Reviews	Storm Water System Inspection & Repairs	Golf Villas	Central Park	Marketplace issues	Golf Course Assistance
6/1/2026	41.25	41.25			41.25				
6/2/2026	495.00	123.75			165.00				
6/3/2026			330.00		41.25				
6/4/2026	41.25	288.75							
6/5/2026		82.50							
6/8/2026		123.75							
6/9/2026		412.50							
6/10/2026							41.25	41.25	
6/11/2026							41.25		
6/29/2026			41.25			165.00			
6/30/2026		41.25	82.50		123.75				
Monthly Total	\$577.50	\$1,113.75	\$453.75	\$0.00	\$371.25	\$165.00	\$82.50	\$41.25	\$0.00
Annual Total	\$4,372.50	\$2,021.25	\$7,740.75	\$1,938.75	\$3,712.50	\$618.75	\$206.25	\$288.75	\$495.00



**STONEYBROOK AT
HERITAGE HARBOUR
HOA**

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

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

COMMENTS OR SPECIAL INSTRUCTIONS:
Meeting Room Rental – July 7, 2026

INVOICE

INVOICE # 07072026
DATE: 07/07/2026

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	July 7, 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

***Heritage Harbour South
Community
Development
District***

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>PAGES</u>
Balance Sheet	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 3
Reserve Fund	4
Debt Service Fund - Series 2013	5
Debt Service Fund - Series 2015	6
Notes to the financials	7 - 9
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	10
Cash and Investment Balances	11
Check Register and Invoices	12 - 30

HERITAGE HARBOUR SOUTH

Community Development District

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND SERIES 2013	DEBT SERVICE FUND SERIES 2015	GENERAL FIXED ASSETS FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ 497,013	\$ -	\$ -	\$ -	\$ -	\$ 497,013
Due From Other Funds	-	277,226	2	-	-	277,228
Investments:						
Money Market Account	815,947	-	-	-	-	815,947
Custody	-	374,857	-	-	-	374,857
Interest Fund (A-1)	-	-	8	-	-	8
Interest Fund (A-2)	-	-	1	-	-	1
Prepayment Account	-	-	-	1,427	-	1,427
Principal Fund (A-1)	-	-	5	-	-	5
Reserve Fund	-	-	-	30,421	-	30,421
Reserve Fund (A-1)	-	-	226,444	-	-	226,444
Reserve Fund (A-2)	-	-	29,431	-	-	29,431
Revenue Fund	-	-	52,337	97,960	-	150,297
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
TOTAL ASSETS	\$ 1,313,280	\$ 653,083	\$ 611,316	\$ 129,808	\$ 31,766,126	\$ 34,473,613
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due To Other Funds	277,228	-	-	-	-	277,228
TOTAL LIABILITIES	277,228	-	-	-	-	277,228
FUND BALANCES						
Nonspendable:						
Prepaid Items	320	1,000	-	-	-	1,320
Restricted for:						
Debt Service	-	-	611,316	129,808	-	741,124
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:	946,080	337,681	-	-	31,766,126	33,049,887
TOTAL FUND BALANCES	\$ 1,036,052	\$ 653,083	\$ 611,316	\$ 129,808	\$ 31,766,126	\$ 34,196,385
TOTAL LIABILITIES & FUND BALANCES	\$ 1,313,280	\$ 653,083	\$ 611,316	\$ 129,808	\$ 31,766,126	\$ 34,473,613

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF YTD BUDGET
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 23,422	\$ 23,422	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	385,568	26,961	107.52%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	11,000	9,400	1,600	85.45%
FICA Taxes	200	183	92	91	50.27%
ProfServ-Arbitrage Rebate	1,100	1,100	-	1,100	0.00%
ProfServ-Trustee Fees	12,000	12,000	9,483	2,517	79.03%
Disclosure Report	1,000	1,000	-	1,000	0.00%
District Counsel	40,500	37,125	33,253	3,872	89.57%
District Engineer	37,000	33,917	26,142	7,775	77.08%
District Manager	58,968	54,054	54,054	-	100.00%
Auditing Services	3,405	3,405	3,575	(170)	104.99%
Website Hosting/Email services	3,934	3,606	1,544	2,062	42.82%
Miscellaneous Mailings	250	229	10	219	4.37%
Public Officials Insurance	4,085	4,085	4,081	4	99.90%
Legal Advertising	1,000	1,000	457	543	45.70%
Miscellaneous Services	1,900	1,742	1,368	374	78.53%
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	172,092	154,474	17,618	89.76%
<u>Other Physical Environment</u>					
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	917	-	917	0.00%
Total Other Physical Environment	34,754	34,671	17,143	17,528	49.44%
<u>Road and Street Facilities</u>					
R&M-Sidewalks	31,000	28,417	38,275	(9,858)	134.69%
Roadway Repair & Maintenance	27,100	24,842	14,766	10,076	59.44%
R&M-Pressure Washing	19,000	19,000	-	19,000	0.00%
Street Sign Repairs/Replacements	10,000	9,167	2,674	6,493	29.17%
Guard & Gate Facility Maintenance	500	500	-	500	0.00%
Total Road and Street Facilities	87,600	81,926	55,715	26,211	68.01%
<u>Reserves</u>					
Misc-Contingency	51,265	-	10,775	(10,775)	0.00%
Total Reserves	51,265	-	10,775	(10,775)	0.00%
TOTAL EXPENDITURES & RESERVES	358,607	288,689	238,107	50,582	82.48%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF YTD BUDGET
Excess (deficiency) of revenues					
Over (under) expenditures	-	69,918	147,461	77,543	210.91%
Net change in fund balance	\$ -	\$ 69,918	\$ 147,461	\$ 77,543	210.91%
FUND BALANCE, BEGINNING (OCT 1, 2025)	888,591	888,591	888,591		
FUND BALANCE, ENDING	\$ 888,591	\$ 958,509	\$ 1,036,052		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF YTD BUDGET
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 12,215	\$ 12,215	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	134,367	13,409	111.09%
<u>EXPENDITURES</u>					
<u>Administration</u>					
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%
<u>Reserves</u>					
Capital Reserve	69,375	-	2,000	(2,000)	0.00%
Reserve - Disaster Relief	49,063	-	-	-	0.00%
Total Reserves	118,438	-	2,000	(2,000)	0.00%
TOTAL EXPENDITURES & RESERVES	120,958	2,520	5,656	(3,136)	224.44%
Excess (deficiency) of revenues Over (under) expenditures	-	118,438	128,711	10,273	108.67%
Net change in fund balance	\$ -	\$ 118,438	\$ 128,711	\$ 10,273	108.67%
FUND BALANCE, BEGINNING (OCT 1, 2025)	524,372	524,372	524,372		
FUND BALANCE, ENDING	\$ 524,372	\$ 642,810	\$ 653,083		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF YTD BUDGET
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 21,605	\$ 21,605	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	546,138	26,770	105.15%
<u>EXPENDITURES</u>					
<u>Administration</u>					
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%
<u>Debt Service</u>					
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)	21,228	39,492	-116.23%
Net change in fund balance	\$ (18,264)	\$ (18,264)	\$ 21,228	\$ 39,492	-116.23%
FUND BALANCE, BEGINNING (OCT 1, 2025)	590,088	590,088	590,088		
FUND BALANCE, ENDING	\$ 571,824	\$ 571,824	\$ 611,316		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF YTD BUDGET
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 5,158	\$ 5,158	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	133,648	6,376	105.01%
<u>EXPENDITURES</u>					
<u>Administration</u>					
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%
<u>Debt Service</u>					
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	6,466	5,181	503.19%
Net change in fund balance	\$ 1,285	\$ 1,285	\$ 6,466	\$ 5,181	503.19%
FUND BALANCE, BEGINNING (OCT 1, 2025)	123,342	123,342	123,342		
FUND BALANCE, ENDING	\$ 124,627	\$ 124,627	\$ 129,808		

Notes to the Financial Statements
August 31, 2026

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 107.5% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 66.4% of the Annual Budget.

Balance Sheet

Account Name	YTD Actual	Explanation
Assets		
Due from Other Funds	0	Due to Reserve fund and Debt Service Series.
Prepaid Items	0	Cloud storage for 2027.
Liabilities		
Accounts Payable	0	Invoices for current month, but not paid in current month.
Due to Other Funds	-	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	-	23,422	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				
<u>Administrative</u>				
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.
<u>Other Physical Environment</u>				
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
August 31, 2026

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
<u>Road and Street Facilities</u>				
Sidewalk Repair & Maintenance	31,000	38,275	123.47%	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	-	12,215	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				
<u>Administrative</u>				
Assessment Collection Costs	2,520	3,656	145.08%	Budgeted too low, will correct next year.
Debt Service - Series 2013				
Revenues				
Interest Income-Investments	-	21,605	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				
<u>Administrative</u>				
Assessment Collection Costs	10,820	15,699	145.09%	Budgeted too low, will correct next year.
<u>Debt Service</u>				
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	-	5,158	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.

Notes to the Financial Statements
August 31, 2026

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
<u>Administrative</u>				
Assessment Collection Costs	2,652	3,847	145.06%	Budgeted too low, will correct next year.
<u>Debt Service</u>				
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

August 31, 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)

HERITAGE HARBOUR SOUTH

Community Development District

Cash and Investment Balances August 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Account - Business Checking	BankUnited	0.00%	\$ 503,322
Money Market Account	BankUnited	3.32%	\$ 815,947
Reserve Custody Account	US Bank	3.50%	\$ 374,857
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%	\$ 226,444
Series 2013 A2 Reserve	WellsFargo Trust	3.50%	\$ 29,431
Series 2013 A1/A2 Revenue	WellsFargo Trust	3.50%	\$ 355,421
Series 2013 A1 Sinking	WellsFargo Trust	3.50%	\$ -
Series 2013 A2 Sinking	WellsFargo Trust	3.50%	\$ 3
	Subtotal		\$ 611,313
Series 2015 Prepayment	US Bank	3.50%	\$ 1,427
Series 2015 Reserve	US Bank	3.50%	\$ 30,421
Series 2015 Revenue	US Bank	3.50%	\$ 97,960
	Subtotal		\$ 129,808
	Grand Total		\$ 2,435,247

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(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	100165	08/03/26	TRAFFIC LOGIX CORPORATION	SIN37672	7/22/26 Replacement mother board on the radar sign	Street Sign Repairs/Replacements	546491-54101	\$885.00
001	100166	08/12/26	BROWN'S TROPHIES	156864	7/27/26 Name Tags	Misc-Contingency	549900-58200	\$47.50
001	100167	08/12/26	PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.	7233	July 2026 District Counsel	District Counsel	531146-51401	\$5,580.00
001	100168	08/12/26	INFRAMARK LLC	184683	June 2026 District Management Services	District Management	531150-51301	\$174.63
001	100168	08/12/26	INFRAMARK LLC	186131	August 2026 District Management Services	District Management	531150-51301	\$4,914.00
001	100169	08/19/26	SCHAPPACHER ENGINEERING LLC	3082	8/8/26 District Engineer	District Engineer	531147-51301	\$2,433.75
001	100170	08/19/26	STONEBROOK AT HERITAGE HARBOUR	08042026	8/4/26 Stonybrook Meeting Room Rental	Miscellaneous Services	549001-51301	\$100.00
001	100171	08/24/26	BERGER, TOOMBS, ELAM, GAINES & FRANK CPA's PL	377159	AUDIT SVCS	Auditing Services	532002-51301	\$3,575.00
Fund Total								\$17,709.88
DEBT SERVICE FUND SERIES 2013 - 200								
200	15158	08/18/26	HERITAGE HARBOUR SOUTH c/o WELLS FARGO	DSXFR 081426	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED	Due From Other Funds	131000	\$18,006.63
Fund Total								\$18,006.63
DEBT SERVICE FUND SERIES 2015 - 201								
201	15157	08/18/26	HERITAGE HARBOUR SOUTH C/O U.S. BANK	DSXFR 081426	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED	Due From Other Funds	131000	\$4,366.19
Fund Total								\$4,366.19
Total Checks Paid								\$40,082.70



P.O. Box 222428
Chantilly, VA 20153
Phone: 1-866-915-6449
www.trafficlogix.com

Fax:

GST No.: 837372499RT0001 QST No.: 1214636715TQ0001

Invoice Number:

SIN37672

Invoice Date:

7/22/2026

Page: 1

INVOICE

Bill Heritage Harbour South Community / Inframark, Inc.
To: Attn: Kristee Cole
313 Campus Street
Celebration, FL 34747
USA

Ship Heritage Harbour South
To: Rick Schappacher
3604 53rd Avenue, East
Bradenton, FL 34203
USA

Customer ID	P.O. Number	Sales Order No.	Terms	Due Date	Quote #
HER006	CASE 262055	T-SO-034822	1% 10 days, Net 30	8/21/2026	QUO-56296-GOD2Y5

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
SPRADDFEV1518ASB Radar Assembly for Evolution 15 & 18	Each	1	1	850.00	850.00
EV15BTANT EV15 Bluetooth RF Antenna 2.4GHZ	Each	1	1	0.00	0.00
Freight revenue		1	1	35.00	35.00

Tracking No: 1ZX32F986846764936

**CHECK REMITTANCE TO ADDRESS HAS CHANGED,
PLEASE REMIT TO: P.O. Box 222428,
CHANTILLY, VA 20153**

1/1

Subtotal:	885.00
Invoice Discount:	0
Total Sales Tax:	0.00
Total USD:	885.00

If either Party does not question or dispute this Invoice within twenty-one (21) days of receiving it, the Invoice shall be considered correct, complete and conclusive between the Parties.

Invoice #156864

Thank you for your business!

L - 2



Brown's Trophies Tampa
3225 W Cypress Street
Tampa, FL, 33607
813-321-7782
<http://www.brownstrophies.com>
Tampa@brownstrophies.com

Created	July 27, 2026
Customer Due Date	August 5, 2026
Invoice Date	July 27, 2026
Terms	Upon Receipt
Payment Due Date	July 27, 2026
Total	\$48.93
Outstanding	\$48.93

Customer Billing

Heritage Harbor South CDD
Alize Aninipot
656-207-2410
aaninipot@azuria.com

Customer Shipping

Heritage Harbor South CDD
Alize Aninipot
Florida

Category	Item #	Description	Qty	Items	Price	Total
Laser		2"X8" LZ901 REF #153440 11/25 Helen Carlsen Christina Brantley	2	2	\$20.00	\$40.00
Proof - Laser	PROOF	To be emailed for approval after payment has been rendered or PO/Quote approval has been provided.	0	0	\$0.00	\$0.00
						
Shipping		200 Golden Harbour Trail, Bradenton, Florida 34212	1	1	\$7.50	\$7.50
Disclaimer	DISC	***DISCLAIMER*** Once your order has been approved & processed; no changes of any kind can be made. A separate order will have to be placed & pricing could be subject to change. Proofs are not completed until your invoice has been paid unless otherwise communicated. This quote and its pricing are valid for 30 days.		0	\$0.00	\$0.00

Fee	Description	Qty	Amount	Total
Credit Card Processing Fee	This fee can be removed if you plan to pay by Check/Purchase Order/ACH Bank Transfer. Please inform us prior to making payment.	1	\$1.43	\$1.43

Total Quantity	3
Item Total	\$47.50
Fees Total	\$1.43
Sub Total	\$48.93
Tax	\$0.00
Total Due	\$48.93
Paid	\$0.00
Outstanding	\$48.93

INVOICE

Invoice # 7233
 Date: 08/04/2026
 Due On: 08/04/2026

Heritage Harbour South Community Development District
 Inframarkets@payablelockbox.com

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$5,580.00	) - \$0.00	= \$5,580.00

HHSOUTH

Heritage Harbour South Community Development District

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	07/01/2026	Brief tele-conf. with Chair, E-mail Villas developer re: roadway remediation and irrigation repairs.	0.25	\$310.00	\$77.50
Service	AHC	07/02/2026	Exchange e-mails with Master HOA and Villas counsel. Exchange e-mails re: budget ad and mailed notice.	0.50	\$310.00	\$155.00
Service	AHC	07/06/2026	Review title report sent by Villas developer counsel and exchange e-mails. Review latest version of land swap agreement.	1.50	\$310.00	\$465.00
Service	AHC	07/06/2026	Continued review of agenda package and prepare for CDD meeting. Review redlined HOA Master Maintenance Agreement prepared by associate counsel. Review e-mails re: golf course preserve encroachments.	1.50	\$310.00	\$465.00
Service	AHC	07/07/2026	Exchange e-mails with HOA counsel and Villas developer counsel re: latest version of land swap agreement.	0.25	\$310.00	\$77.50
Service	AHC	07/07/2026	Final preparation for CDD meeting and attend meeting.	3.25	\$310.00	\$1,007.50
Service	AHC	07/08/2026	Follow-up on action items post CDD meeting. Review revised draft budget.	1.50	\$310.00	\$465.00

			and and mailed notice and provide comments. Tele-conf. with Chairman re: HHN irrigation water. Review HHN water plans/narrative and exchange e-mails with HHN counsel.			
Service	KA	07/08/2026	Discuss the reclaimed water utility proposal by HHN with Attorney Cohen, initial research of permit.	0.25	\$310.00	\$77.50
Service	AHC	07/09/2026	Continued review and redline of Master HOA Maintenance Agreement.	0.50	\$310.00	\$155.00
Service	AHC	07/19/2026	Review and reply to Supervisor e-mail re: HHN Irrigation issues.	0.25	\$310.00	\$77.50
Service	AHC	07/21/2026	Continued review of issues re: HHN irrigation water. Follow-up with Vilas developer re: irrigation and roadway repairs.	0.75	\$310.00	\$232.50
Service	KA	07/22/2026	Reviewing narrative, maps, and researching water permit process and any further information re: HHN irrigation proposal.	1.25	\$310.00	\$387.50
Service	AHC	07/23/2026	Continued drafting of redline revisions to Master HOA maintenance agreement and e-mail to Chair and District Manager for review/comment.	1.25	\$310.00	\$387.50
Service	OHL	07/24/2026	Review materials about HHN reuse water pipe and discuss with AC. NO CHARGE.	0.75	\$0.00	\$0.00
Service	AHC	07/24/2026	Review comments from Chair re: Master HOA Maintenance Agreement redlines and further revise. E-mail redline to Master HOA counsel with copy to Chair and Manager. Review and reply to e-mail re: deposition in ICON matter after tele-conf. with Chair.	1.00	\$310.00	\$310.00
Service	KA	07/24/2026	Review County website and other local government websites to look for information on HHN proposal of increasing utility lines for reclaimed water.	1.00	\$310.00	\$310.00
Service	AHC	07/27/2026	Review e-mail from District Manager re: budget objection issues. Revise Resolutions for budget public hearing and e-mail to District management.	0.75	\$310.00	\$232.50
Service	AHC	07/28/2026	Review maintenance agreement and	1.00	\$310.00	\$310.00

			tele-conf. with Chair re: tree removal/ replacement. Review e-mails re: public records requests. Initial review of agenda package for August CDD meeting.			
Service	AHC	07/30/2026	Tele-conf. with Chair re: Master HOA correspondence and Vllas construction issues.	0.25	\$570.00	\$77.50
Service	AHC	07/31/2026	Continued review of agenda package. Follow-up on action items and prepare for August CDD meeting.	1.00	\$310.00	\$310.00
					Subtotal	\$5,580.00
					Total	\$5,580.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7233	09/04/2026	\$5,580.00	\$0.00	\$5,580.00
Outstanding Balance				\$5,580.00
Total Amount Outstanding				\$5,580.00

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

184683

DATE

7/21/2026

CUSTOMER ID

C4958

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/21/2026

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
Postage	1	Ea	0.78		0.78
Jasmin Nunez Lopez- MICROSOFT : Heritage Harbour South CDD- Microsoft 365 Invoice: \$130.4, 3-16-26 MICROSOFT Microsoft 365 Licenses for Board Member Emails: \$43.47	1	Ea	173.88		173.88
Subtotal					174.66

Subtotal

\$174.66

Tax

\$0.00

Total Due

\$174.66

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

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

186131

DATE

8/1/2026

BILL TO

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

CUSTOMER ID

C4958

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/1/2026

Services provided for the Month of: August 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.

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
8/8/2026	3082

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
7/2/2026	Discussion with CDD chairperson regarding damaged irrigation from Golf Villas construction. Coordinate with vendor for a site meeting. Research files for maps and Record Drawings, forward to vendor and CDD chairperson.	1	165.00	165.00
7/3/2026	Site meeting with vendor to review damaged irrigation mains at Golf Villas. Follow up with Traffic Logix for replacement of mother board on the defective radar sign.	1.25	165.00	206.25
7/6/2026	Prepare justification of costs for Inframark. Coordinate with CDD chairperson and CDD manager on defective radar sign. Research files for warranty on signs. Respond to concerns regarding storm drainage system deficiencies.	1.25	165.00	206.25
7/7/2026	Prep work for CDD meeting, review agenda items and print pertinent documents. Research reported encroachments into wetlands by golf course and discuss with CDD manager. Review plans, Record Drawings and county files. Attend CDD meeting.	5	165.00	825.00
7/8/2026	Discussion with CDD chairperson regarding plan for Heritage Harbour North to install an independent reclaimed water main.	0.25	165.00	41.25
7/9/2026	Coordinate with CDD manager on leaky reclaimed water meter valve. Follow up with Traffic Logix regarding motherboard for radar sign. Review files for sidewalk plans along major roads.	1.75	165.00	288.75
7/10/2026	Site review to check on reported leaky irrigation meter valve and report deficiency to Manatee County for repairs, update with CDD manager.	0.75	165.00	123.75
7/14/2026	Follow up with Traffic Logix regarding radar sign repairs. Review Heritage Harbour North re-claimed water extension plans and respond.	1	165.00	165.00
7/15/2026	Research files for CADD drawings and send to landscape architect.	0.25	165.00	41.25
7/27/2026	Follow up with Traffic Logix for new motherboard for radar sign. Follow up with vendor for storm grate replacement. Review invoice from Traffic Logix and coordinate with CDD manager for payment. Follow up with engineer for CDD North regarding the reclaimed water main extension.	1	165.00	165.00
7/28/2026	Reach out to vendor regarding storm grate replacement and updates with staff. Review files for roadway repair costs, forward costs and repair maps to CDD manager and board member.	0.5	165.00	82.50
7/29/2026	Install new motherboard in radar sign.	0.5	165.00	82.50
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 #
8/8/2026	3082

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
7/31/2026	Review invoice for grate replacement and send to Inframark for payment.	0.25	165.00	41.25
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$2,433.75

Heritage Harbour Billing Summary

Schappacher Engineering, LLC

Date	General District Svcs, CDD Mtgs	Radar Signs	Sidewalk & Roadway Review & Repairs	Irrigation System	Annual Site Reviews	Storm Water System Inspection & Repairs	Golf Villas	Central Park	Golf Course Assistance
7/2/2026							165.00		
7/3/2026		41.25					165.00		
7/6/2026	41.25	82.50				82.50			
7/7/2026	495.00		82.50			165.00			82.50
7/8/2026				41.25					
7/9/2026		82.50	82.50	123.75					
7/10/2026				123.75					
7/14/2026		41.25		123.75					
7/15/2026								41.25	
7/27/2026		41.25		82.50		41.25			
7/28/2026			41.25			41.25			
7/29/2026		82.50							
7/31/2026						41.25			
Monthly Total	\$536.25	\$371.25	\$206.25	\$495.00	\$0.00	\$371.25	\$330.00	\$41.25	\$82.50
Annual Total	\$4,908.75	\$2,392.50	\$7,947.00	\$1,485.00	\$1,938.75	\$4,083.75	\$948.75	\$247.50	\$577.50



**STONEYBROOK AT
HERITAGE HARBOUR
HOA**

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

TO:

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

COMMENTS OR SPECIAL INSTRUCTIONS:

Meeting Room Rental – August 4,2026

INVOICE

INVOICE # 08042026

DATE: 08/04/2026

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	August 4,2026 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



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/460-9270

HERITAGE HARBOR SOUTH COMMUNITY DEVELOPMENT DISTRICT
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS, FL 33076

Invoice No: 377159
Date: 9/30/2026
Client No: 21523

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2025.

Total Invoice Amount \$ 3,523.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
Attn: Client Accounting
Invoice Payment



We accept major credit cards.
A 2% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 7.9%.

CHECK REQUEST FORM

District Name: Heritage Harbour South

Date: August 14, 2026

Invoice Number: DSXfr 081426

Please issue a check to:

Vendor Name: Heritage Harbour South c/o WellsFargo

Vendor No.: V00031

Check amount: \$18,006.63

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: Michelle Dresier

Manager's Approval:	<u></u>
Date:	<u>8/14/26</u>

**HERITAGE HARBOUR SOUTH CDD
DEBT SERVICE FUND SERIES 2013
TRIAL BALANCE BY FUND
For the Period ending Aug 30,2026**

Fund No.	Org Unit	Org Unit Description	Account No.	Sub Account	Name	Beg Balance	Debit	Credit	End Balance	Error Check
200			131000		DUE FROM OTHER FUNDS	-	495,428.34	498,701.49	(3,273.15)	0.00
200			131212		DUE TO/FROM 001/200	4,603.16	546,539.01	529,860.39	21,281.78	0.00
200			151000	1060	INVESTMENTS-REVENUE FUND	-	33,415.14	77.19	33,337.95	-
200			151000	1092	INVESTMENTS-INTEREST FUND (A-1)	10.27	160,808.99	160,811.26	8.00	(0.00)
200			151000	1094	INVESTMENTS-RESERVE FUND (A-1)	223,125.63	6,915.86	4,268.91	225,772.58	-
200			151000	1095	INVESTMENTS-SINKING FUND (A-1)	-	290,028.16	290,028.16	-	-
200			151000	1096	INVESTMENTS-INTEREST FUND (A-2)	1.51	23,399.65	23,400.00	1.16	(0.00)
200			151000	1098	INVESTMENTS-RESERVE FUND (A-2)	28,999.70	898.77	554.84	29,343.63	-
200			151000	1099	INVESTMENTS-SINKING FUND (A-2)	3.55	34,999.89	35,000.00	3.44	0.00
200			151000	1111	INVESTMENTS-REVENUE FUND (A-1)	333,339.28	478,928.92	509,183.62	303,084.58	(0.00)
200			151000	1135	INVESTMENTS-PRINCIPAL FUND (A-1)	4.98	0.17	-	5.15	-
200			202000		ACCOUNTS PAYABLE	-	495,428.34	495,428.34	-	-
200			271000		FB - UNRESERVED	(590,088.08)	-	-	(590,088.08)	-
200			361001		INTEREST - INVESTMENTS	-	119.73	19,974.22	(19,854.49)	-
200			361006		INTEREST - TAX COLLECTOR	-	-	1,239.89	(1,239.89)	-
200			363010		SPECIAL ASSMNTS- TAX COLLECTOR	-	-	542,025.97	(542,025.97)	-
200			363090		SPECIAL ASSMNTS- DISCOUNTS	-	18,733.28	-	18,733.28	-
200	51301	FINANCIAL AND ADMINISTRATIVE	549070		MISC-ASSESSMENT COLLECTION COST	-	15,698.77	-	15,698.77	-
200	51701	DEBT SERVICE PAYMENTS	571001		PRINCIPAL DEBT RETIREMENT	-	325,000.00	-	325,000.00	-
200	51701	DEBT SERVICE PAYMENTS	572001		INTEREST EXPENSE	-	184,211.26	-	184,211.26	-
TOTALS						\$ 0.00	\$ 3,110,554.28	\$ 3,110,554.28	\$ -	(0.00)

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 \$ 18,006.63

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



Michelle Dresier
District Accountant III

CHECK REQUEST FORM

District Name: Heritage Harbour South

Date: August 14, 2026

Invoice Number: DSXfr 081426

Please issue a check to:

Vendor Name: Heritage Harbour South c/o **US Bank**

Vendor No.: V00032

Check amount: \$4,366.19

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: Michelle Dresier

Manager's Approval:	<u></u>
Date:	<u>8/14/26</u>

**HERITAGE HARBOUR SOUTH CDD
DEBT SERVICE FUND SERIES 2015
TRIAL BALANCE BY FUND
For the Period ending Aug 30,2026**

Fund No.	Org Unit	Org Unit Description	Account No.	Sub Account	Name	Beg Balance	Debit	Credit	End Balance	Error Check
201			131000		DUE FROM OTHER FUNDS	-	93,259.73	89,986.58	3,273.15	(0.00)
201			131002		DUE TO/FROM 001/201	(31,469.98)	133,081.38	100,518.36	1,093.04	0.00
201			151000	1029	INVESTMENTS-INTEREST ACCOUNT	-	38,335.14	38,335.14	-	-
201			151000	1038	INVESTMENTS-PREPAYMENT ACCOUNT	1,380.54	42.28	-	1,422.82	-
201			151000	1053	INVESTMENTS-RESERVE FUND	30,421.06	919.15	919.15	30,421.06	-
201			151000	1060	INVESTMENTS-REVENUE FUND	123,010.26	93,552.31	123,335.14	93,227.43	0.00
201			151000	1066	INVESTMENTS-SINKING FUND	-	85,000.00	85,000.00	-	-
201			202000		ACCOUNTS PAYABLE	-	93,259.73	93,259.73	-	-
201			271000		FB - UNRESERVED	(123,341.88)	-	-	(123,341.88)	-
201			361001		INTEREST - INVESTMENTS	-	-	4,787.02	(4,787.02)	-
201			361006		INTEREST - TAX COLLECTOR	-	-	256.99	(256.99)	-
201			363010		SPECIAL ASSMNTS- TAX COLLECTOR	-	-	132,824.39	(132,824.39)	-
201			363090		SPECIAL ASSMNTS- DISCOUNTS	-	4,590.63	-	4,590.63	-
201	51301	FINANCIAL AND ADMINISTRATIVE	549070		MISC-ASSESSMENT COLLECTION COST	-	3,847.01	-	3,847.01	-
201	51701	DEBT SERVICE PAYMENTS	571001		PRINCIPAL DEBT RETIREMENT	-	85,000.00	-	85,000.00	-
201	51701	DEBT SERVICE PAYMENTS	572001		INTEREST EXPENSE	-	38,335.14	-	38,335.14	-
TOTALS						\$ -	\$ 669,222.50	\$ 669,222.50	\$ -	0.00

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 \$ 4,366.19

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



Michelle Dresier
District Accountant III



Heritage Harbour / Stoneybrook

Drainage Issues Hole 6 & Lake 7

After a moderate rainfall event early evening on July 29, 2013 a site visit was made to review the drainage problems behind the condo's along Stone Harbour Loop and adjacent to Hole 6 Green and Fairway.

Attached are photos taken approximately 7:30 PM. There was considerable standing water in the sand traps both adjacent to the green as well as the elevated pot bunkers in the fairway. Several drain inlets had standing water over the top of the grate and there was no movement of the water observed. We were able to locate a golf course drawing showing the proposed drainage inlets along Hole 6 and behind the condo's. The drawing did not show any pipe sizes, only locations of drainage inlets and pipes (see attached). The drawing shows an underdrain system in all sand traps.

Since the water level was very high, most inlets were either submerged or full so it was difficult to see pipe sizes. One inlet in the fairway at a higher elevation was observed and the discharge pipe to the west appeared to be 8" in diameter. Most of the inlets along the rear of the condo's were full of water and we could not determine any pipe sizes of the trunk line that leads to Lake 7. A probe rod was used to check for blockages in several inlets and no blockage was found. We were able to probe to the bottom on a couple of the inlets and it appeared to have a concrete bottom, again with no siltation detected. Other inlets were over four feet deep and exceeded the depth of the probe rod.

The north end of Lake 7 is heavily overgrown and the discharge pipe could not be located. There were signs of areas where the flow of water pushed down the grass to help identify where a discharge pipe may be located; however there is a 30" storm drain from the roadway that also discharges at the north end of this lake. We were able to find plans of Stoneybrook East that shows the existing trunk line with only the grate elevations. No invert elevations or pipe sizes were shown. The plans also indicated the design high water levels in the lake and the wetland to the west where Lake 7 discharges through a 48" pipe (see attached). Based on the elevations the grate inlets should be dry very quickly even after a major storm event. The discharge control structure has a weir elevation of 15.93 and a drawdown window of 15.32 and the grate inlet behind the condo's show elevations from 15.98 at the south end to 17.32 at the north end. It did appear that the water elevation in Lake 7 was lower than the standing water above the grate inlet north of the lake, indicating a possible blockage in the discharge pipe at the north end of the lake. We recommend that the exotic growth at the north end of the lake be removed to expose the ends of the two discharge pipes. This may remove any possible blockage in the pipes. If this does not remove the blockage, then we recommend having the southern pipe run jetted and cleared. A survey could also help determine if there are additional blockages.

We reviewed all the existing plans and could not find any drawing showing the pipe sizes along the rear of the condo's. There is a tremendous amount of run-off draining into this system from Hole 6 and the pipes should be sized accordingly. Clearing the debris to expose the pipes will allow us to determine the pipe size.

The drainage in the sand traps is an isolated problem. We could not locate any drainage plans for the golf course so we cannot determine how the underdrain system was designed, but it doesn't appear that the sand from the traps is clogging the trunk line.

Report Prepared By: Rick Schappacher, P.E.



Sand Trap in front of Hole 6 Green



Phone box next to condo's full of water with top displaced



Drain Inlet west of sand trap



Drain Inlet southwest of sand trap



High Water Mark on sod behind condo's



North end of Lake 7



Last inlet north of Lake 7



Signs of flowing water at north end of Lake 7



Heavy growth at north end of Lake 7



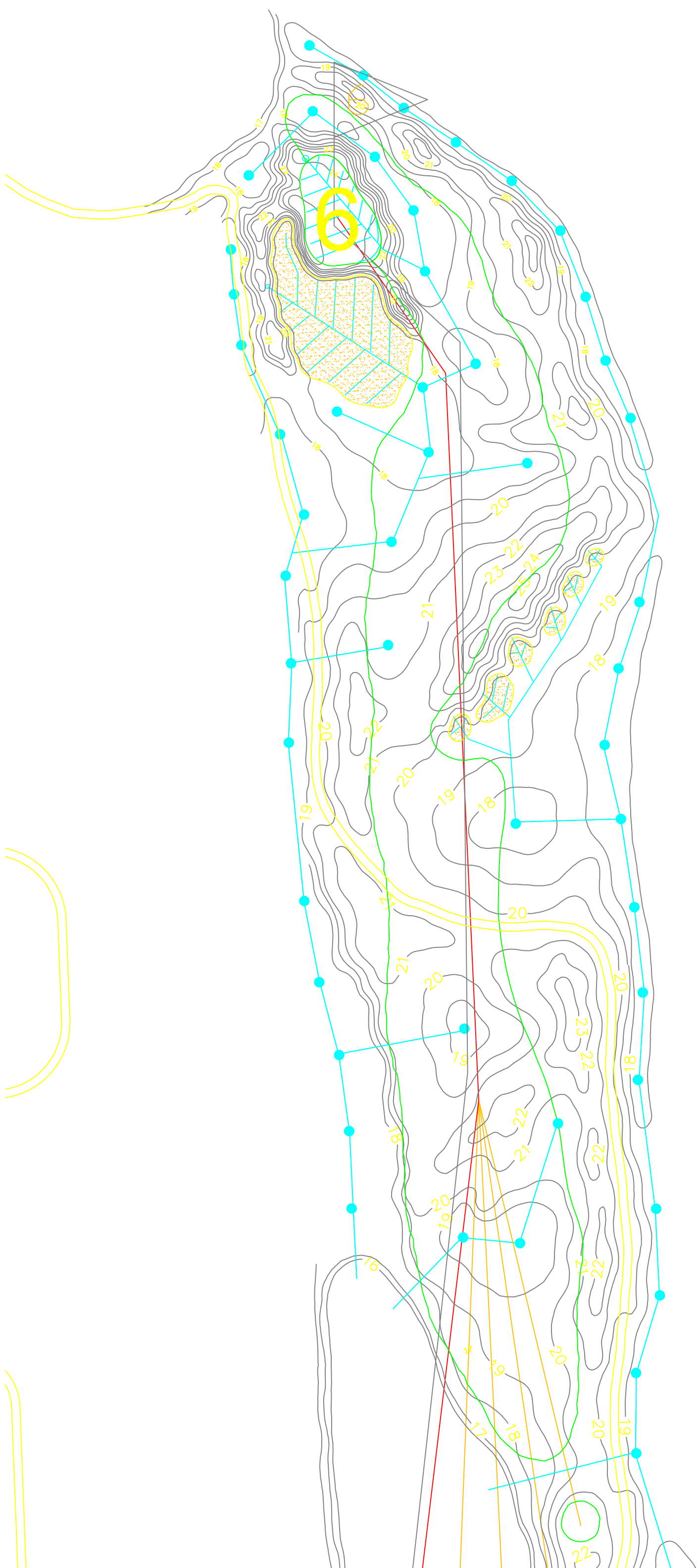
Typical pot bunker in Hole 6 fairway



North end of Lake 7 near outfall location



Displaced sand in pot bunker in Hole 6 fairway



STRUCTURE DATA					CONNECTING PIPE DATA							MISCELLANEOUS	
UPSTREAM STRUCTURE STA.	FROM UPSTREAM STRUCTURE NO.	TO DOWNSTREAM STRUCTURE NO.	UPSTREAM STRUCTURE DESCRIPTION - REFER TO TABLE GUIDE BELOW	STRUCTURE ELEVATION	CONNECTING PIPE INVERT AT UPSTREAM STRUCTURE	CONNECTING PIPE INVERT AT DOWNSTREAM STRUCTURE	CONNECTING PIPE LENGTH IN FEET	CONNECTING PIPE SLOPE IN PERCENT	CONNECTING PIPE DIAMETER IN INCHES	CONNECTING PIPE MATERIAL	REMARKS		
129+17.9, 16.0' LT	115-7	116-7	THROAT INLET	TOP=18.02	13.3	13.2	33	0.20	24	RCP	4' THROAT, SEE DETAIL		
129+27.6, 16.0' RT	116-7	117-7	THROAT INLET	TOP=18.02	13.2	13.1	72	0.20	24	RCP	4' THROAT, SEE DETAIL		
129+27.6, 86.1' RT	117-7	118-7	GUTTER INLET TYPE V	TOP=17.64	13.1	9.8	175	1.89	30	RCP	FDOOT INDEX 232		
129+27.6, 224.2' RT	118-7	119-7	FLARED END SEC.	INV=9.80							FDOOT INDEX 270		
132+84.9, 227.5' RT EX. TCS#7	215-7	216-7	TPL CONTROL STR	RIM=17.06	11.3	11.2	14	0.57	48	RCP	REMOVE 19' OF EX. 48" RCP		
132+86.2, 213.5' RT	215-7	216-7	TYPE J-7 MH	TOP=18.00	11.2	11.0	102	0.20	48	RCP	ALT. A, 8", FDOOT INDEX 200		
132+50.2, 216.4' RT	216-7	217-7	TYPE J-7 MH	TOP=18.00	11.0	10.8	89	0.22	48	RCP	ALT. A, 8", FDOOT INDEX 200		
133+58.0, 128.7' RT	217-7	185-7	TYPE J-7 MH	TOP=19.00	10.8	10.3	242	0.21	48	RCP	ALT. A, 6", FDOOT INDEX 200		
133+52.4, 113.3' LT	185-7	110-7	EX. DGI	RIM=15.34							REMOVE 49' OF EX. 48" RCP		
136+19.5, 13.3' LT	110-7	111-7	TYPE P-6 C.I.	TOP=18.36	13.2	12.9	56	0.44	24	RCP	FDOOT INDEX 211 & 200		
136+10.9, 42.2' RT	110-7	111-7	THROAT INLET	TOP=18.22	12.9	12.9	35	0.20	24	RCP	4' THROAT, SEE DETAIL		
135+76.4, 42.3' RT	111-7	112-7	THROAT INLET	TOP=18.22	12.9	12.7	112	0.20	24	RCP	4' THROAT, 3.5'x4' BOX, SEE DETAIL		
133+31.9, 138.7' RT	112-7	113-7	TYPE P-7 MH	TOP=19.80	12.7	12.5	72	0.20	30	RCP	ALT. A, 4", FDOOT INDEX 200		
136.28.2, 210.8' RT	113-7	114-7	TYPE P-7 MH	TOP=18.30	12.5	9.6	159	1.82	30	RCP	ALT. A, 5", FDOOT INDEX 200		
134+98.0, 239.4' RT	114-7	—	FLARED END SEC.	INV=9.61							FDOOT INDEX 270		

GUIDE TO DRAINAGE SYSTEM DATA TABLE:

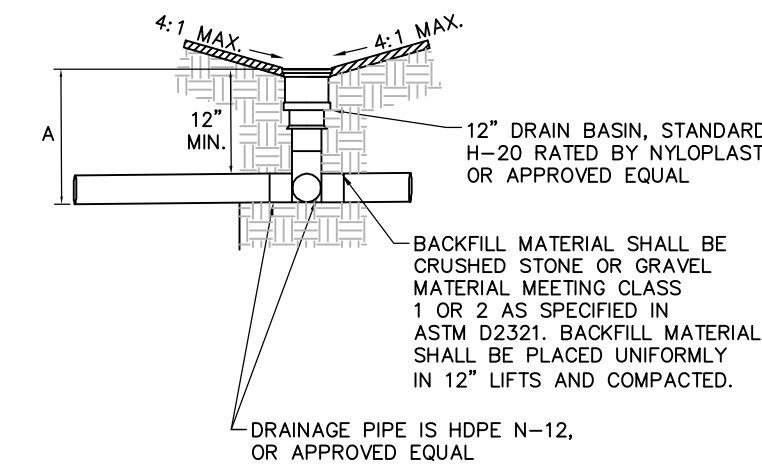
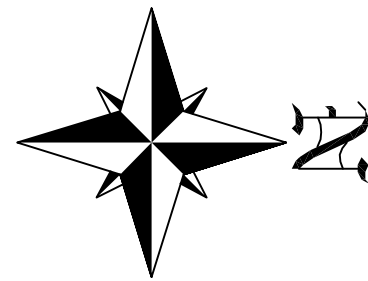
1. EACH ROW OF THIS TABLE DESCRIBES THE UPSTREAM STRUCTURE AND THE PIPE CONNECTING IT TO THE DOWNSTREAM STRUCTURE LISTED, INCLUDING BOTH THE PIPE INVERTS.
2. GUIDE TO ABBREVIATIONS: GI=GUTTER INLET; DBI=DITCH BOTTOM INLET; VGI=VALLEY GUTTER INLET; MH/M=MANHOLE
3. STRUCTURE TYPES ARE CLASSIFIED BY A PREFIX WHICH IDENTIFIES THE STRUCTURE BOTTOM TYPE FOLLOWING FDOT NOMENCLATURE, I.E., A TYPE P VGI DENOTES FDOT TYPE P BOTTOM WITH A TOP SLAB AND A VALLEY GUTTER CASTING. A TYPE J VGI DENOTES AN FDOT TYPE J BOTTOM.
4. UNLESS A SPECIFIC DETAIL IS INCLUDED, ALL STRUCTURES WILL MEET FDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS.
5. LENGTHS ARE ROUNDED TO THE NEAREST FOOT AND ARE MEASURED BETWEEN CENTERS OF STRUCTURES OR TO THE ENDS OF TERMINAL STRUCTURES.
6. UNLESS OTHERWISE INDICATED, ALL STRUCTURE REFERENCE ELEVATIONS FOR VALLEY GUTTER INLETS ARE EDGE OF PAVEMENT ELEVATIONS. ALL OTHER ELEVATIONS ARE GRATE OR RIM ELEVATIONS OR INVERT ELEVATIONS AT TERMINAL STRUCTURES.

NOTE:

SPECIFIC PORTIONS OF THE TOTAL LAND AREA OWNED BY THE APPLICANT WERE PREVIOUSLY CLEARED AND FILLED FOR DEVELOPMENT IMPROVEMENTS AS AUTHORIZED UNDER SWFWMD ENVIRONMENTAL RESOURCE PERMIT NO. 43020580.000. SUBSEQUENT TO THE COMPLETION OF THE AUTHORIZED IMPROVEMENTS, THE 100-YEAR FLOODPLAIN LIMITS DO NOT ENCRoACH INTO THE PROJECT AREA AS CURRENTLY IDENTIFIED ON THE CORRESPONDING FEMA FIRM MAPS.

NOTE:

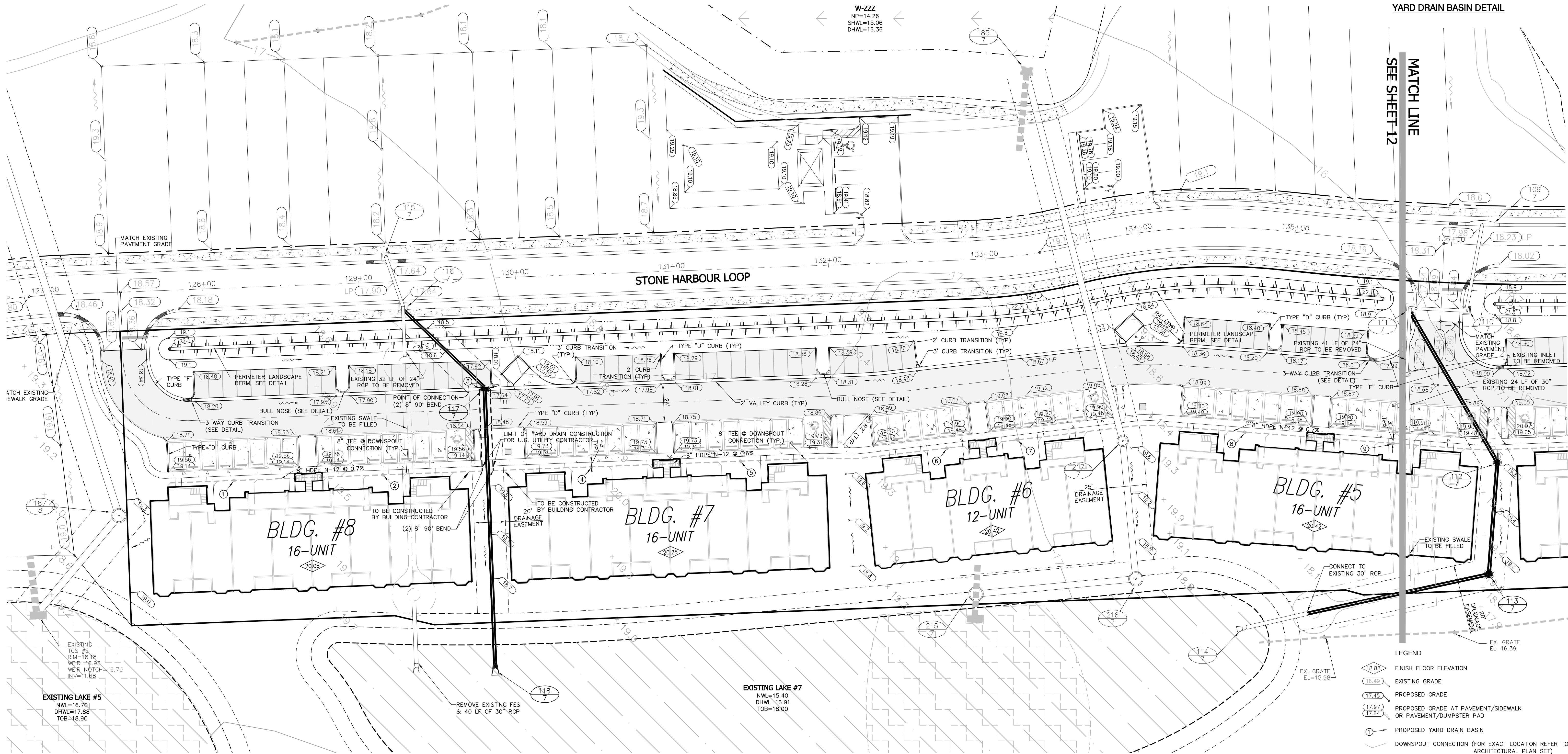
1. UTILITY CONTRACTOR SHALL INSTALL YARD DRAIN STORM PIPE FROM POINT OF CONNECTION TO 8" TEE (CONNECTION FROM ROOF), BUILDING CONTRACTOR RESPONSIBLE FROM BUILDING TO INLET PIPE (8" TEE).



*NOTE: SEE SD AND SOD ALL DISTURBED AREAS

PIPE SIZE	A (ADS N-12 PIPE)
4"	17.00"
6"	19.00"
8"	21.00"
10"	24.00"
12"	26.00"
15"	29.00"

YARD DRAIN BASIN DETAIL



YARD DRAIN BASIN INVERT SCHEDULE

- ① GRATE = 19.08
INV = 16.96
- ② GRATE = 19.08
INV = 16.28
- ③ POINT OF CONNECTION
INV = 15.47
- ④ GRATE = 19.25
INV = 16.16
- ⑤ GRATE = 19.25
INV = 16.73
- ⑥ GRATE = 19.42
INV = 17.51
- ⑦ GRATE = 19.42
INV = 17.50
- ⑧ GRATE = 19.42
INV = 16.56
- ⑨ GRATE = 19.42
INV = 15.78

- NOTE:
1. CORE DRILL STORM STRUCTURES AT POINT OF CONNECTION (GROUT AROUND PVC)
2. FOR YARD DRAIN BASIN SPECIFICATIONS SEE DETAIL. (THIS SHEET)

PREPARED FOR:

HARBOURVEST, L.L.C.

325 INTERSTATE BOULEVARD
SARASOTA, FLORIDA
BUS. (941) 377-1222
FAX (941) 377-4984

NO.	DATE	REVISION DESCRIPTION	BY
05	07/01/04	ADD DOWNSPOUT/YARD DRAIN DRAINAGE	SPM
04	04/26/04	MISC. REVISIONS PER CLIENT REVIEW	SPM
03	02/26/04	SHOW EXISTING STORM DRAINS & STRUCTURES TO BE REMOVED	IS
02	12/29/03	MISC. REVISIONS PER COUNTY REVIEW	IS
01	10/30/03	MISC. REVISIONS PER COUNTY REVIEW	IS

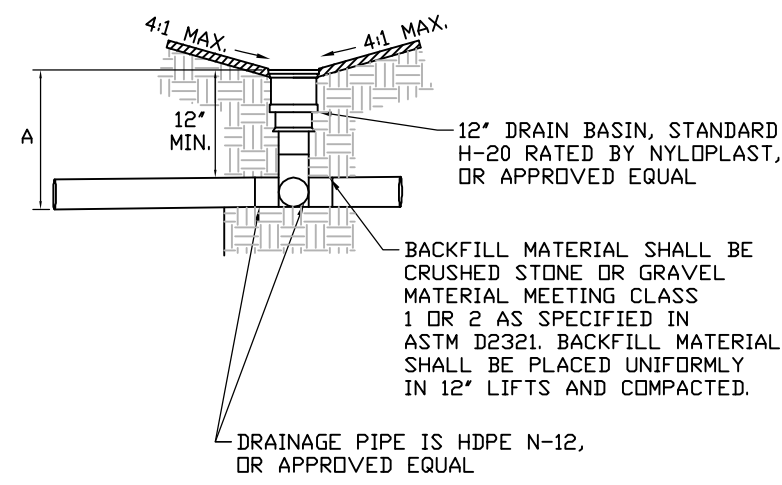
Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

1144 TALLEYVAST ROAD, SUITE 115
SARASOTA, FLORIDA 34243
PHONE: (941)360-1618 FAX: (941)360-6918
LICENSE NUMBER EB-0006469

SHANE C. COOPER, P.E.
FL LIC. NO. 53998

PAVING AND DRAINAGE PLAN
STONEYBROOK SOUTHEAST, UNIT 2, SUBUNIT B
HERITAGE HARBOUR - MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
05/22/02	1376_SBSE	PDG_01	IS.			1"=30'	11	17	SEC 25.36-34S-18E



*NOTE: SEED AND SOD ALL DISTURBED AREAS

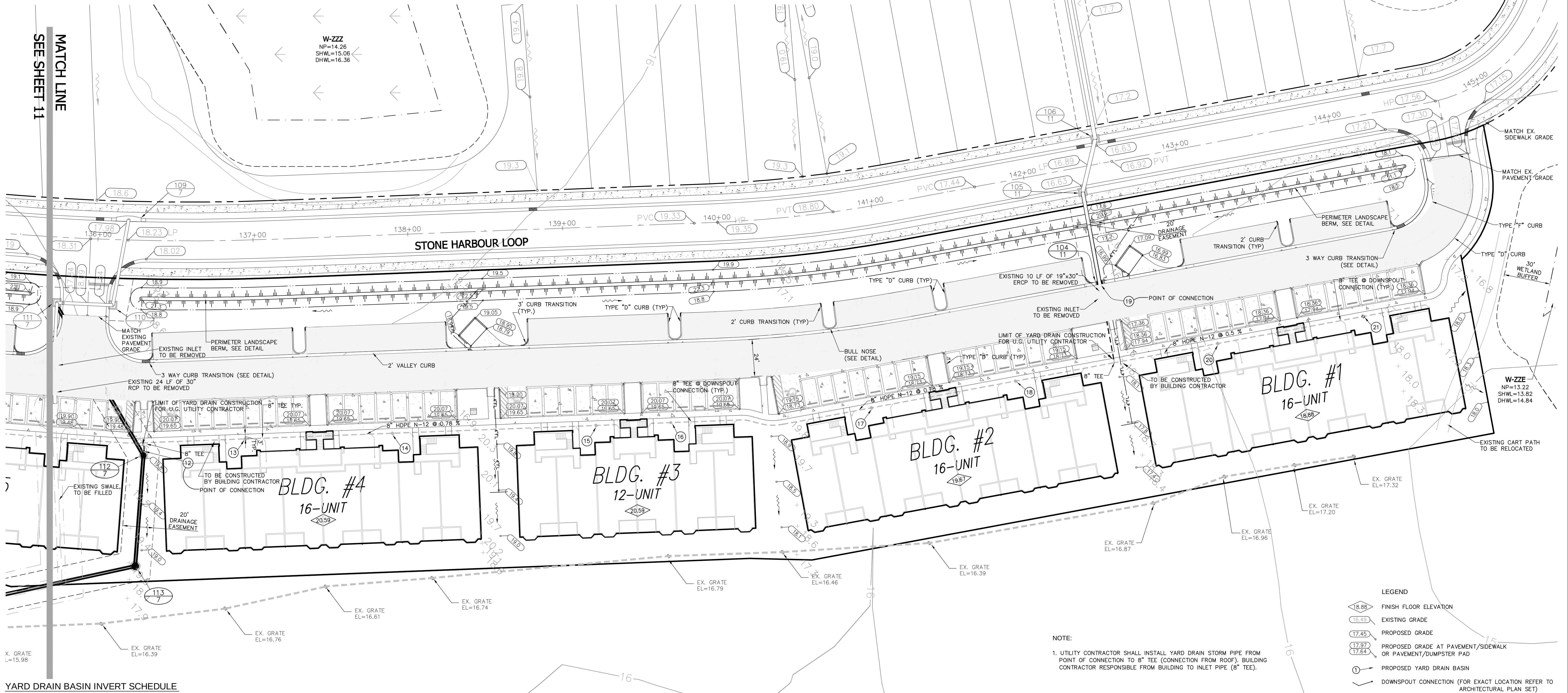
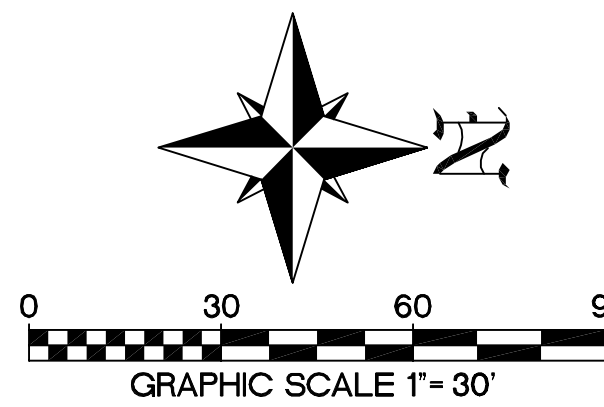
PIPE SIZE	A (ABS N-12 PIPE)
4"	17.00"
6"	19.00"
8"	21.00"
10"	24.00"
12"	26.00"
15"	29.00"

YARD DRAIN BASIN DETAIL

STRUCTURE DATA					CONNECTING PIPE DATA					MISCELLANEOUS	
UPSTREAM STRUCTURE STA.	FROM UPSTREAM STRUCTURE NO.	TO DOWNSTREAM STRUCTURE NO.	UPSTREAM STRUCTURE DESCRIPTION - REFER TO TABLE GUIDE BELOW	STRUCTURE ELEVATION	CONNECTING PIPE INVERT AT UPSTREAM STRUCTURE	CONNECTING PIPE INVERT AT DOWNSTREAM STRUCTURE	CONNECTING PIPE LENGTH IN FEET	CONNECTING PIPE SLOPE IN PERCENT	CONNECTING PIPE DIAMETER IN INCHES	CONNECTING PIPE MATERIAL	REMARKS
136+19.5, 13.3' LT	109-7	110-7	TYPE P-6 C.I.	TOP=18.36	13.2	12.9	56	0.44	24	RCP	FDOT INDEX 211 & 200
136+10.9, 42.2' RT	110-7	111-7	THROAT INLET	TOP=18.22	12.9	35	0.20	24	RCP	4" THROAT, SEE DETAIL	
135+76.4, 42.3' RT	111-7	112-7	THROAT INLET	TOP=18.22	12.9	112	0.20	24	RCP	4" THROAT, 3.5'x4' BOX, SEE DETAIL	
133+31.9, 138.7' RT	112-7	113-7	TYPE P-7 MH	TOP=19.80	12.7	12.5	72	0.20	30	RCP	ALT. A, 4" Ø, FDOT INDEX 200
136+28.2, 210.8' RT	113-7	114-7	TYPE P-7 MH	TOP=18.30	12.5	9.6	159	1.82	30	RCP	ALT. A, 5" Ø, FDOT INDEX 200
134+98.0, 259.4' RT	114-7	-	FLARED END SEC.	INV=9.61	-	-	-	-	-	-	FDOT INDEX 270
142+35.8, 75.7' RT	104-11	105-11	GUTTER INLET TYPE V	TOP=16.63	13.6	13.6	60	0.00	19x30	ERCPC	FDOT INDEX 221
142+35.8, 16.0' RT	105-11	106-11	THROAT INLET	TOP=17.01	13.6	35	0.00	19x30	ERCPC	4" THROAT, 3.7" HEADER, SEE DETAIL	
142+50.0, 16.0' LT	106-11	107-11	THROAT INLET	TOP=17.01	12.7	11.9	130	0.65	30	RCP	4" THROAT, 3.7" HEADER, SEE DETAIL
142+50.0, 144.9' LT	107-11	108-11	TYPE J-D DBI	TOP=17.20	11.9	8.7	62	5.12	36	RCP	ALT. A, 5" Ø, FDOT INDEX 232
142+98.0, 186.9' LT	108-11	-	FLARED END SEC.	INV=8.70	-	-	-	-	-	-	FDOT INDEX 270

GUIDE TO DRAINAGE SYSTEM DATA TABLE:
1. EACH ROW OF THIS TABLE DESCRIBES THE UPSTREAM STRUCTURE AND THE PIPE CONNECTING IT TO THE DOWNSTREAM STRUCTURE LISTED, INCLUDING BOTH THE PIPE INVERTS.
2. GUIDE TO ABBREVIATIONS: CI=CURB INLET, DBI=DITCH BOTTOM INLET, VG=VALLEY GUTTER INLET, MH/JB=MANHOLE
3. STRUCTURE TYPES ARE CLASSIFIED BY A PREFIX WHICH IDENTIFIES THE STRUCTURE BOTTOM TYPE FOLLOWING FDOT NOMENCLATURE, I.E., A TYPE P VGI DENOTES FDOT TYPE P BOTTOM WITH A TOP SLAB AND A VALLEY GUTTER CASTING, A TYPE J VGI DENOTES AN FDOT TYPE J BOTTOM.
4. UNLESS A SPECIFIC DETAIL IS INCLUDED, ALL STRUCTURES WILL MEET FDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS.
5. LENGTHS ARE ROUNDED TO THE NEAREST FOOT AND ARE MEASURED BETWEEN CENTERS OF STRUCTURES OR TO THE ENDS OF TERMINAL STRUCTURES.
6. UNLESS OTHERWISE INDICATED, ALL STRUCTURE REFERENCE ELEVATIONS FOR VALLEY GUTTER INLETS ARE EDGE OF PAVEMENT ELEVATIONS. ALL OTHER ELEVATIONS ARE GRATE OR RIM ELEVATIONS OR INVERT ELEVATIONS AT TERMINAL STRUCTURES.

NOTE:
SPECIFIC PORTIONS OF THE TOTAL LAND AREA OWNED BY THE APPLICANT WERE PREVIOUSLY CLEARED AND FILLED FOR DEVELOPMENT IMPROVEMENTS AS AUTHORIZED UNDER SWFWMD ENVIRONMENTAL RESOURCE PERMIT NO. 43020580.000. SUBSEQUENT TO THE COMPLETION OF THE AUTHORIZED IMPROVEMENTS, THE 100-YEAR FLOODPLAIN LIMITS DO NOT ENCRoACH INTO THE PROJECT AREA AS CURRENTLY IDENTIFIED ON THE CORRESPONDING FEMA FIRM MAPS.



YARD DRAIN BASIN INVERT SCHEDULE

12	POINT OF CONNECTION INV = 15.36	17	GRATE = 18.67 INV = 16.64
13	GRATE = 19.59 INV = 15.88	18	GRATE = 18.67 INV = 15.90
14	GRATE = 19.59 INV = 16.63	19	POINT OF CONNECTION INV = 15.02
15	GRATE = 19.59 INV = 17.65	20	GRATE = 17.88 INV = 15.36
16	GRATE = 19.59 INV = 17.65	21	GRATE = 17.88 INV = 15.83

NOTE:
1. CORE DRILL STORM STRUCTURES AT POINT OF CONNECTION. (GROUT AROUND PVC)
2. FOR YARD DRAIN BASIN SPECIFICATIONS SEE DETAIL. (THIS SHEET)

PREPARED FOR:
HARBOURVEST, L.L.C.
325 INTERSTATE BOULEVARD
SARASOTA, FLORIDA
BUS. (941) 377-1222
FAX (941) 377-4984

NO.	DATE	REVISION DESCRIPTION	BY
05	07/01/04	ADD DOWNSPOUT/YARD DRAIN DRAINAGE	SPM
04	04/26/04	MISC. REVISIONS PER COUNTY REVIEW	SPM
03	02/26/04	SHOW EXISTING STORM DRAINS & STRUCTURES TO BE REMOVED	IS
02	12/29/03	MISC. REVISIONS PER COUNTY REVIEW	IS
01	10/30/03	MISC. REVISIONS PER COUNTY REVIEW	IS

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA
1144 TALLEVAST ROAD, SUITE 115
SARASOTA, FLORIDA 34243
PHONE: (941)360-1618 FAX: (941)360-6918
LICENSE NUMBER EB-0006469

SHANE C. COOPER, P.E.
FL LIC. NO. 53998

PAVING AND DRAINAGE PLAN										STONEYBROOK SOUTHEAST, UNIT 2, SUBUNIT B				HERITAGE HARBOUR - MANATEE COUNTY, FLORIDA			
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)								
05/22/02	1376_SBSE	PDG_02		IS.		1"=30'	12	17	SEC 25.36-34S-18E								

Mary R. Hawk
Shareholder
Phone: (414) 957-2994 Fax: (414) 907-0080
mhawk@beckerlawyers.com

Becker

1001 3rd Avenue West
Suite 200
Bradenton, FL 34205

September 10, 2026

**VIA CERTIFIED MAIL
#9414814903379139009745
RETURN RECEIPT REQUESTED
AND REGULAR US MAIL**

Heritage Harbour South Community
Development District
Andrew H. Cohen, Esq.
Persson, Cohen, Mooney, Fernandez &
Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

**VIA CERTIFIED MAIL
#9414814903379139009752
RETURN RECEIPT REQUESTED
AND REGULAR US MAIL**

Heritage Harbour Golf Holdings, LLC
William M. Bruce, Registered Agent
8000 Stone Harbour Loop
Bradenton, FL 34212

Re: Flooding – Stone Harbour I Condominium Association, Inc.

Dear Mr. Cohen and Mr. Bruce:

This law firm represents the Stone Harbour I Condominium Association, Inc. (the "Association"). The Board of Directors has instructed me to contact you regarding the extraordinary and extreme amount of rainwater flooding occurring behind Stone Harbour I Condominiums related to insufficient drainage in that area. This problem was brought to Mr. Bruce's attention as far back as June 2023. This situation continues and is unbearable and untenable.

The Stone Harbour I Condominiums is located within the Stoneybrook at Heritage Harbour Community Association, Inc. (which I do not represent), and the Heritage Harbour South Community Development District (the "District").

Our research shows that the flooding is occurring within the District on Tract 404, which is owned by Heritage Harbour Golf Holdings, LLC ("Golf Holdings"), owner of the golf course. In addition, the Maintenance Agreement between Stoneybrook at Heritage Harbour Community Association, Inc. and the District states at Exhibit A Section (I)(7)(A) that the "District is responsible for all lakes and wetland maintenance along with the associated storm water systems and structures." Upon information and belief, the District is the SWFWMD permit holder in the nearby wetland.

Our review of the Association Declaration and all relevant plats in the area conclude that the area is not a common element of the Association nor the Association's maintenance responsibility.

Heritage Harbour South Community Development District
Heritage Harbour Golf Holdings, LLC
September 10, 2026
Page 2

Photos of the flooding are attached hereto. Rain creates massive puddles of rainwater on Tract 404 up to and including onto the balconies of the condominiums during heavy rains. According to engineer Rick Schappacher, there is a swale behind the condominiums to facilitate normal drainage to the south into the pond. He states that small yard drains in that area are part of the golf course and interconnect with the drainage of the golf course. Mr. Schappacher states that the drainage system for the golf course is not sufficient to handle heavy rain. He states the District has attempted to clear the drains and piping in the past behind the condominiums to remove heavy growth on the north side of the pond where the pipe and swale drain. But in heavy rainfall, the pipe system of the golf course fills quickly and water stands within the swale.

It is my understanding that Mr. Schappacher met with Mr. Bruce about this problem, which began after the golf course re-design, which channelized the flow and causes the standing water problem. My discussions with members in the area state the same - that the problem began after the re-design of the golf course. Members of Stoneybrook whose lots abut the golf course and also flood during heavy rain, have stated that Mr. Bruce has publicly acknowledged the problem and plans to fix it. The members certainly hope this is true, but have not seen any progress being made to that end. Mr. Schappacher has detailed ideas as to how the drainage can be rectified.

The residents of the Association and the Association Board of Directors must hereby demand that both the District and Golf Holdings assess the problem and immediately implement a plan within sixty (60) days of the date of this letter to forthwith rectify the drainage and flooding in the area behind the condominiums. Your failure to do so will unfortunately result in the Association availing itself of all legal remedies, including injunctive relief.

Thank you for your anticipated cooperation, and please do not hesitate to contact me to discuss this issue further.

Sincerely,



Mary R. Hawk
Shareholder
For the Firm

MRH/ah
Encl

cc: Stone Harbour I Condominium Assoc. Inc. - Board Members















USPS CERTIFIED MAIL

Hank Mary
Becker & Polakoff, Bradenton
1001 3rd Ave West
Suite 300
Sarasota, FL 34236
Bradenton, FL 34206



9414 8149 0337 9139 0097 45

Andrew H. Cohen, Esc.
Parsons Cohen, Mooney, Fernandez & Jackson
P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

Shipper Ref:



South side of Camden Harbour Drive viewing west



Southwest side of Camden Harbour viewing north, minor cracks



Southwest side of Camden Harbour drive viewing west



Southwest side of Camden Harbour viewing north, longitudinal cracks

Heritage Harbour CDD – Camden Harbour Loop, Pavement Review 8.6.26 – Page 1



West side of Camden Harbour viewing north



West side of Camden Harbour viewing north, minor longitudinal cracks



West side of Camden Harbour viewing north



Curb line along west side of Camden Harbour, minor wearing at curb



Curb line along west side of Camden Harbour, minor wearing at curb



Northeast side of Camden Harbour viewing south



North side of Camden Harbour viewing east, minor longitudinal cracks



West side of Camden Harbour viewing south



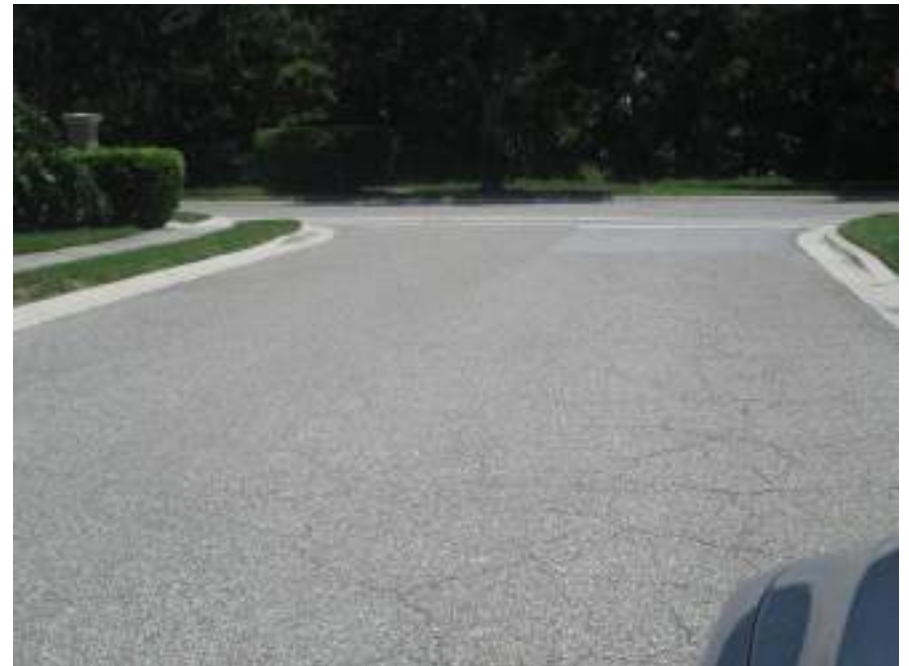
West side of Camden Harbour viewing south, minor longitudinal cracks



South side of Camden Harbour viewing east



West side of Camden Harbour at south intersection



South side of Camden Harbour at Heritage Isles, some advanced cracking

My Custom Report

Location: Fairway Isles Lane
Address: 335, Fairway Isles Lane
Speed Limit: From schedule 31 mph

Report Period: 2026-06-05 to 2026-06-30
Total Vehicle Count: 4655

Date/Time	Total Vehicle	# of Vehicles Respecting Limit	Average Speed (mph)	Max Speed (mph)	85% Speed (mph)
2026-06-05	185	180	22	37	28
2026-06-06	140	133	23	35	27
2026-06-07	145	139	H 24	35	29
2026-06-08	171	166	23	37	29
2026-06-09	H 217	H 214	20	37	26
2026-06-10	186	178	23	35	29
2026-06-11	164	160	22	38	27
2026-06-12	210	194	22	36	29
2026-06-13	180	173	23	36	28
2026-06-14	157	150	H 24	38	29
2026-06-15	183	178	22	38	27
2026-06-16	215	204	22	39	27
2026-06-17	192	182	22	36	29
2026-06-18	198	191	22	H 40	28
2026-06-19	183	175	22	35	28
2026-06-20	137	130	23	37	28
2026-06-21	137	130	23	35	28
2026-06-22	215	207	22	H 40	27
2026-06-23	191	184	22	34	27
2026-06-24	179	173	22	36	28
2026-06-25	198	195	21	36	27
2026-06-26	182	173	22	37	28
2026-06-27	132	121	22	36	H 30
2026-06-28	147	140	23	35	29
2026-06-29	205	197	22	38	28
2026-06-30	206	199	21	34	27
Summary	SUM: 4655	SUM: 4466	AVG: 22 mph		AVG: 28 mph

H - highest value in the column, **bolded H** is highest H value in report

** "n/a" - means the sign did not collect any data at the time stipulated in the report. "n/a" values are NOT included in calculations.

*** The averages are calculated based on the total sums of the period selected for the report.

My Custom Report

Location: Fairway Isles Lane
Address: 335, Fairway Isles Lane
Speed Limit: From schedule 31 mph

Report Period: 2026-07-01 to 2026-07-31
Total Vehicle Count: 5523

Date/Time	Total Vehicle	# of Vehicles Respecting Limit	Average Speed (mph)	Max Speed (mph)	85% Speed (mph)
2026-07-01	203	193	23	35	28
2026-07-02	206	199	23	34	28
2026-07-03	142	138	23	35	28
2026-07-04	126	117	23	37	29
2026-07-05	127	117	H 24	35	29
2026-07-06	192	186	22	34	28
2026-07-07	201	193	22	37	28
2026-07-08	203	190	22	37	29
2026-07-09	208	193	23	36	29
2026-07-10	185	176	21	37	27
2026-07-11	189	183	22	35	27
2026-07-12	152	143	H 24	37	28
2026-07-13	206	200	21	34	27
2026-07-14	218	209	22	36	27
2026-07-15	H 225	H 219	22	35	28
2026-07-16	221	216	21	35	27
2026-07-17	175	165	22	H 38	27
2026-07-18	135	131	23	H 38	29
2026-07-19	116	109	H 24	37	H 30
2026-07-20	163	158	22	37	29
2026-07-21	208	199	21	H 38	28
2026-07-22	188	181	20	36	27
2026-07-23	191	181	22	37	29
2026-07-24	184	176	21	33	27
2026-07-25	155	145	H 24	37	29
2026-07-26	144	142	23	35	29
2026-07-27	145	136	23	37	29
2026-07-28	203	198	21	35	28
2026-07-29	171	162	23	35	29

2026-07-30	153	145	23	37	28
2026-07-31	188	181	22	34	28
Summary	SUM: 5523	SUM: 5281	AVG: 22 mph		AVG: 28 mph

H - highest value in the column, **H** is highest H value in report

** "n/a" - means the sign did not collect any data at the time stipulated in the report. "n/a" values are NOT included in calculations.

*** The averages are calculated based on the total sums of the period selected for the report.

My Custom Report

Location: Fairway Isles Lane
Address: 335, Fairway Isles Lane
Speed Limit: From schedule 31 mph

Report Period: 2026-08-01 to 2026-08-31
Total Vehicle Count: 6513

Date/Time	Total Vehicle	# of Vehicles Respecting Limit	Average Speed (mph)	Max Speed (mph)	85% Speed (mph)
2026-08-01	165	156	23	38	28
2026-08-02	108	99	24	37	29
2026-08-03	172	164	22	39	27
2026-08-04	201	194	22	35	28
2026-08-05	164	160	23	35	27
2026-08-06	136	132	23	35	28
2026-08-07	179	172	23	37	28
2026-08-08	165	157	24	35	29
2026-08-09	124	121	24	33	28
2026-08-10	192	178	23	37	29
2026-08-11	186	177	21	37	28
2026-08-12	194	185	22	35	28
2026-08-13	190	182	23	37	28
2026-08-14	164	154	23	37	28
2026-08-15	172	160	23	37	29
2026-08-16	127	120	24	40	28
2026-08-17	172	166	22	35	28
2026-08-18	206	201	22	35	27
2026-08-19	183	177	23	37	29
2026-08-20	190	181	23	38	29
2026-08-21	189	178	22	39	27
2026-08-22	160	153	23	36	28
2026-08-23	118	111	24	37	29
2026-08-24	199	194	21	37	27
2026-08-25	111	104	23	37	29
2026-08-26	171	168	21	37	27
2026-08-27	181	173	22	35	28
2026-08-28	H 617	H 453	H 29	H 42	H 33
2026-08-29	481	383	28	41	32

2026-08-30	410	325	28	39	32
2026-08-31	486	421	27	38	31
Summary	SUM: 6513	SUM: 5899	AVG: 24 mph		AVG: 30 mph

H - highest value in the column, **H** is highest H value in report

** "n/a" - means the sign did not collect any data at the time stipulated in the report. "n/a" values are NOT included in calculations.

*** The averages are calculated based on the total sums of the period selected for the report.

My Custom Report

Location: Haven Harbour Way
Address: 8328, Haven Harbour Way
Speed Limit: From schedule 31 mph

Report Period: 2026-08-05 to 2026-08-29
Total Vehicle Count: 5297

Date/Time	Total Vehicle	# of Vehicles Respecting Limit	Average Speed (mph)	Max Speed (mph)	85% Speed (mph)
2026-08-05	137	122	23	40	30
2026-08-06	200	182	17	39	29
2026-08-07	163	150	21	40	30
2026-08-08	234	207	23	H 51	30
2026-08-09	203	183	21	40	30
2026-08-10	5	5	H 27	31	30
2026-08-11	H 314	H 288	20	39	29
2026-08-12	278	237	22	49	H 31
2026-08-13	265	233	22	38	30
2026-08-14	220	199	21	41	30
2026-08-15	205	187	23	37	30
2026-08-16	221	189	23	40	H 31
2026-08-17	239	215	21	35	29
2026-08-18	296	268	20	43	30
2026-08-19	306	272	22	H 51	30
2026-08-20	0	0	n/a	n/a	n/a
2026-08-21	61	52	24	38	H 31
2026-08-22	206	187	23	37	30
2026-08-23	215	196	17	46	29
2026-08-24	275	243	22	42	30
2026-08-25	301	287	20	44	29
2026-08-26	256	233	22	45	30
2026-08-27	266	242	21	42	30
2026-08-28	227	200	23	46	H 31
2026-08-29	204	190	19	50	29
Summary	SUM: 5297	SUM: 4767	AVG: 21 mph		AVG: 30 mph

H - highest value in the column, **bolded H** is highest H value in report

** "n/a" - means the sign did not collect any data at the time stipulated in the report. "n/a" values are NOT included in calculations.

*** The averages are calculated based on the total sums of the period selected for the report.

My Custom Report

Location: Stone Harbour Loop
 Address: 8625, Stone Harbour Loop
 Speed Limit: From schedule 31 mph

Report Period: 2026-06-05 to 2026-06-30
 Total Vehicle Count: 7715

Date/Time	Total Vehicle	# of Vehicles Respecting Limit	Average Speed (mph)	Max Speed (mph)	85% Speed (mph)
2026-06-05	315	306	24	35	H 29
2026-06-06	341	333	22	35	27
2026-06-07	299	290	23	37	28
2026-06-08	332	318	23	35	28
2026-06-09	H 367	H 363	22	34	27
2026-06-10	330	327	22	37	27
2026-06-11	332	329	21	37	27
2026-06-12	330	325	23	33	27
2026-06-13	307	299	24	35	28
2026-06-14	246	235	23	39	H 29
2026-06-15	282	274	23	36	28
2026-06-16	319	311	23	35	28
2026-06-17	292	286	24	38	28
2026-06-18	320	313	23	38	27
2026-06-19	36	35	21	33	25
2026-06-20	293	273	H 25	37	H 29
2026-06-21	255	251	23	33	27
2026-06-22	313	307	23	35	27
2026-06-23	308	298	23	H 40	28
2026-06-24	335	321	24	39	28
2026-06-25	328	314	23	39	H 29
2026-06-26	307	297	23	37	27
2026-06-27	273	261	23	38	H 29
2026-06-28	246	236	24	38	H 29
2026-06-29	293	285	23	35	28
2026-06-30	316	304	23	36	28
Summary	SUM: 7715	SUM: 7491	AVG: 23 mph		AVG: 28 mph

H - highest value in the column, **H** is highest H value in report

** "n/a" - means the sign did not collect any data at the time stipulated in the report. "n/a" values are NOT included in calculations.

*** The averages are calculated based on the total sums of the period selected for the report.

My Custom Report

Location: Stone Harbour Loop
 Address: 8625, Stone Harbour Loop
 Speed Limit: From schedule 31 mph

Report Period: 2026-07-01 to 2026-07-31
 Total Vehicle Count: 9278

Date/Time	Total Vehicle	# of Vehicles Respecting Limit	Average Speed (mph)	Max Speed (mph)	85% Speed (mph)
2026-07-01	327	319	H 24	38	28
2026-07-02	328	320	23	35	28
2026-07-03	289	287	21	33	27
2026-07-04	251	244	23	35	28
2026-07-05	255	245	23	35	28
2026-07-06	320	320	22	32	27
2026-07-07	284	278	21	36	27
2026-07-08	311	304	22	35	27
2026-07-09	295	283	23	37	27
2026-07-10	267	261	22	33	27
2026-07-11	279	272	23	37	27
2026-07-12	245	232	H 24	H 40	H 29
2026-07-13	299	290	22	38	27
2026-07-14	330	317	23	36	27
2026-07-15	337	328	23	35	28
2026-07-16	297	288	23	34	H 29
2026-07-17	311	308	22	36	28
2026-07-18	258	252	23	37	27
2026-07-19	220	209	23	36	H 29
2026-07-20	303	297	22	34	27
2026-07-21	326	324	22	33	27
2026-07-22	305	297	23	H 40	28
2026-07-23	318	312	H 24	34	28
2026-07-24	317	307	23	38	28
2026-07-25	285	279	22	35	27
2026-07-26	249	245	H 24	H 40	H 29
2026-07-27	H 372	H 366	18	34	26
2026-07-28	323	315	22	36	27
2026-07-29	339	332	23	38	27

2026-07-30	320	307	21	35	27
2026-07-31	318	309	H 24	38	28
Summary	SUM: 9278	SUM: 9047	AVG: 22 mph		AVG: 27 mph

H - highest value in the column, **bolded H** is highest H value in report
** "n/a" - means the sign did not collect any data at the time stipulated in the report. "n/a" values are NOT included in calculations.
*** The averages are calculated based on the total sums of the period selected for the report.

My Custom Report

Location: Stone Harbour Loop
 Address: 8625, Stone Harbour Loop
 Speed Limit: From schedule 31 mph

Report Period: 2026-08-01 to 2026-08-31
 Total Vehicle Count: 9549

Date/Time	Total Vehicle	# of Vehicles Respecting Limit	Average Speed (mph)	Max Speed (mph)	85% Speed (mph)
2026-08-01	311	300	H 24	35	H 29
2026-08-02	245	236	21	35	28
2026-08-03	298	293	23	36	28
2026-08-04	327	317	23	35	H 29
2026-08-05	280	271	H 24	34	28
2026-08-06	294	286	22	37	28
2026-08-07	272	263	H 24	35	28
2026-08-08	309	304	22	33	27
2026-08-09	239	232	21	35	27
2026-08-10	341	335	22	37	27
2026-08-11	318	311	23	37	28
2026-08-12	313	307	23	40	27
2026-08-13	313	295	H 24	37	H 29
2026-08-14	321	316	22	35	27
2026-08-15	327	320	22	33	26
2026-08-16	256	249	23	40	27
2026-08-17	348	343	23	33	27
2026-08-18	H 387	H 380	21	H 45	26
2026-08-19	363	353	21	37	27
2026-08-20	353	345	22	38	27
2026-08-21	350	341	23	35	28
2026-08-22	327	323	22	34	27
2026-08-23	260	255	20	36	27
2026-08-24	315	310	23	36	27
2026-08-25	324	315	22	34	26
2026-08-26	313	302	23	38	28
2026-08-27	335	327	22	35	27
2026-08-28	352	351	21	32	26
2026-08-29	251	242	23	36	28

2026-08-30	200	197	H 24	37	28
2026-08-31	307	302	20	34	27
Summary	SUM: 9549	SUM: 9321	AVG: 22 mph		AVG: 27 mph

H - highest value in the column, **H** is highest H value in report
** "n/a" - means the sign did not collect any data at the time stipulated in the report. "n/a" values are NOT included in calculations.
*** The averages are calculated based on the total sums of the period selected for the report.



LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

September 10, 2026

Heritage Harbour South Community Development District
c/o Inframark Infrastructure Management Services
210 N. University Dr. Suite 702
Coral Springs, Florida 33071

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Heritage Harbour South Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$1,685,000 Heritage Harbour South Community Development District Capital Improvement Revenue Refunding Bond, Series 2015

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions, and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three-year computation period beginning July 21, 2026, through the period ending July 20, 2029, is \$1,800, which is \$600 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Heritage Harbour South Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



NEW VENDOR SET-UP REQUIREMENTS

- W-9 - SIGNED AND DATED IN CURRENT YEAR
- CERTIFICATE OF INSURANCE (X2 - AS SHOWN BELOW)
 - Certificate #1
Heritage Harbour Master Association, Inc.
c/o Inframark, IMS
313 Campus Street
Celebration, FL 34747
 - Certificate #2
Heritage Harbour South CDD
c/o Inframark, IMS
313 Campus Street
Celebration, FL 34747

Certificate #2 must also stipulate the following:

- Workers Compensation: Statutory
- General Liability/Bodily Injury: \$1,000,000/\$2,000.000
- Property Damage:
 - \$1,000,000/\$2,000.000
- Automobile Liability:
 - \$500,000 per claim with annual aggregate of not less than \$1,000,000 OR
- \$1,000,000 in Umbrella Policy Coverage
- The CDD, its supervisors, officers, agents, employees, and volunteers shall be named as additional insureds. At no time shall an individual or company performing work on CDD property be without insurance in the above amounts. Any agreement to perform services shall further provide that no policy may be cancelled without providing at least 30 days' written notice to the CDD and the HOA.

LIGHTING AGREEMENT

THIS AGREEMENT is made by and between Heritage Harbour South Community Development District, a community development district organized under the laws of the State of Florida, (hereinafter, the "District"), with an address of c/o Inframark, IMS Management Company, 313 Campus Street, Celebration, FL 34747, and Southwest Florida Sports Group, LLC, a Florida limited liability company, with an address of 5533 Mulligan Way, Lakewood Ranch, FL 34211 (hereinafter, the "Sports Group" and together with the District, the "Parties") on this _____ day of _____, 2026 (hereinafter, "Effective Date").

RECITALS

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing, or reconstructing, enlarging, or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District owns certain fields located within the District's boundaries that are used by Sports Group (hereinafter, the "Property"); and

WHEREAS, the District entered into a Central Park Agreement with Heritage Harbour Master Association (hereinafter, the "Association"), which authorizes the Association to maintain the fields; and

WHEREAS, pursuant to the authority granted under the Central Park Agreement, the Association has leased the fields to Sports Group for use in connection with various sporting activities, including, but not limited to, baseball and softball; and

WHEREAS, at its sole expense, Sports Group desires to install four (4) new light fixtures and repair thirteen (13) existing light fixtures located on the District's fields (hereinafter, the "Project"); and

WHEREAS, Sports Group requires the District's consent and authorization to perform and complete the Project on the Property.

NOW THEREFORE, the District and the Sports Group agree as follows:

1. **RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.
2. **THE PROJECT.** The District hereby consents to and authorizes Sports Group to perform and complete the Project on the Property, subject to the terms and conditions of this Agreement and any applicable terms and conditions established by the

Association. The District hereby grants Sports Group, together with its employees, agents, contractors, and subcontractors, permission to enter upon the Property as reasonably necessary to perform and complete the Project.

3. **COSTS.** Sports Group will incur all costs associated with the Project.
4. **PERMITS.** Sports Group shall secure all licenses and permits necessary, including but not limited to, securing an electrical permit from a licensed electrician, for proper completion of the Project, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state, and county laws or requirements. The Sports Group shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, or ordinances.
5. **CARE OF THE PROPERTY.** Sport Group shall use all due care to protect the Property of the District when completing Project. Any damage as a result of the Project should be repaired within twenty-four (24) hours or specified time as provided by the Association. Any such repairs shall be at Sports' Group sole expense, unless otherwise agreed, in writing, by the District.
6. **INDEMNIFICATION.** Sports Group agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death and property damage of any nature, arising out of, or in connection with, any negligent act or omission or willful misconduct of Sports Group or its employees or agents.
7. **INSURANCE.** Before performing the Project, Sports Group or any subcontractor shall procure and maintain, during the life of the Project, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida.

a. Workers Compensation	statutory
b. General Liability	
Bodily Injury (including contractual)	\$1,000,000/\$2,000,000
Property Damage (including contractual)	\$1,000,000/\$2,000,000
c. Automobile Liability (if applicable)	
Bodily Injury and Property Damage	\$1,000,000
d. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, Agents, Employees and Volunteers on a primary and non-contributory basis as additional insured as their interest may appear under this Agreement.	
8. **TERMINATION.** The District may, in its sole and absolute discretion, whether or not reasonable, on seven (7) calendar days' written notice to Sports Group, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. On such termination, the District may take possession of the work site

and finish the Project in whatever way it deems expedient. On a default by Sports Group, the District may terminate the Agreement immediately or elect not to terminate the Agreement, and in such event, it may make good the deficiency in which the default consists of.

9. **SEVERABILITY.** If any provision or portion of this Agreement is held to be unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed to be severable and shall remain in full force and effect to the extent authorized by Florida law.
10. **JURISDICTION AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. In the event that the parties to this Agreement cannot resolve a dispute regarding any matter arising herefrom, the disputed matter will be referred to mediation. If no agreement is reached, any party may file a civil action and/or pursue all available remedies whether at law or equity. Venue for any dispute shall be Manatee County, Florida.
11. **LIMITATION OF GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
12. **RELATIONSHIP OF PARTIES.** Nothing in this Agreement shall be construed as creating an agency relationship between the Parties. The District retains its full independent authority and associated responsibilities with respect to lands under its jurisdiction, control, and ownership.
13. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the Parties hereto.
14. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties hereto, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.
15. **ASSIGNMENT.** Parties may not assign this Agreement without the prior written approval of the respective Parties. Any assignments attempted to be made without the prior written approval of the respective Parties are void.
16. **PUBLIC RECORDS.** Parties understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Sports Group agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes.

IF SPORTS GROUP HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO SPORTS GROUP DUTIES TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S RECORDS CUSTODIAN, KRISTEE COLE, AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607, PHONE NO. (813) 382-7355, EMAIL KRISTEE.COLE@INFRAMARK.COM.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date indicated.

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Chair
Board of Supervisors

**SOUTHWEST FLORIDA SPORTS
GROUP LLC.**

Authorized Representative Signature

Printed Name



Fw: HHS Central Park Photos Taken 9-18-2026

From Alize Aninipot <aaninipot@azuria.com>
Date Mon 9/21/2026 11:13 AM
To Melinda Gallo <mgallo@azuria.com>
Cc Kristee Cole <kcole@azuria.com>

Hi Melinda,

Please see the email below and add to the upcoming agenda for Heritage Harbour South

Thank you,

Alize Aninipot | CDD District and Amenity Manager



Email: aaninipot@azuria.com

Direct: (656)-207-2410

PLEASE DO NOT REPLY ALL TO AVOID A POSSIBLE SUNSHINE VIOLATION

*Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. **Please do not reply "to all".***

***Please note that all vendor invoices should be directed to our email address at InframarkCMS@payableslockbox.com**

From: Mike Neville <Seat3@HeritageHarbourSouthCDD.org>
Sent: Friday, September 18, 2026 3:47 PM
To: Alize Aninipot <aaninipot@azuria.com>
Subject: [EXTERNAL] Central Park Photos Taken 9-18-2026

This message is from an external sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Hi Alize:

Please see the photos below which were taken today, September 18th.

If you refer back to your email(s) of September 3rd you will see that you forwarded photos from that day to the parties responsible for addressing the tree branches overhanging the walkway in Central Park (near the lighthouse) and repairing the signs that were damaged in Central Park and reinstalling the sign down bordering Conservation Easement U on the north side of Stone Harbour Loop just outside the Stoneybrook main gate.

As of today (two weeks later) only one sign has been repaired and the tree is now hanging lower over the walking path (such that one has to bend down to walk under it). I don't know what your expectation were as to the timetable for these maintenance and repair items to be addressed, but I expect that you will follow up (if you haven't already) to make sure that these three items are taken care of.

Also, please add to the agenda package for the October 6th HH South CDD Board meeting a copy of this email (with photos) plus a copy of your email of September 3rd to Christian Judy addressing these issues (again, with photos) and be prepared to report to the Board your expectations as to the timeliness of maintenance and repair response times for CDD properties.

Thank you,

Mike Neville













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A resident requested information regarding the proposed irrigation line from Route 64 to the River Strand gates and asked whether the County would authorize its installation within the roadway easement. The resident stated that, according to Mr. Ward, the project is currently in the County's permitting process. Mr. Frankel stated that CDD South had neither been asked for nor granted

permission for the proposed irrigation line. Mr. Schappacher stated that CDD North's engineer had indicated that the line would be owned by Manatee County up to River Strand. Mr. Cohen clarified that if CDD North installed the line within a CDD South roadway easement, CDD South's permission would be required. However, if the line were County-owned, the County might have rights that CDD North does not.

Another resident requested that the wetlands behind his home be reviewed and maintained.

FOURTH ORDER OF BUSINESS Business Items

A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment

On MOTION by Mr. Neville, seconded by Ms. Davis, with all in favor, the Board opened the public hearing at 5:22 p.m.

On MOTION by Mr. Neville, seconded by Ms. Davis, with all in favor, the Board closed the public hearing at 5:40 p.m.

i. Consideration of Resolution 2026-04, Adopting the Final Budget for Fiscal Year 2027

On MOTION by Mr. Frankel, seconded by Mr. Kruckeberg, with all in favor, the Board adopted Resolution 2026-04, adopting the Final Budget for Fiscal Year 2027.

ii. Consideration of Resolution 2026-05, Levying O&M Assessments

On MOTION by Mr. Frankel, seconded by Ms. Davis, with all in favor, the Board adopted Resolution 2026-05, levying O&M assessments.

B. Consideration of Resolution 2026-06, Goals and Objectives for Fiscal Year 2027

On MOTION by Mr. Kruckeberg, seconded by Mr. Neville, with all in favor, the Board adopted Resolution 2026-06, Goals and Objectives for Fiscal Year 2027.

C. Consideration of Resolution 2026-07, Setting the Fiscal Year 2027 Meeting Schedule

Ms. Carlsen stated that she had a conflict on November 3, 2026. No other conflicts were mentioned.

On MOTION by Mr. Neville, seconded by Mr. Frankel, with all in favor, the Board adopted Resolution 2026-07, setting the Fiscal Year 2027 meeting schedule.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Regular Meeting Held July 7, 2026

Mr. Schappacher stated that Line 77 should be revised from “no warranty” to “one-year warranty.”

On MOTION by Mr. Kruckeberg, seconded by Mr. Frankel, with all in favor, the Board approved the minutes from the July 7, 2026, regular meeting, as amended.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

i. Review of June 2026 Financials

On MOTION by Mr. Neville, seconded by Mr. Frankel, with all in favor, the Board accepted the June 2026 financials.

B. District Counsel

Mr. Cohen reported that Ms. Hawk, attorney for the Heritage Harbour Master Association, was in discussions with counsel for D.R. Horton and that potential revisions to the land-swap agreement were expected. The Board discussed roadway damage on River Heritage attributed to the developer. The developer indicated that an inspection would occur during the week, followed by a vendor review, with repairs expected within one to two weeks. The Board also discussed irrigation damage on Heritage Greenway caused by the developer. No timeline for the repairs had been provided, and no agreements would be executed until the roadway and irrigation repairs were completed.

Discussion ensued regarding the Heritage Harbour Master Association and CDD South Maintenance Agreement. A redline was provided to the Heritage Harbour Master Association’s attorney and remained under review.

Discussion ensued regarding the multimodal path. It was determined that the Board could restrict the path if it chose to do so. The Board requested that the item be added to the next meeting agenda for further discussion.

Discussion ensued regarding erosion control at the Villas.

C. District Engineer

Mr. Schappacher provided the Board with several updates regarding ongoing maintenance and permitting activities. The County repaired the meter leak on the County side. Mr. Schappacher also reported that the SWFWMD permits for the Heritage Harbour Master Association had been completed and that the grate repairs had been finalized. The District would share the cost of the grate repairs with the Heritage Harbour Master Association.

D. District Manager

i. District Manager Report

On MOTION by Mr. Frankel, seconded by Mr. Kruckeberg, with all in favor, the Board ratified the purchase of two name tags in the amount of \$49.93.

ii. Discussion of Cancellation of September 2026 Meeting

Discussion ensued regarding the cancellation of the September 1, 2026, meeting.

On MOTION by Mr. Frankel, seconded by Ms. Davis, with all in favor, the Board canceled the September 1, 2026, meeting.

SEVENTH ORDER OF BUSINESS HOA Updates

A. Heritage Harbour South Master HOA

Ms. Brantley reported that repairs to the Central Park pavilion lighting had been completed and that weed trimming around Beacon Lake was expected to be completed by the end of the week. The Board discussed the median tree maintenance proposal, estimated at approximately \$10,000, and the damaged irrigation lines along River Heritage and Heritage Green. Discussion also included directing District Counsel to prepare a letter to HH Club Holdings, LLC, regarding damage to District assets and infrastructure. Additionally, the Board reviewed Owens Electric's proposal to repair the electrical

lines on the bridge, with estimated costs ranging from \$120,000 to \$150,000, while the Heritage Harbour Master Association continued to solicit additional bids.

B. Stoneybrook HOA

i. Multimodal Path to Sidewalk

During the District Counsel portion of the agenda, the Board discussed the multimodal path-to-sidewalk connection and requested that the item be placed on the October 2026 meeting agenda for further discussion.

C. Golf Course Villas Update

There were no updates at this time.

EIGHTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

Mr. Kruckeberg requested that District Counsel draft a letter to HH Club Holdings, LLC, to confirm the identity of the contractor responsible for the work that contributed to the damage to CDD property, as discussed during the Heritage Harbour Master Association updates. Ms. Davis requested that the letter be distributed after the Heritage Harbour Master Association received additional quotes for the median improvements. The Board requested that the Heritage Harbour Master Association schedule the clearing of the pond near Aldi.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Neville, seconded by Mr. Frankel, with all in favor, the Board adjourned the meeting at 6:33 p.m.
--

Secretary / Assistant Secretary

Chair / Vice Chair